

Executive Order on Affordable Housing EO N-6-19

Presented By:

Department of General Services
Department of Housing and Community
Development



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EO N-6-19

EO N-06-19 HIGHLIGHTS

- First of its kind property inventory
- Systematic approach to land evaluation
- Objective screening/prioritization of sites
- Innovative construction approach
- Partnership with local governments
- Expedited process

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EO N-6-19



IMPLEMENTATION STEPS

- Initial Inventory Conducted by DGS
- DGS/HCD Screening Tool
- Departmental Vetting
- Site Prioritization
- Development of Heat Map
- Site Real Estate Due Diligence
- Issuance of RFP's

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44,370
Parcels

- Visual Review
- Grading, Utilization, Adjacencies
- Alternate Development Opportunities

1,300+
Parcels

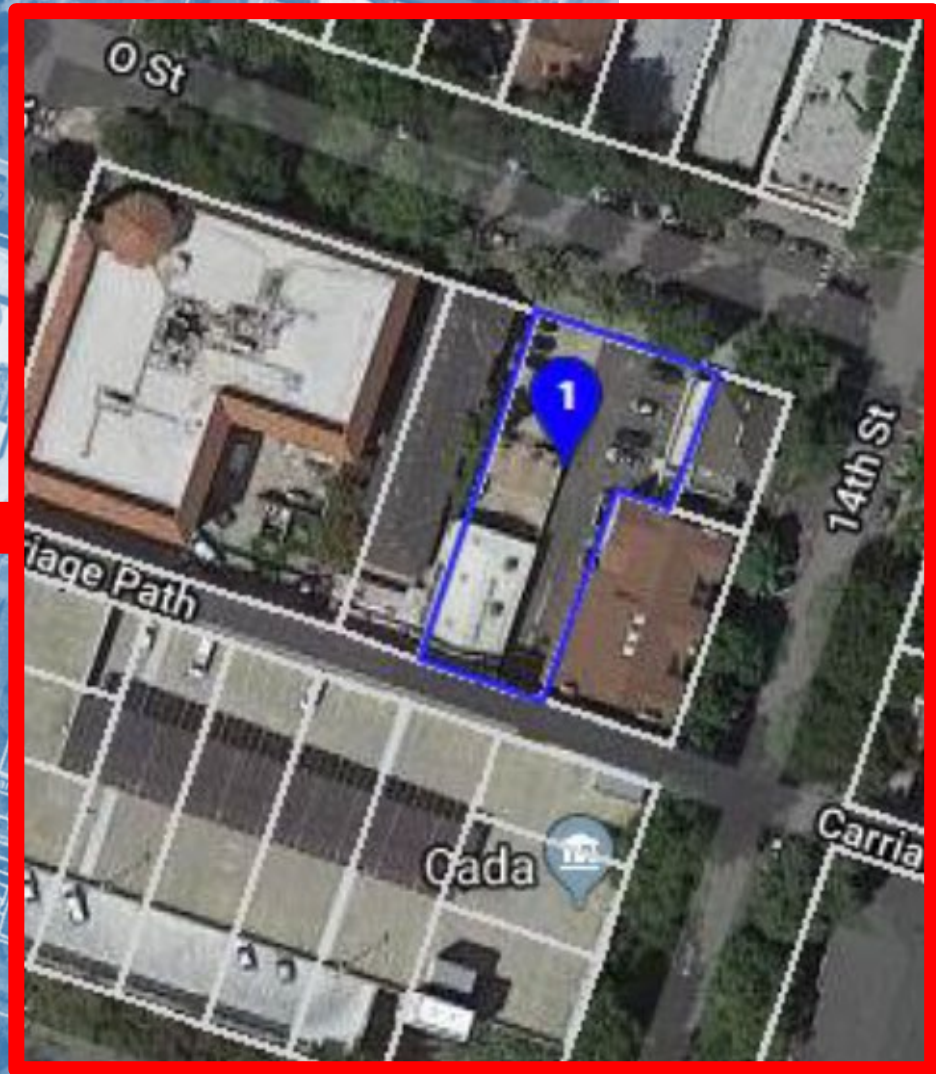
- Potential Sites Identified
- Screening Tools Applies

550+
Sites

- Segmentation of Parcels to Sites
- Supplemented by Local Governments

~100
Sites

- Current Excess Property
- Post-Department Vetting
 - Encumbrances
 - Current Utilization
 - Restrictions
 - Likely Future Use



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EO N-6-19

SCREENING TOOLS

HOUSING NEED

- Availability of affordable housing
- Gap between supply and demand
- Rate of increase in rent

ECONOMIC FEASIBILITY

- Builds on DGS analysis of state-owned parcels
- Proximity to job centers
- Proximity to education
- Proximity to high-frequency public transit

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EO N-6-19



DEVELOPMENT APPROACH

- State Developments
- Long-Term Ground Leases
- Leveraging State Property Values
- Innovative Construction
- Sustainable Construction
- Equitable Construction

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OTHER KEY HIGHLIGHTS

- Land Swaps
- Co-Developments
- Leveraging Existing Surplus
- Prioritized Funding

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EO N-6-19

STOCKTON RFP

- Partnership with City
- Issued on September 30
- Plan to develop over 100 units
- Developer will be selected January 2020

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EO N-6-19

NEXT STEPS

- Ongoing Program
- Local Partnerships
- Dynamic Portfolio and Map
- Site Prioritization

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EO N-6-19

PARTNERSHIPS

How can cities get involved?

- City Liaison(s)
- Local Opportunities and Streamlining