

Tool #1: Economic Feasibility Tool (Executive Order N-06-19, Section 2(a))

#	Factor	Definition
1	Parcel Size	Parcel is greater than 1/4 acre according to county assessor data accessed through Parcel Quest.
2	Shape	Parcel shape suitable per DGS staff visual review.
3	Grading	Parcel grading suitable per DGS staff visual review.
4	Adjacencies	Parcel is accessible by road and is adjacent to residential or similarly suited development. Other ideal adjacencies include access to parks, food services, health facilities, etc.
5	Potential for Consolidation	Parcel is not suitable for development by itself but can be combined another parcel (state or county/city owned) to enable development.
6	Lack of Site Constraints	No major site constraints identified in DGS visual review.
7	Proximity to Job Centers	Parcel is located in Census Tract in Top 2 Quintiles for the number of jobs filled by workers with less than a BA that fall within a given radius (determined by the typical commute distance of low wage workers in each region) of each census tract population weighted centroid 2015 LEHD LODES (from TCAC/HCD Opportunity Map).
8	Proximity to Education	Parcel is located in Census Tract with Education Composite Indicator in Top 2 Quintiles (from TCAC/HCD Opportunity Map).
9	High-frequency public transit networks	Parcel is within 1/2 mile of High-Frequency Public Transit stops according to public transit agency data.
10	Utilities	Due diligence determines that utilities are available nearby.
11	Other Services and Amenities	Parcel is proximate to planned High Speed Rail station, located in a High Opportunity Area per TCAC/HCD Opportunity map, and/or in a Location-Efficient Area per SCS, if applicable.

Tool #2: Regional Underproduction Factors Tool (Executive Order N-06-19, Section 2(b))

#	Factor	Definition
1	Availability of affordable housing in Job and Commute Sheds	Parcel is located in a Job or Commute Shed where the shortfall in units rented at a level affordable to very low income households or vacant and available at a rent level affordable to very low income households is greater than 30 percent of the number of very low income households according to HUD CHAS data.
2	Gap between supply and demand	Parcel is located in a City where the gap between the Regional Housing Needs Allocation (RHNA) and Building Permits Issued in 5th Housing Element Cycle is greater than 1500 units per Housing Element Annual Progress Reports submitted to HCD.
3	Rate of Increase in Rent	Parcel is located in a City where the Median Gross Rent according to the American Community Survey (ACS) increased more than 5% (and more than the margin of error) from 2016 to 2017.