

LEVERAGING THE SURPLUS LAND ACT PROCESS TO CREATE MORE AFFORDABLE HOUSING

League of California Cities
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Panel



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Moderator



Sean Kelleher

Assistant City Manager
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WHO IS IN THE ROOM?

Is any one in the audience a
currently student?

Do you work for a

~~State or Local Government~~ Agency?

What is your level of knowledge of the surplus land act?

It's a surprise to me with moderate knowledge.

THE BASICS

Definition:

“Surplus land” means land owned in fee simple by any local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use.

Surplus Land Determination

When disposing of land a City must determine if the land is “Surplus Land” or “Exempt Surplus Land” and make necessary findings to the same.

*Surplus Land Act encourages
Affordable Housing.*

Updated Surplus Land Act Guidelines

Final



Gavin Newsom, Governor
State of California

Tomiquia Moss, Secretary
Business, Consumer Services and Housing Agency

Gustavo Velasquez, Director
California Department of Housing and Community Development

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Originally issued April 2021
August 1, 2024

Surplus Land Act Guidelines

Updated Surplus Land Act Guidelines
were issued on August 1, 2024.

Project Examples



South Park Commons

Project

- 61 affordable homes from studio to three bedrooms at 15-50% AMI.
- 31 units of integrated supportive housing seamlessly embedded within the community.
- Adaptive reuse of a blighted City-owned property to create a high-quality residential

Community Benefits

- Eliminated a blighted public site and reinvested in the neighborhood
- Expanded housing stability for low-income households
- Provided permanent supportive housing for residents exiting homelessness.
- Strengthened long-term community health and revitalization.
- Integrated, playgrounds, community gardens, outdoor patios, and onsite support services.



Courtyards @ Cottonwood

Project

- 112 affordable housing units, including 20 designated senior units
- Adaptive reuse of a blighted City-owned property to create a high-quality residential

Community Benefits

- Rent capped at 30% of the set-aside area median income
- City of Moreno Valley's award-winning Business & Employment Resource (BERC) operates a satellite office located within the affordable housing community
- Located adjacent to transit stops and a city bike path
- Incorporates energy efficient materials, solar carports, and appliances which reduces the cost of utilities for its residents



PANEL DISCUSSION

Please share with us the mechanics of the SLA process.

Should I seek input from
HCD, and if so, when?

Should I hire outside
counsel for SLA process,
benefits, and negatives?

QUESTIONS