



## Client Enrichment Series – Q & A



**Topic: New GSA Location Policy- Areas of Consideration**

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**Presenter(s):**

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**Areas of Consideration Session Resources:**

View our May 20<sup>th</sup> [Recording](#)

Visit: [Executive Order 14274](#)

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**Question: Will GSA provide a map of all the areas of consideration?**

**Answer:** GSA will provide information regarding Areas of Consideration, including maps, to customer agencies. Agencies should work with their Client Strategists to obtain these materials.

**Question: Is an Area of Consideration / Delineated Area required for succeeding leases?**

**Answer:** In determining whether a succeeding lease is warranted, agencies and GSA need to evaluate requirements to show that the best financial interest of the government is staying versus moving. That process remains the same. If the evaluation shows that a succeeding lease is warranted, then an agency will not be moving, and the Areas of Consideration policy does not change that. When a succeeding lease is not warranted and the requirements are for a market that has established Areas of Consideration, the new location policy will apply.

**Question: What about Congressional Boundaries?**

**Answer:** Whenever an agency changes locations, a change in congressional district is possible. In some cases, moves to Areas of Consideration will result in a change to the district, but it doesn't preclude agency moves. As part of the process, it is the responsibility of the customer agency to notify the congressional office (congressional delegations) of when it moves from a congressional district.

**Question: Is this policy already in place? If not, when will GSA start this? I do have a move request coming soon**

**Answer:** These policies are in process right now, and GSA plans for a total of 17 cities to have Areas of Consideration by the end of fiscal year 2026. GSA will make the names of the cities, where the Areas of



## Client Enrichment Series – Q & A

Consideration have been formalized, available to client stakeholders as they identify a market where they anticipate a space action.

**Question: What cities will have or already have areas of consideration?**

**Answer:** GSA will make the names of the cities, where Areas of Consideration have been formally established, available to client stakeholders as they identify markets where they anticipate a space action.

**Question: Any impact on the Rural Development Act?**

**Answer:** The Rural Development Act remains in effect--statute supersedes executive orders--meaning that agencies still must give first priority to locating in a rural area. Areas of Consideration, at this time, will only apply in urban areas. For agencies located in rural areas, GSA will still be looking for cost savings opportunities in collaboration with our client stakeholders, but no Area of Consideration boundary will apply.

**Question: What is considered a "nationally-consistent location policy?"**

**Answer:** "Nationally consistent" means that regardless of the city/market, the agency functions in question require a specific proximity or a specific geography. For example, the Social Security Administration needs to be close to its constituents, TSA needs proximity to an airport, and the U.S. Attorneys need proximity to a courthouse. Those functional needs will drive their location decisions in every market nationwide where they require space.

**Question: Doesn't the EO state that cost is a big determination in a delineated area?**

**Answer:** Cost savings is the primary factor driving the new Areas of Consideration policy. When GSA establishes Areas of Consideration in a market, each suburban Area of Consideration, on average, will allow the government to achieve cost savings on rental rates relative to the Central Business District (CBD) of the core city in the market. Note that the CBDs will be included as Areas of Consideration in each market. GSA will not be forcing agencies to leave CBDs.

**Question: The Client manager will have these maps, we just have to ask for them? Will they come with a clearly stated DA?**

**Answer:** It is important to recognize that Areas of Consideration and Delineated Areas are not the same thing. Areas of Consideration are geographic boundaries within which GSA will expect client stakeholders to establish their specific delineated areas based on their specific requirements for a particular transaction. The maps from GSA client strategists will show only the boundaries of the Areas of Consideration as the starting point for collaboration between GSA and client stakeholders on a final delineated area. Areas of Consideration, on average, will likely be far larger in suburban locations than a final delineated area will need to be.

**Question: Will a map of these Areas of Consideration be available in the Space Request portal?**

**Answer:** As the changes to the space request portal continue to develop, GSA will work on where best to locate these resources for our client stakeholders. If you have questions in the meantime, please ask your client strategist.

**Question: If the agency can show cost savings how will this effect moving out of Federal Building?**



## Client Enrichment Series – Q & A

**Answer:** Fed first is still the rule. When GSA talks about cost savings for the federal government, it is from a whole-of-the-federal-government perspective. It is more cost effective to house agencies in federal buildings than to have vacant space in federal buildings or to spend additional money on rent in a market. Fed First is the government position, and E.O.14274 does not change that.

**Question: If GSA is disposing of some of its federal buildings at this time, how does this impact looking first to those buildings in the areas of consideration**

**Answer:** GSA is refining our evaluation for timeframes on buildings listed as "under consideration." As that evaluation for each building becomes clear, those properties with longer timeframes before anticipated disposal will still be considered eligible for Fed First placement of client agencies.