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# Sites Inventory Cheat Sheet

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**March 2021**

## **1. Pipeline Developments**

- a. Base assumptions on the proposal or development
- b. Certificate of Occupancy cannot come too early (June 30, 2022)

## **2. ADUs**

- a. Multiply recent yearly production by eight
- b. Can be OK to adjust for policies and programs
- c. Available soon, ABAG/HCD are developing safe affordability assumptions

## **3. Vacant and Nonvacant**

- a. List all potential sites
- b. Identify likely/realistic development capacity
- c. Consider such factors as: zoning, recent trends and site characteristics
- d. Available for your Use — the formula
  - i. Theoretical capacity = what's allowed by zoning = units allowed per zoning \* acres
  - ii. Realistic capacity = what is likely to get built = theoretical capacity \* trends (how often sites develop at their full capacity)
  - iii. Adjust for individual site conditions
- e. Generally, use default density rather than calculating affordability
  - i. Over 20 or 30 DUA = affordable (split between very low/low/moderate income categories)