

Housing Element Sites (2021 and beyond) – Data Dictionary

Government Code (GC) Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. That inventory must identify specific sites or parcels that are available for residential development and must be submitted to HCD electronically on the Sites Inventory Form pursuant to SB 6 (Chapter 667, Statutes of 2019), for a housing element or amendment adopted on or after January 1, 2021. These parcels are sites local governments reported on Table A of the Sites Inventory Form with suitable residential zoning to accommodate the Regional Housing Needs Allocation (RHNA).

5 Digit ZIP Code: Stands for “Zone Improvement Plan” which indicates the destination post office or delivery area.

Above Moderate-Income Capacity: The net number of above-moderate income units each parcel can accommodate. Above moderate income means households earning more than 120% of area median income.

Assessor Parcel Number: A unique number assigned to each parcel of land by a county assessor.

Consolidated Sites: Parcels that will be consolidated into larger parcels.

Existing Use/Vacancy: The parcel’s existing use. For example, residential, vacant (without any house, office, or any significant improvement), one-story building, etc.

General Plan Designation (as reported): Indicates the parcel’s current land use as designated in the jurisdiction’s General Plan.

Identified in Last/Last Two Planning Cycle(s): Identifies if the identified property was used in prior housing elements.

Infrastructure: Indicates whether the identified parcel has sufficient water, sewer, and dry utilities available to support housing development. Available options are YES - Current, YES - Planned, YES - Potential, or NO.

Jurisdiction: The City or County submitting the information. The City or County having authority over the identified parcel.

Low Income Capacity: The net number of low-income units each parcel can accommodate. Low-income means households earning less than 80 percent of the area median income pursuant to Health and Safety Code, section 50079.5.

Max Density Allowed (units/acre): The maximum density (ratio) allowed on each parcel.

Minimum Density Allowed (units/acre): The minimum density (ratio) allowed on each parcel.
Moderate Income Capacity: The net number of moderate-income units each parcel can accommodate. Moderate Income means households whose income does not exceed 120 percent of area median income pursuant to Health and Safety Code, section 50093.

Parcel Size (Acres): The gross or net acreage.

Publicly/Private: Whether the parcel is publicly or privately owned.

Site Status: Whether the status of the parcel is: available or pending project.

Street Address/Intersection: The number and name of the street or intersection where the parcel is located.

Total Capacity: The total number of units that can be accommodated from all income categories.

Zoning Designation (as reported): Assigned zoning designation, which describes the general land uses allowed on the parcel.