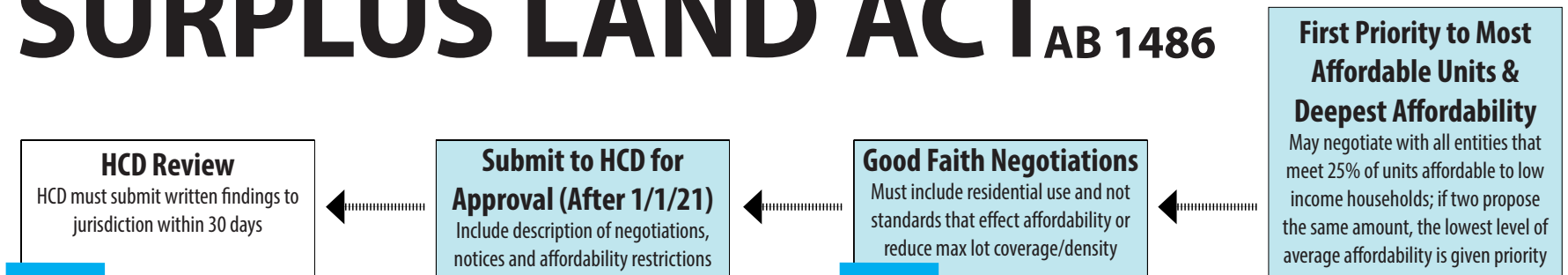


SURPLUS LAND ACT AB 1486



30 Days

Respond to HCD
Correct issues or provide explanation of why findings are incorrect

60 Days

HCD Final Approval

Agreement

No Agreement or No Priority Offers
Can be sold for non-affordable uses; if 10+ units, 15% must be affordable

DEFINITIONS AND SPECIAL CIRCUMSTANCES

SURPLUS LAND is owned by a local agency and not necessary for their use - must be declared as surplus or exempt (see 544221(f) for more information) at a public meeting before disposition. Can be sold or leased for less than market value.

AGENCY'S USE includes land being used or planned to be used for "work or operations" such as utility sites, watersheds, conservation, demonstration or as buffer to other uses (i.e. wastewater).

SPECIAL DISTRICTS other than transit that are zoned residential (or rezoned within 5 years) can dispose of land - if 10+ units, 15% must be affordable.

NOT SUBJECT TO AB1486 if entered into Exclusive Negotiating Agreement (ENA) by 9/20/19 or a property in Community Redevelopment Trust Fund with ENA entered into by 12/31/20, and disposition complete by 12/31/22.

VIOLATION CONSEQUENCE is 30% of sale price to Housing Trust Fund (50% for subsequent penalties) and disposition is still valid.