

GUIDELINES FOR AFFORDABLE HOUSING CHECKLIST

1. Properties that get an "automatic rule out":
 - a. Clearly in the rural area (outside UGA or town urban extension areas) unless the property is right on the UGB with a realistic prospect of inclusion in the UGA in the near future
 - b. Properties less than .25 acres and/or of an elongated shape that would rule out any building (e.g. long narrow strip)
 - c. Properties that have no potential for development (e.g. nearly all wetland or steep slope, etc.)
 - d. Property that is zoned commercial or industrial with no potential or likelihood for mixed use development.
2. Properties that are unlikely to be desirable for affordable housing, but should still be referred to DCHS for a quick review:
 - a. Properties between .25 and 1acre
 - b. Properties that have limited or no access to public transportation within 1/3 mile (around 600 yards)
 - c. Properties that are not currently zoned residential, but might still have potential for residential development (e.g. zoned for public use or park, but could be re-zoned for residential)
 - d. Properties with no adjacent access to one or more of the essential services (but may have the possibility of reaching those services in the near future)
 - e. Properties that have no current easement or access to a road or street (unlikely in UGA)
 - f. Properties with extensive critical areas, but which may have enough "buildable land" (e.g. at least one or more acres of buildable land) to be considered.
3. Properties that DCHS may very likely be interested in setting aside for affordable housing development, and which DCHS may want to review in some depth
 - a. Residentially-zone properties of 1acre or more with good access to utility connections
 - b. Multi-family or mixed use zoned properties with good access to utility connections
 - c. Properties within 1/3 or 1/4 mile of transit stop or station with peak-hour headways of 20 minutes or less
 - d. Properties of 3 acres or more even if they have some sensitive area constraints
 - e. Properties in proximity (within 1/2 mile) to urban centers or neighborhood businesses with good pedestrian connectivity
 - f. Properties on the Eastside or in better school districts – or with higher opportunity index in general