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

44,370 Parcels

- Potential Sites Identified
- Screening Tools Applies

1,300+ Parcels

- Segmentation of Parcels to Sites
- Supplemented by Local Governments

550+ Sites

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

~100 Sites
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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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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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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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NEXT STEPS

• Ongoing Program
• Local Partnerships
• Dynamic Portfolio and Map
• Site Prioritization
PARTNERSHIPS

How can cities get involved?
• City Liaison(s)
• Local Opportunities and Streamlining