

Executive Order on **Affordable Housing**

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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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

**~75
Sites**

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

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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