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- 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