

Department of Transportation Excess Land Disposal Policies

Tab 12

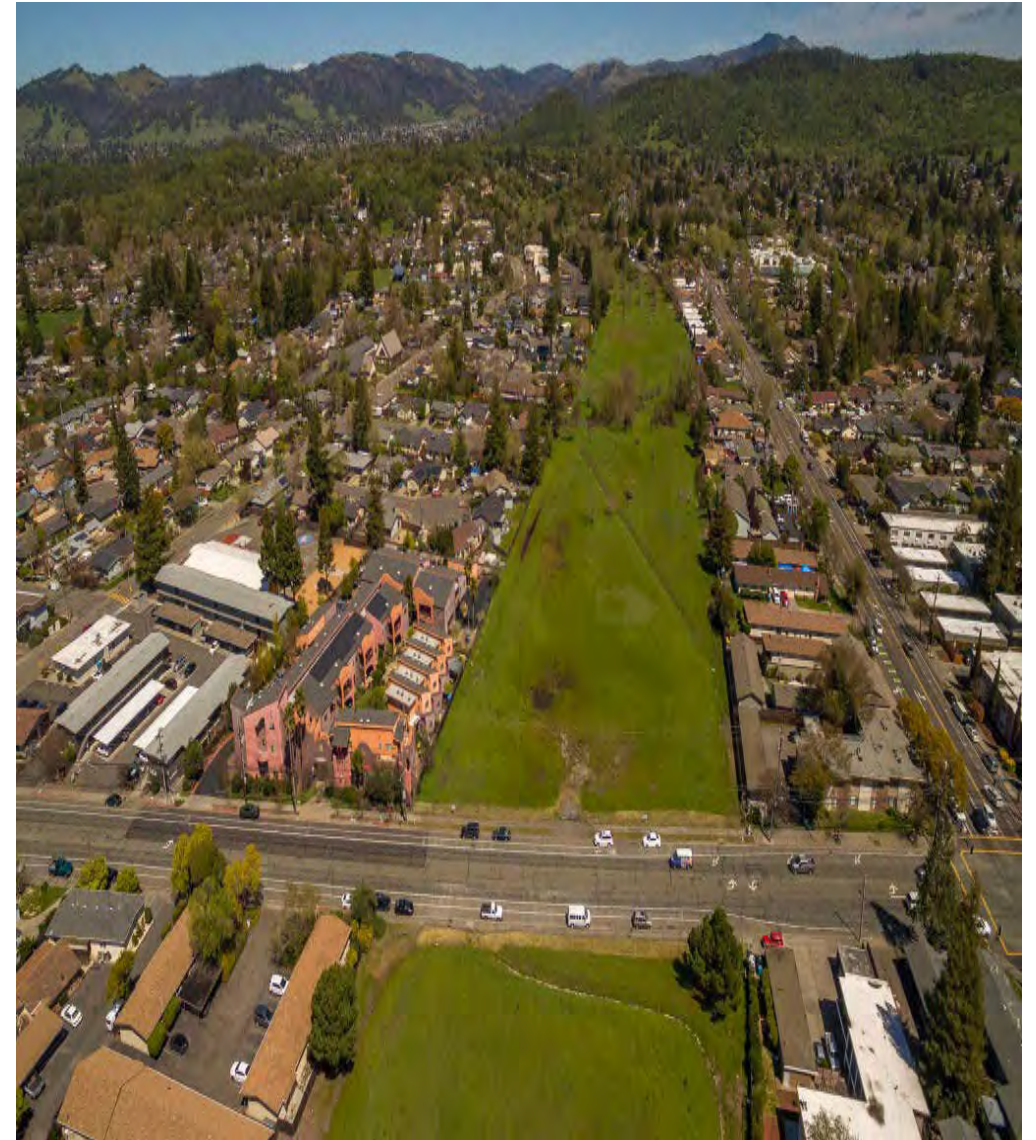
Division of Right of Way and Land Surveys
Division of Transportation Planning



WHAT IS EXCESS LAND?

Department owned real property no longer required for transportation or other operational needs

The Excess Land function is responsible for administering the inventory and disposition of excess land parcels



HOW EXCESS LAND IS CREATED



PROJECTS

- Landlocked Parcel
- Uneconomic Remnant
- Down-scoped Project



DECERTS

- Request from adjoining landowner or local public agency to purchase



OPERATIONAL

Facilities No Longer Needed:

- Maintenance Stations
- Material and Disposal Sites

PROCESS FOR SELLING EXCESS LAND

Parcel Circulation

- Environmental/Hazard Materials Clearance
- Clearance from all Divisions
- Governor's Executive Order N-06-19 (Affordable Housing)

Sale Preparation

- Request Legal Description and maps from RW Engineering
- Request a Public Sale Estimate or Appraisal

Sale and Recordation

- Sale
- California Transportation Commission (CTC) Approval
- Deed Recordation



HOW IS EXCESS LAND SOLD?

- At auction – oral public auction or a sealed bid auction
- Direct sale to adjoining property owner
- Direct sale to public agency if used for a public purpose

CALTRANS SUPPORTS AFFORDABLE HOUSING EFFORTS

- Caltrans is working with the Department of Housing and Community Development (HCD) and the Department of General Services (DGS) to identify excess land that could potentially be used for affordable housing.
 - DGS has successfully partnered with developers on 19 affordable housing projects throughout California. These are not Caltrans properties but properties from other state agencies.
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HOME / REAL ESTATE SERVICES DIVISION / PROJECTS / EXECUTIVE ORDER N-06-19 AFFORDABLE HOUSING DEVELOPMENT

EO N-06-19 Affordable Housing Development

This page serves as the repository for information and deliverables related to Executive Order (EO) N-06-19 for Affordable Housing Development.





CHALLENGES

- Existing law prevents Caltrans from:
 - Transferring property at less than fair market value if property was purchased with transportation tax dollars.
 - Using transportation tax dollars to fund affordable housing.
- Caltrans core responsibility is transportation.

Potential Ideas



Transportation Infrastructure that supports affordable housing

Build pedestrian and cycling infrastructure, such as pedestrian crossings, roundabouts, freeway access, etc.



Sell Excess Land

Sell land on the open market at fair market value and coordinate with other Departments and Agencies that may offer incentives.



Grant Program

A grant program that does not use transportation tax dollars.



Mitigation

Identifying where affordable housing may be considered mitigation for transportation projects.

Thank You
QUESTIONS?
