



State of California

# Excess Sites Program Improvements Mapping Tool and Proposal Submission Webinar

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March 28, 2025 10:30 am PDT

EXECUTIVE ORDER N-06-19

# Format for Today

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- The webinar is being recorded
- Webinar Format – all participant cameras are off and audio is muted
- Feel free to ask questions **at any time** by using the Q&A function of Zoom
- Unanswered questions will be consolidated, answered and posted at a later time on [DGS website](#) under [Frequently Asked Questions for the Excess Program](#)
- Presentation slides and recording will be posted to the [HCD website](#)

# Speakers

Speaker Name	Agency	Title
Tim Parham	Department of Housing and Community Development (HCD)	Unit Chief, Data and Innovation
Kerry Zadel	Department of General Services (DGS)	Assistant Branch Chief Asset Management Branch
Christina Sutton	HCD	Innovative Projects Section Chief
Macy Leung	HCD	Senior Housing Policy Development Specialist
Moderator: Gabriel Speyer	LeSar Development Consultants	Interim Housing Team Lead

**Please send general questions and inquiries to:**

[AffordableHousing@dgs.ca.gov](mailto:AffordableHousing@dgs.ca.gov) or [Excesssites@hcd.ca.gov](mailto:Excesssites@hcd.ca.gov)

# Today's Agenda

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1. Review Meeting Format & Speakers
2. Disclaimers
3. Background on Excess Sites Program
4. Proposal Submission Process
  - a. [DGS Affordable Housing Website](#)
  - b. [Affordable Housing Opportunities Map Viewer](#)
  - c. [Developer Interest Submission Portal](#)
  - d. [HCD Public Lands for Affordable Housing Development Website](#)
5. Submission Guidelines
6. Program Objectives
7. Scoring, Submission Requirements & Evaluation
5. Site Previews
6. Resources and Closing

# Disclaimers

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The Department of General Services (DGS) and the Department of Housing and Community Development (HCD) make no representations or warranties about the accuracy or suitability of information provided in this webinar and related materials (such as presentation documents and recordings). By acceding to this service, you acknowledge that the information and materials contained in the webinar may contain inaccuracies or errors. **The content of the information provided in the webinar is for your general information and use only and is subject to change.**

# Disclaimers

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1. The identified parcels are those that have been **declared excess** by state departments and deemed potentially suitable for housing at this time, based on a first application of the screening criteria in 2023-2024.
2. The identified parcels, reference layers, and suitability determinations reflect a point-in-time analysis and are **subject to change**; the state expects sites to be added to the map periodically through additional screening and coordination with departments and local agencies.
3. There is **no guarantee** that housing will be developed on any parcel.
4. DGS and HCD make **no representation** about the suitability of the information contained on this website for any purpose.
5. All information and related graphics are provided **as is without warranty of any kind**.
6. Parcel boundaries **may not accurately** reflect legal descriptions and are subject to change.

# Disclaimers

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The State, in its sole and absolute discretion, reserves the right to evaluate proposals in the manner it deems appropriate. This may or may not include shortlisting, interviews, requests for additional information, or anything else that the State deems helpful in order to fairly determine the best overall proposals. Further, the State, in its sole and absolute discretion, reserves the right to select zero, one, all, or any number of Respondents for a specific site, including the right to reject any or all proposals at any time for any reason.

Respondents are advised that there is **NO protest right** with respect to the award of any property for affordable housing development.

# What is the Excess Sites for Affordable Housing Program?



- In 2019, Governor Newsom issued Executive Order N-6-19, which created the first-ever state housing program on excess properties.
- That program has been offering excess state property to help address the housing crisis through long-term, low-cost ground leases.
- To date, **32 projects** have been awarded, totaling approximately **4,300 units** of housing in various phases of development and **220 units** have been constructed.
- Our goal in meeting today is to provide an overview of the updated inventory of excess sites on the DGS GIS map and to unveil a very innovative change in how we are soliciting proposals for housing projects.

# Executive Order N 06-19 (the “EO”)

Who owns state land? [The State of California](#)

- When a state department no longer has a future use for its jurisdictional property, that property is declared [excess](#) by that department
- [DGS and HCD:](#)
  - Screen excess parcels for housing suitability
  - Publish a digital inventory (map) of housing-suitable excess parcels
  - Release sites for competitive development proposals and award for affordable housing projects
  - Expedite and prioritize excess sites projects, including preference in awards of state funding
- [Government Code Section 14671.2](#)
  - *20% of all units shall be for low-income households, of which no less than 10% for very-low income*

# State Sovereignty

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- Per Executive Order N-06-19, property developed for State use is not subject to local zoning or the Subdivision Map Act
- CEQA does apply; DGS is the Lead Agency
- Streamlined Ministerial Approval Process (SMAP) via SB 423 and other CEQA exemptions may apply to State Excess Sites projects
- Building plans are submitted and reviewed by local building authorities unless they do not have the capacity and then plans may be submitted to DGS for review
- Fire and Life Safety plan review and approvals are required and provided by the local fire authority having jurisdiction
- DGS issues the final approval letter to build on State owned land



# Proposal Submission Process

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## Real Estate Services Division

For example, how to sell to the state?

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# Affordable Housing Development

This page serves as the repository for information and deliverables related to Affordable Housing Development.



HCD (External)



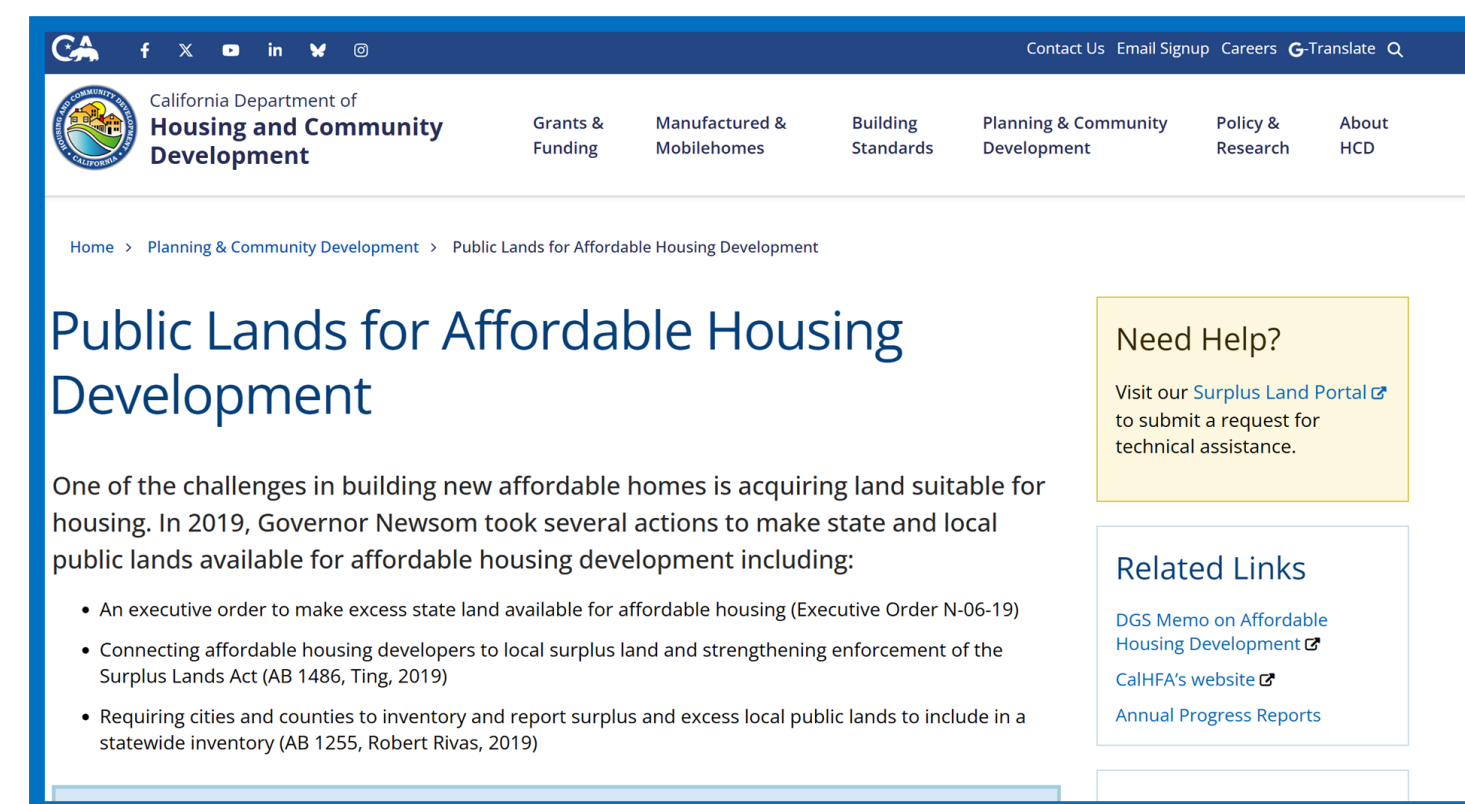
# Submission Guidelines

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# Proposal Submission Documents

- Submission Guidelines – Affordable Housing Proposals (PDF)
- Excess Sites Framework – Objectives, Scoring, Submission Requirements, and Reviewer Guidance Table (PDF)
- Excel Submission Tool (EST) (XLS)
- Racial Equity and Inclusive Practices (REIP) Commitment Statement (PDF)
- Speed of Delivery Commitment Statement (PDF)

Submission materials located on [HCD Website](#) →



Program Guidance and Required Submission Materials ☐

- [Submission Guidelines – Affordable Housing Proposals \(PDF\)](#)
- [Excess Sites Framework – Objectives, Scoring, Submission Requirements, and Reviewer Guidance Table \(PDF\)](#)
- [Excel Submission Tool \(EST\) \(XLS\)](#)
- [Racial Equity and Inclusive Practices \(REIP\) Commitment Statement \(PDF\)](#)
- [Speed of Delivery Commitment Statement \(PDF\)](#)

Helpful Documents

- [User Guide for the Excess Sites Developer Interest Portal \(PDF\)](#)

Legal Documentation and Contract Templates

- [Lease Option Agreement \(PDF\)](#)
- [Assignment of Lease Option \(PDF\)](#)
- [Memorandum of Ground Lease \(PDF\)](#)
- Ground Lease Agreement (Coming Soon)

# Eligible Respondents

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- Developers with experience developing affordable housing in California
- Emerging Developers encouraged
- Joint Ventures allowed
- Only one entity as “Lead Respondent”
  
- Other team members are helpful to identify prior to submission, but not required:
  - Architect
  - Engineers
  - Contractors
  - Financial Consultant
  - Social Service Providers

# Evaluation of Non-Standard Proposals

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- **Examples of “Non-Standard Proposal” include:**
  - Multiple-phased projects (“Multi-phased Proposals”)
  - Projects that involve assembling parcels owned by non-State entities (“Assemblages”)
- The State is willing to accept such non-standard proposals.
- However, these prove difficult to fairly evaluate compared to more standard submissions.
- Please review the **Submission Guidelines** for procedures and requirements that will apply to non-standard proposals.

# Non-Standard Proposals (cont.)

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## **Multi-phased proposals**

- Only the First Phase is scored
- Separate narrative is required

## **Assemblages**

- Evaluation of only the portion of the project on State-owned land
- Separate narrative is required

# Proposals with Multiple Scenarios are not Allowed

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- In prior solicitations, the State has received responses that show two or more development scenarios.
- In some cases, these scenarios are variations on a theme, whereas in others, they represent entirely different development concepts.
- In order to streamline evaluations and for equity in scoring, the **State will NOT accept submissions with more than one development scenario.**
- Respondents are advised to submit one development scenario, and supporting documentation, that they commit to developing in the event they are awarded the site.

# Submittal Deadline(s)

- All sites listed as “**accepting proposals**” on the Excess Sites map are open for submission. There are no deadlines for submissions, unless otherwise noted on the map, and any deadlines that are listed are site-specific.

## **Review of submissions will begin on June 9, 2025**

- **After June 9, the State, at its sole discretion, may:**
  1. Issue a 45-day notice to finalize proposals to all developers that have begun a submission, or
  2. Begin selecting the highest scoring applicants for sites with at least one qualified submission

# Excel Submission Tool (“EST”)

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- The Excel submission tool (“EST”) is an Excel Workbook that respondents must complete and submit as part of their proposal.
  
- Purpose of the EST
  - Ensure all respondents provide key information in a uniform way
  - Allows automatic calculation of scores for certain objectives (e.g., Affordability)
  - Speeds up review by consolidating all relevant project details in one place
  - Reduces inconsistencies in responses and helps validate feasibility and alignment with program goals



# Program Objectives, Scoring, Submission Requirements & Evaluation

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# Program Objectives (“PO”)

To help solve the affordable housing crisis in alignment with other priorities, the State is seeking proposals from Respondents who can demonstrate the capacity, creativity and commitment needed to support the following Program Objectives.

- |  |
|--|
| 1. Affordability                         |
| 2. Speed of Delivery                     |
| 3. Financial Feasibility                 |
| 4. Racial Equity and Inclusive Practices |
| 5. Sustainability and Accessibility      |

# Scoring- Maximum Possible Points

Program Objectives (PO)		Scoring
1	Affordability	300
2	Speed of Delivery	240
3	Financial Feasibility	260
4	Racial Equity and Inclusive Practices	100
5	Sustainability & Accessibility	100
	<b>Total</b>	<b>1,000</b>
	Bonus Points- Emerging Developers	20

# Program Objectives and Standard Submission Requirements

## (1) Affordability

- **Program Objective:** Maximize depth and breadth of affordability while maintaining financial feasibility. Maximizing the number of lower income (80% AMI and below) units should be considered as the primary goal, while remaining in conformance with California Government Code Section 14671.2.

Submission Items		Scoring
1	EST Tabs: Project Unit Mix and Affordability Score Calculation	300 Max Points

**Max Points: 300**

# Program Objectives and Standard Submission Requirements

## (1) Affordability

The following impact overall scoring:

- Larger Units
- Deeper Affordability
- Number of 2- bed and 3-bed units, up to 25% of total each
- Scoring priority is in alignment with the latest TCAC housing categories: Seniors, Special Needs (e.g., PSH), and Large Family (e.g. 3+ units) housing types are scored higher.
- Maximum score is 300 points

Score	0
Maximum Possible Points	300

# (1) Affordability Scoring Overview – Unit Mix

Enter the total number of units in the “Unit Mix” tab:

- The no. of project units will automatically match the total in the 'Unit Mix' tab.
- All units with more than 3 bedrooms are combined as “3-bed+”

“Unit Mix” TAB:

Affordability Levels						
AMI Level	Studio	1-bed	2-bed	3-bed	4-bed	Total
15%						0
20%						0
25%						0
30%						0
35%						0
40%						0
45%						0
50%						0
55%						0
60%						0
65%						0
70%						0
75%						0
80%						0
85%						0
90%						0
95%						0
100%						0
105%						0
110%						0
115%						0
120%						0
Market Manager						0
<b>Total</b>	0	0	0	0	0	0

Enter the number of units by AMI and bedroom size

“Affordability Score Calculation” TAB:

Unit Mix					
<i>Actual Project Unit Mix (feeds from Unit Mix tab)</i>					
	Studio	1-bed	2-bed	3-bed+	Total
No. of Project Units	0	0	0	0	0
Unit Type Set-Aside	0%	0%	0%	0%	0%

\* Unit Set-Aside = Automatically calculate % of Total Units

# (1) Affordability Scoring Overview – Unit Size

Enter the number of 2- and 3-bed+ units in the 'Affordability Score Calculation' tab:

- Larger units (e.g., 2- and 3-bedrooms) receive higher scores
- Each of the total number of 2-and 3-bedroom or larger units will be calculated and scored up to a **maximum of 25% of the total**
- Only units at or below 80% AMI are scored.

## “Affordability Score Calculation” TAB:

Max 25% of Each Total

Scored 2- and 3-Bedroom Units (<=80% AMI)			
	2-bed	3-bed+	Total
No. of Scored Units <=80% AMI	0	0	0
<b>Note:</b> For all projects, the number of scored 2-bed and 3-bed+ units are capped at 25% each of the project's total Low-Income Units (80% AMI and below).			

Scored Unit Mix (<=80% AMI) - Applies to ALL Housing Types			
AMI Level	2-bed	3-bed+	Total
15%			0
20%			0
25%			0
30%			0
35%			0
40%			0
45%			0
50%			0
55%			0
60%			0
65%			0
70%			0
75%			0
80%			0
Total Scored Units <=80% AMI	0	0	0

Enter the number of 2- and 3-bed units by AMI

# (1) Affordability Scoring Overview – Total Score

## “Affordability Score Calculation” TAB:

### Total Project Affordability Score:

- Total scoring is calculated based on Unit Mix, number of 2-bed and 3-bedrooms, and Scored Unit Matrix.
- Total score is calculated with a Unit Type and AMI Multiplier.
- Priority is in alignment with the latest TCAC housing categories: Seniors, Special Needs (e.g., PSH), and Large Family (e.g. 3+ units) housing types are scored higher.
- Total score represent the project’s overall affordability scoring and project competitiveness.

Calculation: Initial Points Scoring Table					
AMI Level	Studio	1-bed	2-bed	3-bed+	Total
15%	0	0	0	0	0
20%	0	0	0	0	0
25%	0	0	0	0	0
30%	0	0	0	0	0
35%	0	0	0	0	0
40%	0	0	0	0	0
45%	0	0	0	0	0
50%	0	0	0	0	0
55%	0	0	0	0	0
60%	0	0	0	0	0
65%	0	0	0	0	0
70%	0	0	0	0	0
75%	0	0	0	0	0
80%	0	0	0	0	0
85%	0	0	0	0	0
90%	0	0	0	0	0
95%	0	0	0	0	0
100%	0	0	0	0	0
105%	0	0	0	0	0
110%	0	0	0	0	0
115%	0	0	0	0	0
120%	0	0	0	0	0
Market-Rate	0	0	0	0	0
Manager	0	0	0	0	0
<b>Total</b>	0	0	0	0	0

**Total  
Affordability  
Score**

# Program Objectives and Standard Submission Requirements

## (2) Speed of Delivery

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- **Program Objective:** Demonstration of a feasible path to meeting the timing goals of the EO including a clear CEQA and entitlement strategy under the framework of state sovereignty that supports the timely advancement of funding applications. Commitment to exceed all deadlines within developer control, prioritize this project within broader portfolio of developer projects, and proactively seek technical assistance pre- and post-application for any Federal, State or Local funding program.

# Program Objectives and Standard Submission Requirements

## (2) Speed of Delivery

Submission Items		Scoring
1	EST Tab: Project Overview and Development Schedule	Pass/Fail
2	EST Tab: Respondent Team	Pass/Fail
3	EST Tab: Predevelopment Budget	45 Max Points
4	Development Schedule Narrative	130 Max Points
5	Predevelopment Financing Narrative & Demonstration of Predevelopment Financing Capacity	45 Max Points
6	Speed of Delivery Commitment Statement	Pass/Fail
7	Respondent Development Capacity	Pass/Fail
8	Pipeline and Capacity Narrative	45 Max Points

**Max Points: 240**

# Program Objectives and Standard Submission Requirements

## (2) Speed of Delivery

“Project Overview Development Schedule” TAB:

Development Schedule	
Stage	Date
Establish Limited Partnership	
Proposal Submission	1/1/2025
Award/Execution of Lease Option Agreement (LOA)	
CEQA Clearance	
Submission of Building Plans to DGS	
Approval of Building Plans by DGS	
Gap Financing Application (Specify)	
Gap Financing Application (Specify)	
Gap Financing Application (Specify)	
TCAC/CDLAC Application	
Executed Ground Lease Agreement	
Construction Loan Closing	
Construction Start	
Certificate of Occupancy	
Permanent Loan Conversion	1/1/2026
Project Lifetime in Days	365

# Program Objectives and Standard Submission Requirements

## (2) Speed of Delivery

### “Predevelopment Budget” TAB:

PreDevelopment Budget			Version: 10/2/2024							
Project Name: Name										
Pre-Development Milestones (when applicable)										
Month				Jan-00	Mar-00	Apr-00	May-00	Jun-00	J	
Sources & Uses	Pre-Development Budget	Remaining Balance	PreDev Draw 01	PreDev Draw 02	PreDev Draw 03	PreDev Draw 04	PreDev Draw 05	PreDev Draw 06	PreDev	
Sources										
<u>Pre Development/Construction Loans</u>										
		\$ -								
		\$ -								
		\$ -								
		\$ -								
		\$ -								
Total Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$
Uses										
<u>Land Costs/Acquisition</u>										
Land Cost or Value		\$ -								
Demolition		\$ -								
Legal - Real Estate		\$ -								
Land Lease Rent Prepayment		\$ -								
Environmental Remediation		\$ -								
Predevelopment Interest/Holding Cost		\$ -								
		\$ -								
Subtotal - Land Costs/Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$

# Program Objectives and Standard Submission Requirements

## (3) Financial Feasibility

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- **Program Objective:** Demonstration that the proposed project is not only financially feasible but is also financially probable. Developer indicates that the project has ability to be competitive in proposed and applicable funding programs, including no negative points or mitigation plan to resolve negative points. Developer willingness to apply for additional funding if needed.

# Program Objectives and Standard Submission Requirements

## (3) Financial Feasibility

Submission Items		Scoring
1	Judgments and Violations Disclosure	Pass/Fail
2	Negative Points Disclosure	Pass/Fail
3	EST Tab: Financing Uses and Sources, Operating Budget, and Cash Flow	80 Max Points
4	EST Tab: Developer Experience	40 Max Points
5	EST Tab: Public Funding Track Record	40 Max Points
6	Funding Strategy and Contingency Planning Narrative	60 Max Points
7	Conceptual Site Plan	40 Max Points

**Max Points: 260**

# Program Objectives and Standard Submission Requirements

## (4) Racial Equity and Inclusive Practices

- **Program Objective:** A clear commitment, vision, and strategy to advance racial equity and inclusive practices aligned with the California Statewide Housing Plan. This should lead to measurable, achievable, and quantifiable outcomes and progress in all aspects of housing development and operations to bring about significant positive change and reduce disparities in access to opportunities.

Submission Items		Scoring
1	Racial Equity and Inclusive Practices Commitment Statement	Pass/Fail
2	Racial Equity and Inclusive Practices Narrative	15 Max Points
3	Racial Equity and Inclusive Practices Action Plan	85 Max Points

**Max Points: 100**

# Program Objectives and Standard Submission Requirements:

## (5) Sustainability and Accessibility

- **Program Objective:** Commitment, where practical and feasible, to pursue sustainability and accessibility practices beyond the requirement of the California Building Code as part of the development, particularly those that will advantage the project in major funding programs through advancement of the State's climate and special needs population goals.

Submission Items		Scoring
1	Sustainability Narrative	50 Max Points
2	Accessibility Narrative	50 Max Points

**Max Points: 100**

# Program Objectives and Standard Submission Requirements: Bonus Points Emerging Developer

In order to incentivize equity in the development of affordable housing and to spur innovation and competition for the same, the State has elected to provide additional points to Emerging Developers, as defined, and to joint venture arrangements that advance the advancement of Emerging Developers.

Submission Items		Scoring
1	If the Respondent is an Emerging Developer, the Respondent shall provide a declaration of such, describing how the Respondent meets the criteria for an Emerging Developer as defined in this program.	Max Points
2	If attempting to qualify for these points through a joint venture arrangement, Lead Respondent shall submit a preliminary Memorandum of Understanding (MOU)	Max Points

**Max Points: 20**

# Definition of “Emerging Developer”

**Definition of an Emerging Developer:** in accordance with the most recently published HCD Multifamily Housing Program (MHP) Guidelines, or as determined by the State in its reasonable discretion, an “Emerging Developer” refers to an entity, which can also be a Tribal Entity, with experience as the developer, owner, or operator of a minimum of one (1) but not more than four (4) Rental Housing Developments with unit types, project sizes, and occupancy comparable to the proposed project.

Note: a state or local government agency (public entity) or non-profit controlled by a public entity cannot qualify as an Emerging Developer.

# Program Objectives and Standard Submission Requirements

## Tiebreaker Calculation

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### Basis for Tiebreaker Scoring:

- Two weighted Factors will be applied in the Tiebreaker calculation
  - **Factor 1 (60% weight):** Highest number of affordable units <50% of Area Median Income.
  - **Factor 2 (40% weight):** Highest number of total project units.

# Evaluation Process

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- In the event that the State receives more than one qualified submission for a given site, the State shall comparatively evaluate the proposals. Any resulting notice of selection will be issued to the highest ranked submission.
- Respondents with a submission in the portal will be notified of deadlines
- Highest scoring Respondent will negotiate a Lease Option Agreement (LOA) within 60 days
- Site is awarded upon LOA execution

# Post-Award Process

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- **The Respondent selected by the State shall:**
  1. Accept the excess State-owned property in its present “as-is” condition, without any expressed or implied warranties.
  2. Enter into a long-term ground lease and regulatory agreement(s) with the State at a nominal cost.
  3. Be responsible for applying for financing, conduct all due diligence and obtain necessary permits and utility connection approvals (including, but not limited to, encroachment, grading, and building construction permits) from the State and any applicable additional authorities having jurisdiction (AHJ).

# Post-Award Process

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- **The Respondent selected by the State shall:**
  4. Be responsible for all on-site and off-site costs and expenses associated with the development.
  5. Ensure payment of state prevailing wage to the extent applicable.
  6. Assist DGS (the Lead Agency) with compliance with the California Environmental Quality Act (CEQA), including the preparation of any necessary environmental documents and exploring the applicability of streamlining and potential exemptions.
  7. Be responsible for payment of applicable local fees, if any.
  8. Be responsible for meeting all milestones identified in any contractual documents between the State and the Respondent(s) selected by the State.



# Site Profiles

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# Site Profile - Gilroy/Santa Clara County

**Site ID: S085003**

- **Agency** – California Department of Military
- **2025 TCAC/HCD Opportunity Map Designation** – Low Resource
- **Due Diligence** – Title Report (dated 08/06/2021), Phase I Environmental Site Assessment Title, Phase II Soil and Groundwater Available, Title Report on order
- **Site Notes – Active shelter on-site**
  - Transparent communication with County is critical
  - A relocation strategy for the shelter should be baked into any proposal
  - Proposals should demonstrate sensitivity to the shelter's function and include timeline for transition, if applicable
  - Respondents won't be penalized for factoring a relocation period into their project schedule



# Site Profile - Los Angeles/LA County

**Site ID: S037004**

- **Agency** – Employment Development Department
- **2025 TCAC/HCD Opportunity Map Designation** – Low Resource
- **Due Diligence** – Phase I Environmental Site Assessment, Site/Risk Assessment, Summary of Site Condition Report, Indoor Air Soil Vapor Report, SB 572 Available, Title Report on order
- **Site Notes** – HQ Transit, TCAC project across the street
  - There is strong community interest in retaining or enhancing employment services
  - Development proposals that include ground-floor commercial uses, particularly workforce services, or employment-related non-profits, will be more aligned with community expectations
  - Per SB 572, DGS is required to solicit proposals specifically from Community Land Trusts for the redevelopment of the site



# Site Profile – Santa Cruz/Santa Cruz County

**Site ID: S087001**

- **Agency** – Department of Transportation
- **2025 TCAC/HCD Opportunity Map Designation** – High Resource
- **Due Diligence** – Phase I Environmental Assessment Available and Title Report on order
- **Site Notes** – Highly complex coordination between Caltrans and the City of Santa Cruz
  - The City's plan includes design standards, infrastructure and assumptions of affordable housing.
  - Do not assume this is a traditional state excess site.
  - Parcel boundary reconfiguration is currently under review and being analyzed to accommodate potential future highway expansion.
  - Coordination with the City is essential, but direct outreach by respondents to the City is discouraged to avoid mix messaging.
  - Respondents who have expressed interest may be notified of the temporary hold and given the opportunity to re-engage once boundary and governance issues are resolved.



# Site Profile – Los Banos/Merced County

**Site ID: S047001**

- **Agency** – Department of Transportation
- **2025 TCAC/HCD Opportunity Map Designation** – High Resource
- **Due Diligence** – Phase I Environmental Assessment and Title Report on order
- **Site Notes** – There is a current farm lease in place on these parcels. If an affordable housing project proceeds at a future date, the leases can be terminated prior to construction commencement. Near HCD OMS Center and potential candidate for permanent farmworker housing.



# Site Profile - Ione/Amador County

## Site ID: S005001

- **Agency** – Department of Corrections and Rehabilitation
- **2025 TCAC/HCD Opportunity Map Designation** – Insufficient Data
- **Due Diligence** – Phase I Environmental Assessment and SHPO Concurrence Letter Available, Title Report on order
- **Site Notes** – Rural project which is the closed CDCR Preston Youth Correctional Facility in Ione. Developers encouraged to contact the City of Ione prior to submission



# Site Profile - El Centro/Imperial County

**Site ID: S015001**

- **Agency** – Department of Transportation
- **2025 TCAC/HCD Opportunity Map Designation** – Low Resource
- **Due Diligence** – Phase I Environmental Assessment on order
- **Site Notes** – Potential candidate for permanent farmworker housing.



# Site Profile - Marin County

**Site ID: S041003**

- **Agency** – Department of Corrections and Rehabilitation
- **2025 TCAC/HCD Opportunity Map Designation** – High Resource
- **Due Diligence** – Phase I Environmental Site Assessment and Title Report on order
- **Site Notes** –
  - Located near existing Excess sites projects
  - May need to clarify extent of available area/parcel boundaries with CDCR



# Site Profile - Napa County

**Site ID: S055002**

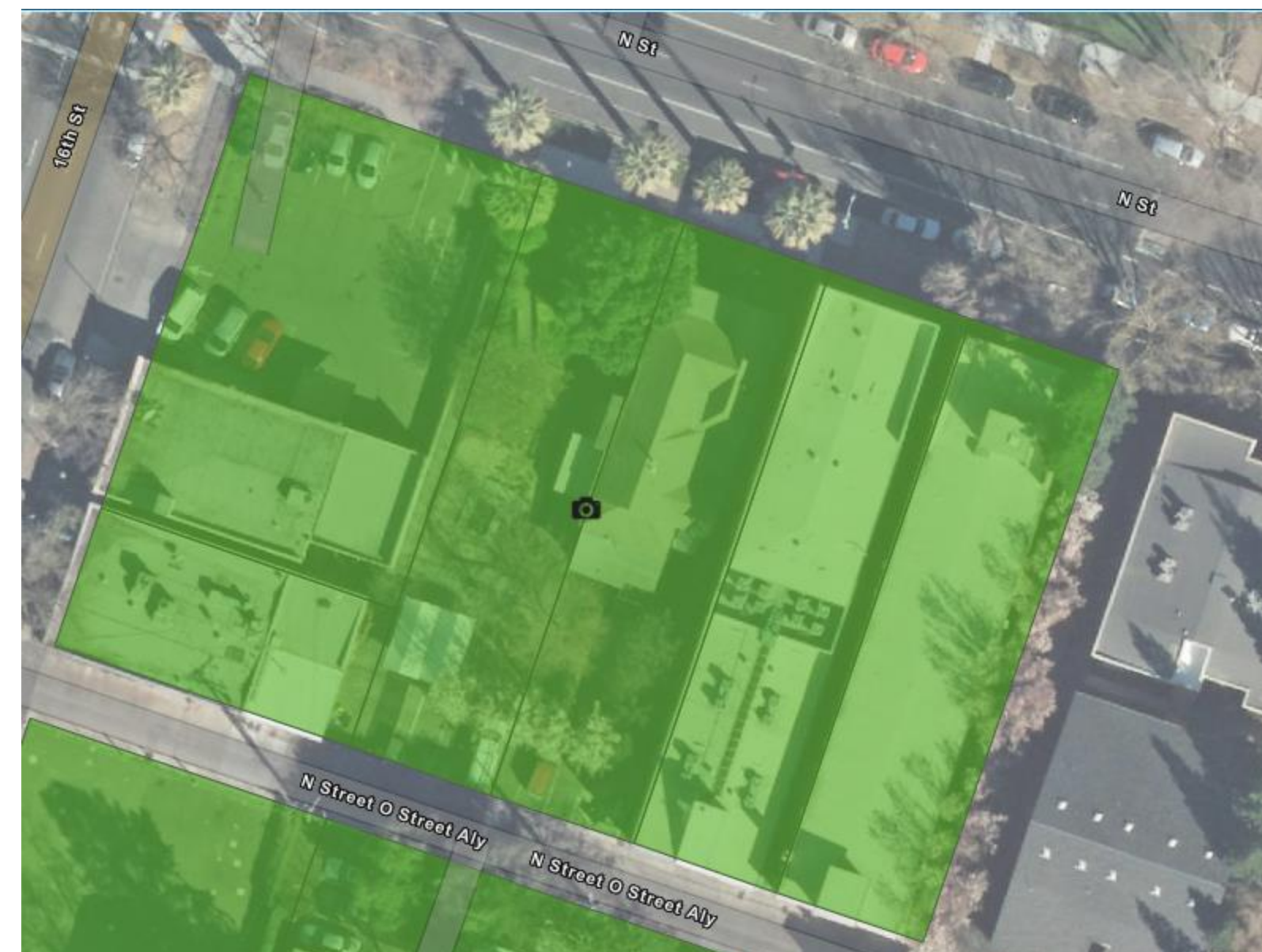
- **Agency** – Department of State Hospitals
- **2025 TCAC/HCD Opportunity Map Designation** – Moderate Resource
- **Due Diligence** – Phase I Environmental Site Assessment and Title Report on order
- **Site Notes** – Utilities need to be confirmed. 5.3 acres site.



# Site Profile – Sacramento, Sacramento County

Site ID: S067002

- **Agency** – Department of General Services
- **2025 TCAC/HCD Opportunity Map Designation** – Moderate Resource
- **Due Diligence** – Phase I/II Environmental Site Assessment Available and Title Report on order
- **Site Notes** – High quality transit area



# Site Profile – Sacramento/Sacramento County

**Site ID: S067003**

- **Agency** – Department of General Services
- **2025 TCAC/HCD Opportunity Map Designation** – Moderate Resource
- **Due Diligence** – Phase I Environmental Site Assessment Available
- **Site Notes** – High quality transit area



# Site Profile – Sacramento/Sacramento County

**Site ID: S067004**

- **Agency** – Department of Parks and Recreation
- **2025 TCAC/HCD Opportunity Map Designation** – Moderate Resource
- **Due Diligence** – Phase I Environmental Site Assessment Available (dated 06/09/2022) and Title Report on order
- **Site Notes** - On the river



## Site Profile – San Bernardino/San Bernardino County

**Site ID: S071001**

- **Agency** – Department of General Services
- **2025 TCAC/HCD Opportunity Map Designation** – Low Resource
- **Due Diligence** – Phase I Environmental Assessment on order/ Preliminary Title Report Available
- **Site Notes** – Approx. 2 acres near downtown, High quality transit and high walkability, ½ mile to San Bernardino transit center



# Site Profile - Fontana/San Bernardino County

**Site ID: S071003**

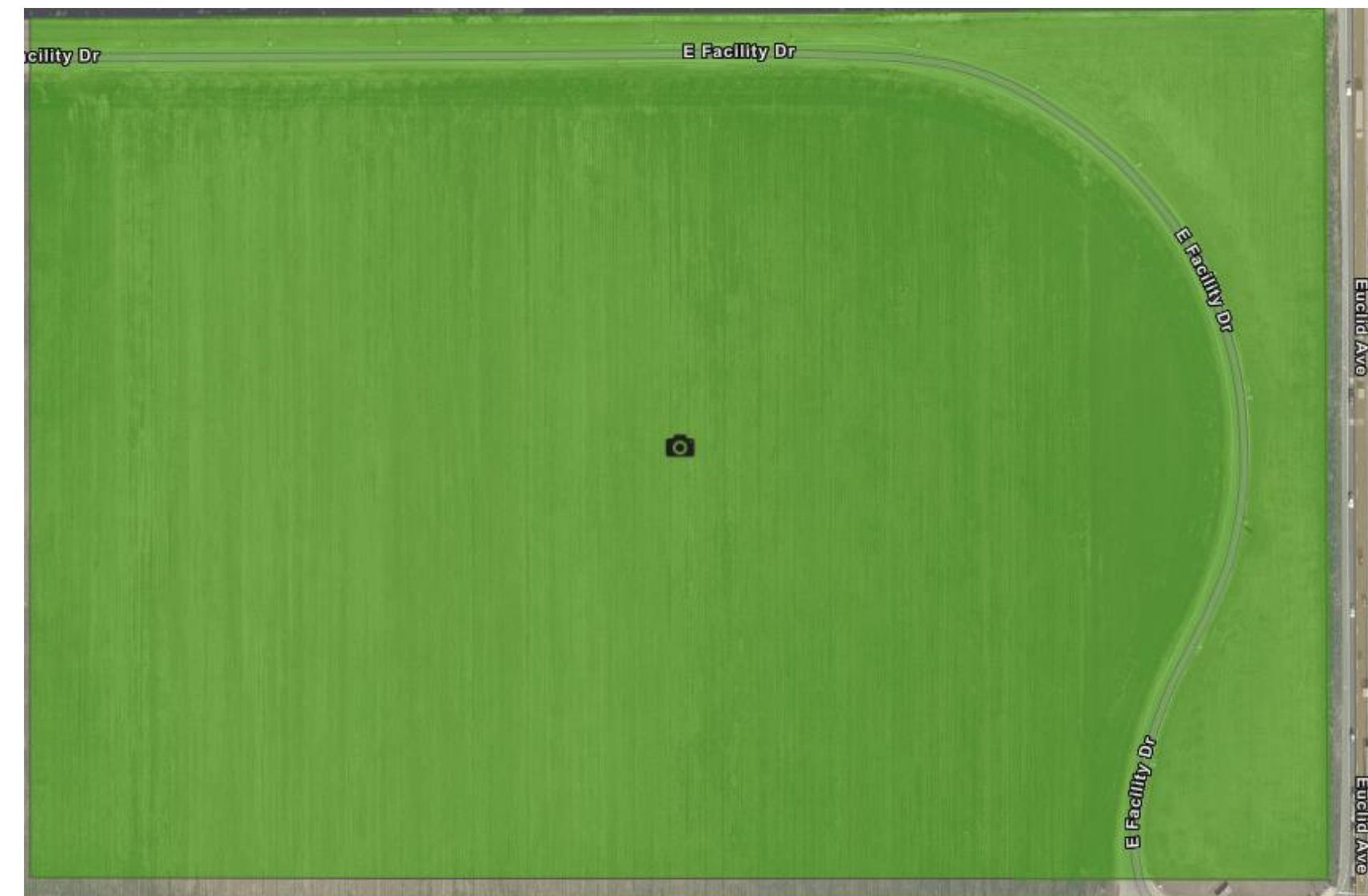
- **Agency** – Department of Motor Vehicles
- **2025 TCAC/HCD Opportunity Map Designation** – Low Resource
- **Due Diligence** – Phase I Environmental Assessment on order/ Preliminary Title Report Available
- **Site Notes** – High quality transit area. This site was a DMV field office but is not operational



# Site Profile - Chino/San Bernardino County

**Site ID: S071004**

- **Agency** – Department of Corrections and Rehabilitation
- **2025 TCAC/HCD Opportunity Map Designation** – Insufficient Data
- **Due Diligence** – Phase I Environmental Assessment on order/ Preliminary Title Report Available
- **Site Notes** – Closed CDCR Heman G. Stark Youth Correctional Facility Adjacent



# Site Profile - Stockton/San Joaquin County

**Site ID: S077004**

- **Agency** – Department of General Services
- **2025 TCAC/HCD Opportunity Map Designation** – Low Resource
- **Due Diligence** – Phase I Environmental Site Assessment, Facility Condition Assessment, SHPO Concurrence Letter, Historic Resources Technical Report Available and Title Report on order
- **Site Notes** –Next to park and arena



# Site Profile - Stockton/San Joaquin County

**Site ID: S077005**

- **Agency** – Department of Motor Vehicles
- **2025 TCAC/HCD Opportunity Map Designation** – Moderate Resource
- **Due Diligence** – Title Report Available (dated 12/17/2010) Phase I Environmental Site Assessment and Title Report on order
- **Site Notes** – High quality transit area



# Tips for Staying Informed and Preparing Strong Proposals

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- **Visit DGS Website regularly**
  - It's your go-to resource for updates, guidance and frequently asked questions (FAQs).
- **Check the Site Map frequently**
  - Monitor the status of each site regularly to see if proposals are still being accepted, proposal deadlines or notifications that a site is no longer accepting proposals
- **Contact local jurisdictions to discuss your proposal**
  - Checking about the availability of capital or operating subsidy
  - Confirm access (street owner; encroachment permits; easements, etc.) and utility plans with the relevant authorities having jurisdiction
- **Submit comprehensive conceptual design considerations**
  - Thoughtful planning regarding site access; fire, and life safety; and utilities

# Additional Resources

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## DGS Affordable Housing Website

- Frequently Asked Questions for the Excess Sites Program
- CEQA Process
- AB 1449 Checklist
- **Executive Order and Legislation:**
  - Executive Order N-06-19
  - AB 2233
  - SB 561

## HCD Public Lands for Affordable Housing Development Website

- **Helpful Documents**
  - User Guide for the Excess Sites Developer Interest Portal (PDF)
- **Legal Documentation and Contract Templates**
  - Lease Option Agreement (PDF)
  - Assignment of Lease Option (PDF)
  - Memorandum of Ground Lease (PDF)

# Contact Information

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- For questions about how to use the map, please email [AffordableHousing@dgs.ca.gov](mailto:AffordableHousing@dgs.ca.gov)
- For general inquiries about affordable housing development on excess state land, please email [ExcessSites@hcd.ca.gov](mailto:ExcessSites@hcd.ca.gov) and [AffordableHousing@dgs.ca.gov](mailto:AffordableHousing@dgs.ca.gov).
- Subscribe to [HCD's Housing Plan and Policy email list](#) to receive announcements regarding the Executive Order and excess state land for affordable housing.
- **Thank you for attending**