



ULI Homeless to Housed (H2H)

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Attribute Name	Description
City Name	City Name
APN	Tax Assessor Parcel Number, a unique ID for each tax assessor parcel in SD county. Find detailed parcel information with APN here: https://sdgis.sandag.org/
ASR_LAND	Assessed land value of the parcel. Public owned land may have a value of 0.
ASR_IMPR	Assessed improvement (i.e., buildings and improvements to land) value of the parcel. Public owned land may have a value of 0.
ASR_TOTAL	ASR_LAND + ASR_IMPR
ACREAGE	Parcel area in acreage
Housing Elements	Yes: a site that is included in the local government's adopted general plans to provide opportunities for housing development. More detailed info can be found: https://www.hcd.ca.gov/planning-and-community-development/housing-elements
LIHTC Site Assessment	<p>Site readiness for Low Income Housing Tax Credit. There are three categories:</p> <ul style="list-style-type: none"> - <u>Satisfy Site Amenity Requirements</u>: The site receives a total point of 16 or above for access to required amenities and facilities. - <u>Require Minor Improvements and Changes</u>: The site receives a total point between 15 to 10. One or two new public facilities would make the site meet the selection criteria. - <u>Require Major Improvements and Changes</u>: The site receives a total point below 10 or require major zoning changes.
Site Assessment Points	The total points based on parcel attributes according to LIHTC criteria. Point score value is determined by the California LIHTC Qualified Allocation Plan. See Appendix A for specific point allocation criteria.
Comp1 APN	Top three comparable parcels with a funded LIHTC project. Information only available for parcels classified as " <u>Satisfy Site Amenity Requirements</u> ". From 2015 – 2023, there are 95 parcels in San Diego County have received funding LIHTC projects (including both 30% and 70%). These are the Parcel IDs (APN) and Hub IDs (a unique ID for each funded LITCH project) of the top 3 parcels from the list of 95 parcels that share the most
Comp1 Hub Id	
Comp2 APN	
Comp2 Hud Id	
Comp3 APN	
Comp3 Hud Id	



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	similar attributes to the selected parcel. Parcel similarity is computed with a proximate k-nearest neighbor algorithm with all site level attributes. Find detailed parcel information with APN here: https://sdgis.sandag.org/ Find LITCH project information with Hub Id here: Link
Park Access	Detailed information for each parcel attribute used for the calculation of parcel assessment points. Point score value for each is determined by the California LIHTC Qualified Allocation Plan.
...	
Transit Access	
Average Median Income	Average Median Income within a quarter mile buffer, data from American Community Survey 2018-2023
Flooding	Levels of flooding risk: <ul style="list-style-type: none">- No Flooding Risk- Within 100-year Floodplain- Within 100-year Floodway- Within 500-year Floodplain
Fire	Levels of fire hazard severity: <ul style="list-style-type: none">- Non-wildland/Non-urban- Urban unzoned- Moderate- High- Very High
Difficult Development Area	Areas with high land, construction and utility costs relative to the area median income. See maps for DDA here: https://www.huduser.gov/portal/sadda/sadda_qct.html
Attributes currently only available to parcels in City of San Diego	
Housing Solutions	City of San Diego Housing Solutions Zones. The Housing Solutions Zones provide different levels of floor area bonuses that incentivize new development.
Standard Permitting	The average standard permitting approval time of all new building construction permits within a one-mile buffer of the parcel. And the difference between the local average and the median processing time of the city.
Express Permitting	Same info for express permits
Expedite Permitting	Same info for expedite permits



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APPENDIX A. LIHTC Point Allocation Criteria

Housing Needs (highest percentage of units)		Public Park		Senior Development		On Site Services	
Large Family	10	within 1/2 mile	3	within 1/2 mile of a senior center	3	maximum possible	10
Special Needs	10	within 3/4 mile	2	within 3/4 mile	2	Lowest Income Area*	
Senior	10	Public Library		Special Needs		55% of Area Median Income (AMI)	6.3
At risk	10	within 1/2 mile	3	within 1/2 mile of a special need facility	3	50% of AMI	12.5
SRO	10	within 1 mile	2	within 3/4 mile	2	45% of AMI	18.8
Transit Amenity		Grocery store		Medical clinic		40% of AMI	25
within 1/3 mile & service every 30min & 25 units per acre	7	within 1/2 mile	5	within 1/2 mile	3	35% of AMI	31.3
within 1/3 mile & service every 30min	6	within 1 mile	4	within 1 mile	2	30% of AMI	37.5
within 1/2 mile & service every 30min	5	within 1.5 miles	3	Pharmacy		20% of AMI	50
within 1/3 mile	4	School		School			
within 1/2 mile	3	within 1/4 mile of elementary	3	within 1/2 mile	2	Readiness to Proceed	
Bonus: free pass per low-income unit	3	within 1/2 mile of middle school	3	within 1 mile	1	within 180 days	10
Bonus: free pass each 2 low-income unit	2	within 1 mile of a high school	3	Highspeed Internet			
		within an additional 1/2 mile for each	2	25 m/sec download speed minimum	2	Others	10
				Opportunity Area		Negative Points	10
				In CTCAC/HCD Opportunity Area	8		

*Note: 25% low-income units

Source: CALIFORNIA CODE OF REGULATION TITLE 4, DIVISION 17, CHAPTER 1