



## Using Our Calculated Data to Address the Affordable Housing Crisis

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A look at how Gridics' proprietary zoning technology helps municipalities calculate and visualize the impact of policy changes on housing capacity in real-time 3D

# Meet Gridics

Gridics is a leading real estate data and technology company based in Miami, FL.

Since 2015, our suite of technology and services has helped companies, municipalities, and planning firms around the world:

- Digitize zoning ordinances
- Calculate parcel-specific, by-right development capacity
- Provide on-demand real estate data
- Visualize development scenarios in real-time 3D
- Analyze policy implications and forecast future growth

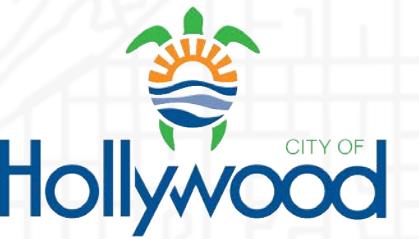
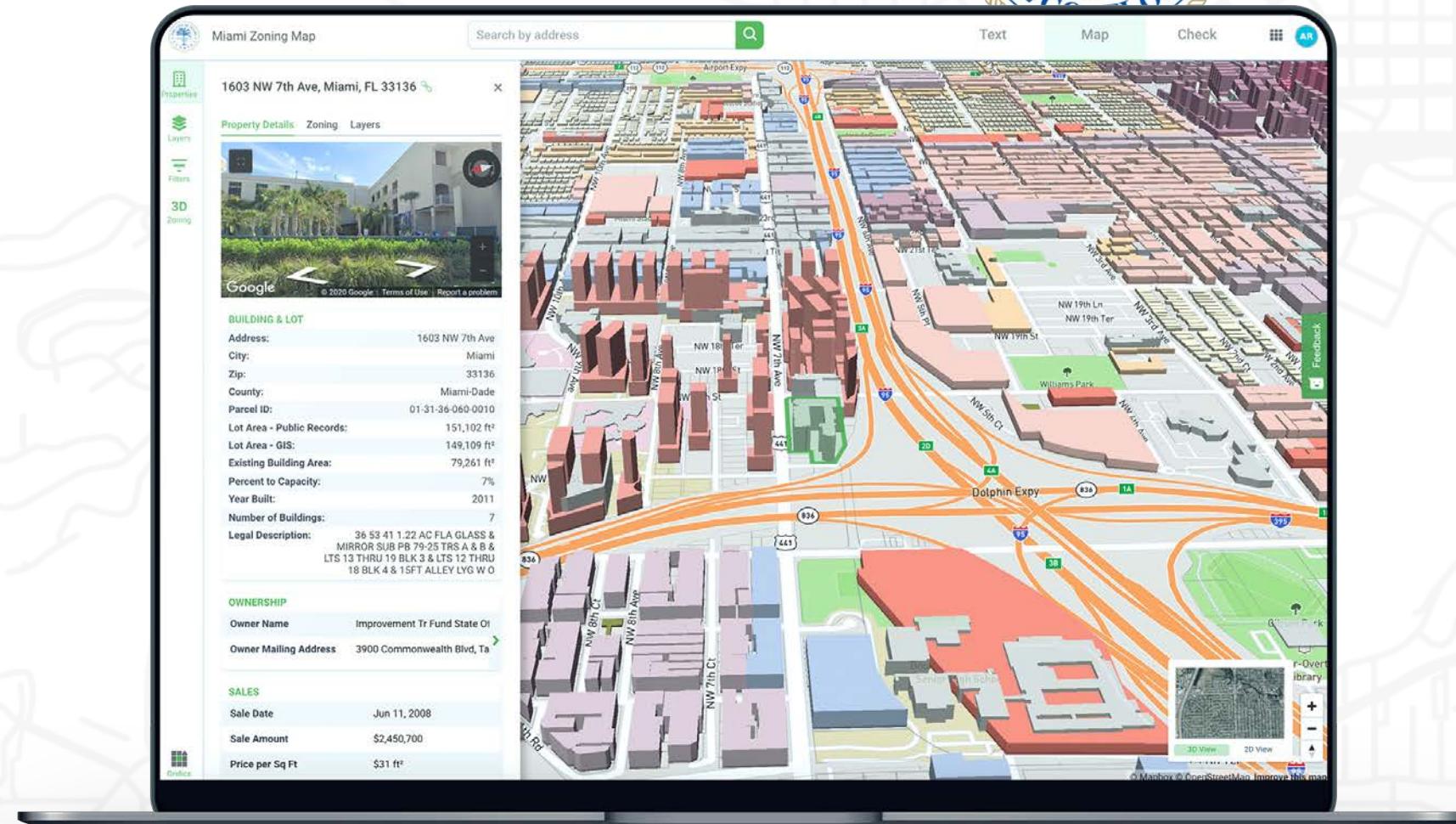
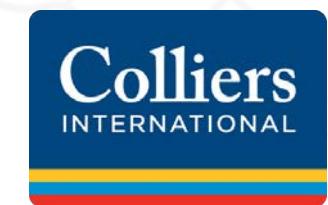
**Key Fact: Gridics is the first company to calculate the specific zoning attributes and development capacity data for every parcel in a municipality.**



MIAMI  
BEACH



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# Background: The Affordable Housing Crisis

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**Municipalities across the US are grappling with a systemic problem that is worsening by the day: a lack of affordable housing**

Rents have dramatically outpaced wages for the last decade, which has led to cost-burdened households in cities across the country. The affordable housing crisis is not new, though it is being exacerbated by the global pandemic, economic instability, inequality, policy decisions, rising construction costs, and a lack of transportation infrastructure.

**For most municipal governments, addressing affordable housing begins with an understanding of the problem... Unfortunately, city officials don't know where to begin.**

Officials are going around in circles trying to answer questions such as:

- Are my city's zoning ordinances too restrictive?
- Are my city's regulations and processes not development-friendly?
- How is transportation making the crisis worse?
- What role do labor and material costs play in encouraging/limiting development?

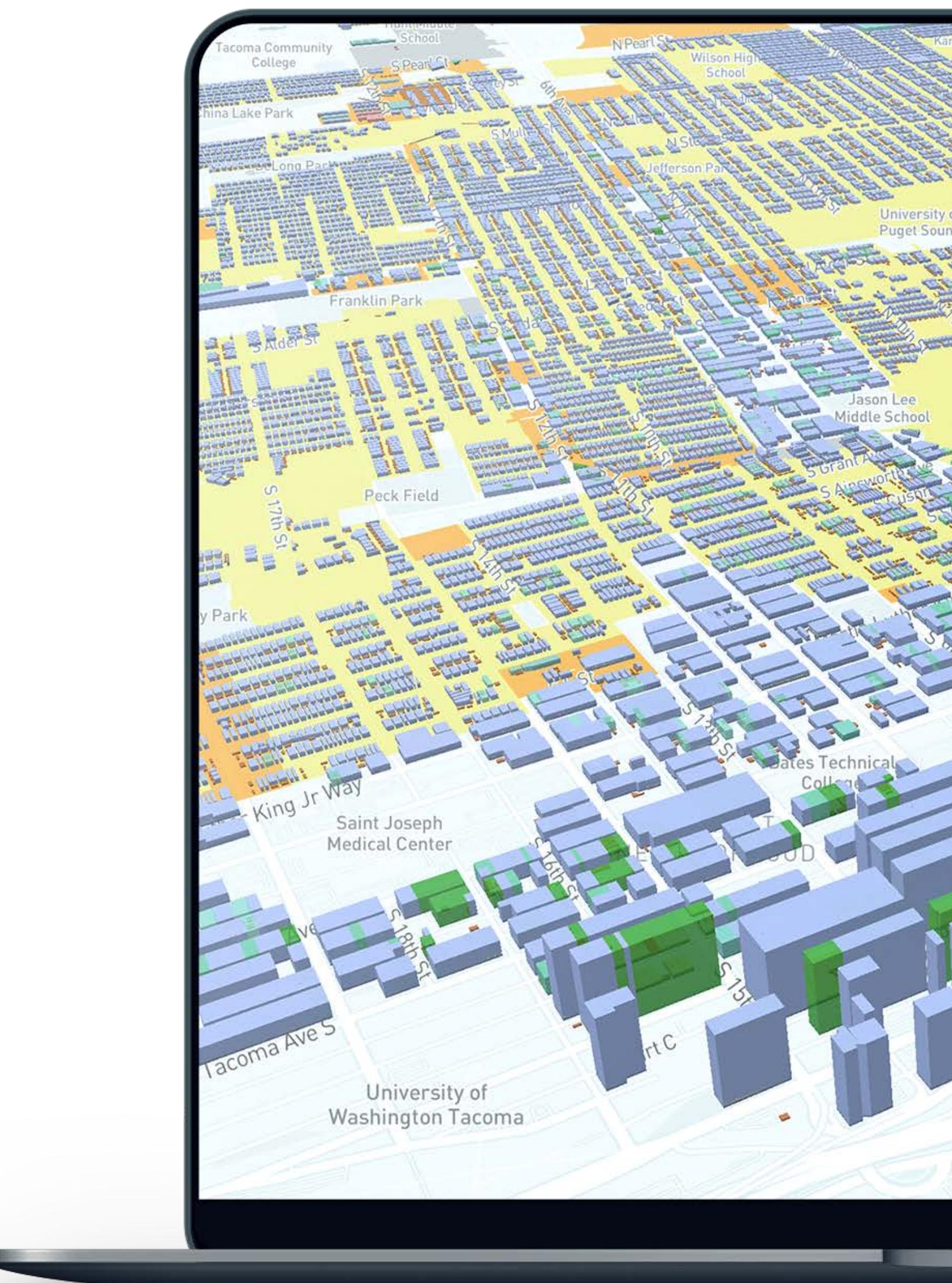
# Affordable Housing Problems vs. Gridics Solutions

**Problem:** Municipalities don't know where to begin or which variables to tackle first

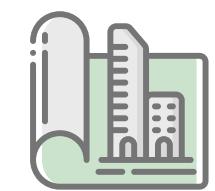
- Zoning ordinances?
- Development-friendly approval procedures?
- Housing on public lands?
- Transportation?
- Construction costs?
- Accessory dwelling units?



**Gridics Solution:** We analyze the data, model the implications of each variable in 3D, and provide data-driven insights for policy recommendations



# 5 Ways Gridics Addresses the Affordable Housing Crisis



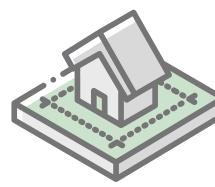
## Deep Urban Planning Experience

Examining ordinances with our team of experts who have written codes around the world



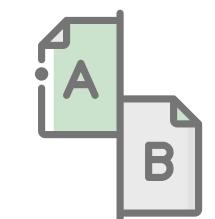
## GIS Analysis

Applying rich GIS capabilities at the parcel, block, and entire city level



## Parcel Scoring Model and 3D Visualization

Leveraging our patented technology to visualize citywide development capacity



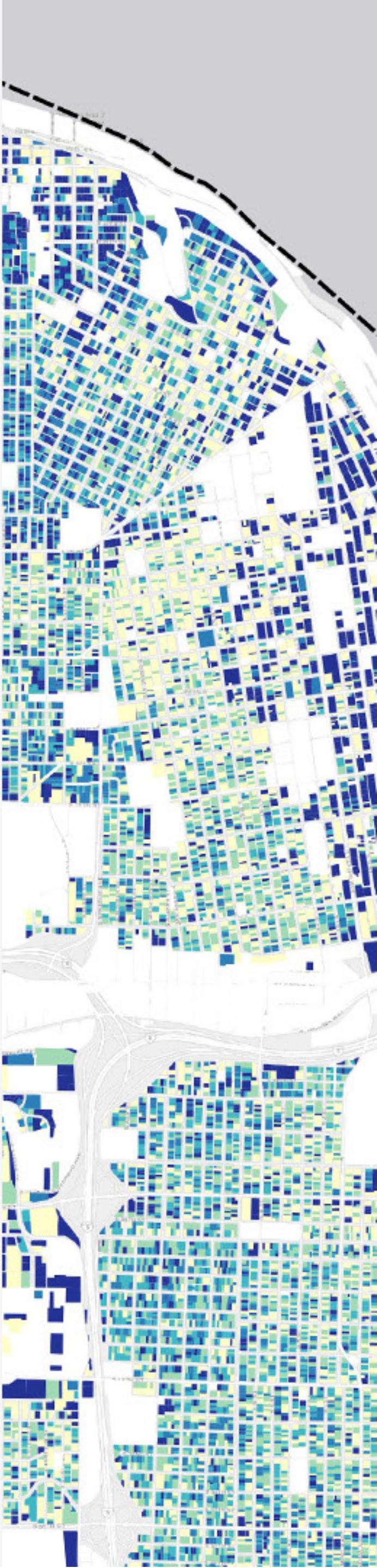
## Scenario Planning and Forecasting

Understanding the timeline and effect each variable has on affordable housing supply



## Data-Driven Decision Making

Providing insights for policy recommendations based on 3D scenario analysis and capacity calculations

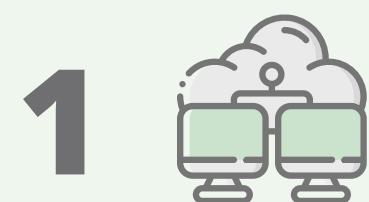


# The Importance of the Gridics Parcel Scoring Model

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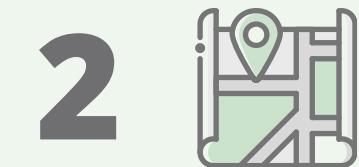
## The centerpiece of our affordable housing analysis is the Gridics Parcel Scoring Model.

Gridics has developed a proprietary method to ingest real estate and zoning data into our engine, analyze all variables affecting affordable housing in each individual city, and rank parcels based on how likely they are to be developed (i.e. Gridics Development Score).



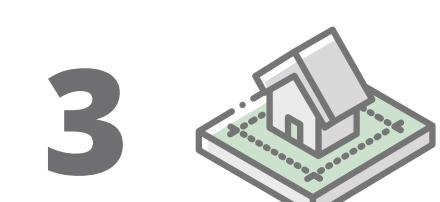
### Ingest Data

Zoning ordinances  
Parcel-level attributes  
GIS layers  
Transit data



### Analyze Variables

Development potential  
Location  
Transit/thoroughfares  
Cost/valuation



Score parcels based on their development feasibility

The Gridics Parcel Scoring Model gives municipalities the ability to visualize the most efficient possible ways to increase affordable housing development in key areas

# Gridics in Action: The City of Los Angeles, CA

**Background:** In partnership with a global consulting firm, Gridics analyzed how different policy solutions could help the City of Los Angeles achieve its 6th cycle Regional Housing Need Assessment (RHNA) goals -- for both market-rate and affordable housing.

**Affordable Housing Problem:** The City of Los Angeles is falling short of its stated 2029 RHNA housing goals as it focuses on Accessory Dwelling Units (ADUs) in key neighborhoods.

**Gridics Insights:** Using our parcel-level calculations and modeling to identify housing capacity, Gridics determined that achieving the 6th cycle RHNA goals will require leveraging several of these levers including:

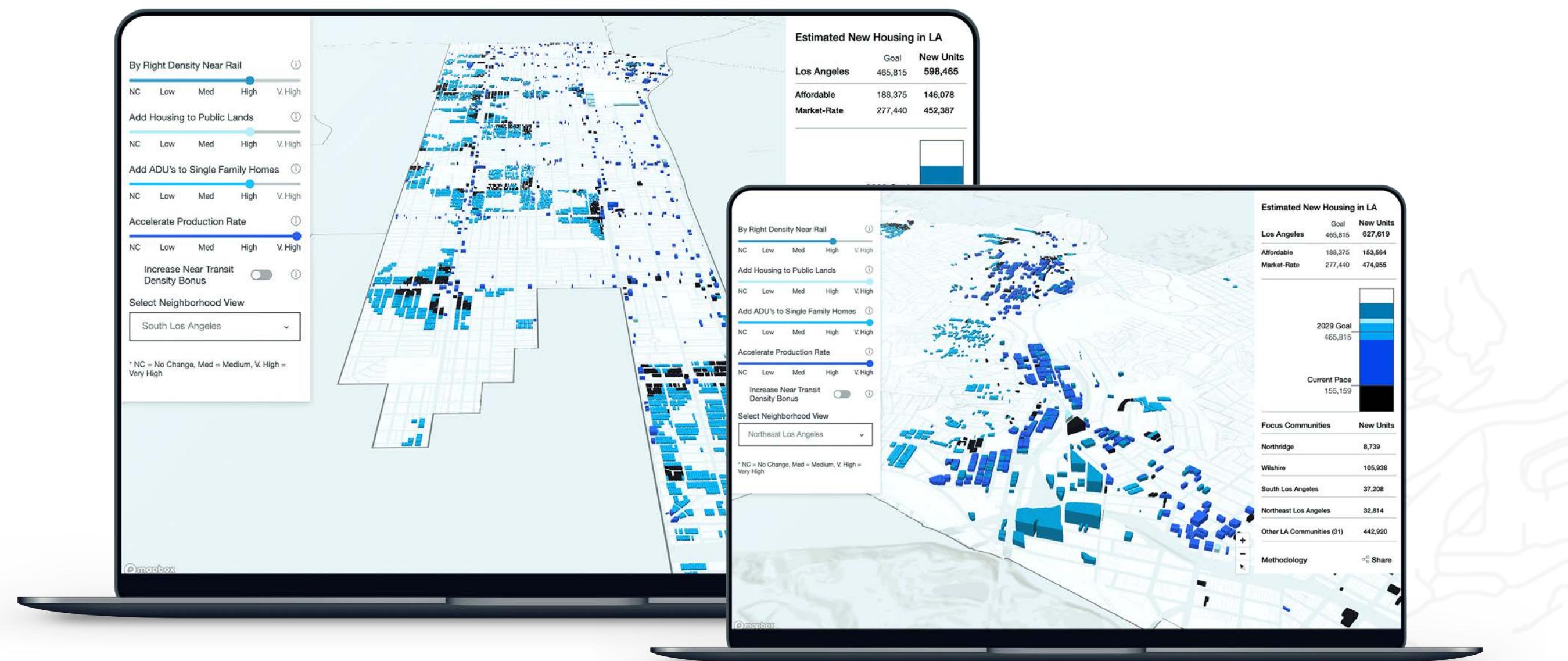
- Increasing density near rail/transit
- Building housing on public lands
- Accelerating the production rate
- Adding ADUs to single family homes



# Gridics in Action: The City of Los Angeles, CA

## A Closer Look

Gridics modeled how different contributing policy levers could help the City of Los Angeles achieve the 2029 goal of additional market-rate and affordable housing units.



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## By The Numbers

**674,635**

Parcels analyzed across the City of Los Angeles

**455,577**

New units needed to meet the 2029 RHNA goal

**184,000**

Units needed for lower-income Angelenos

# Gridics in Action: The City of Tacoma, WA

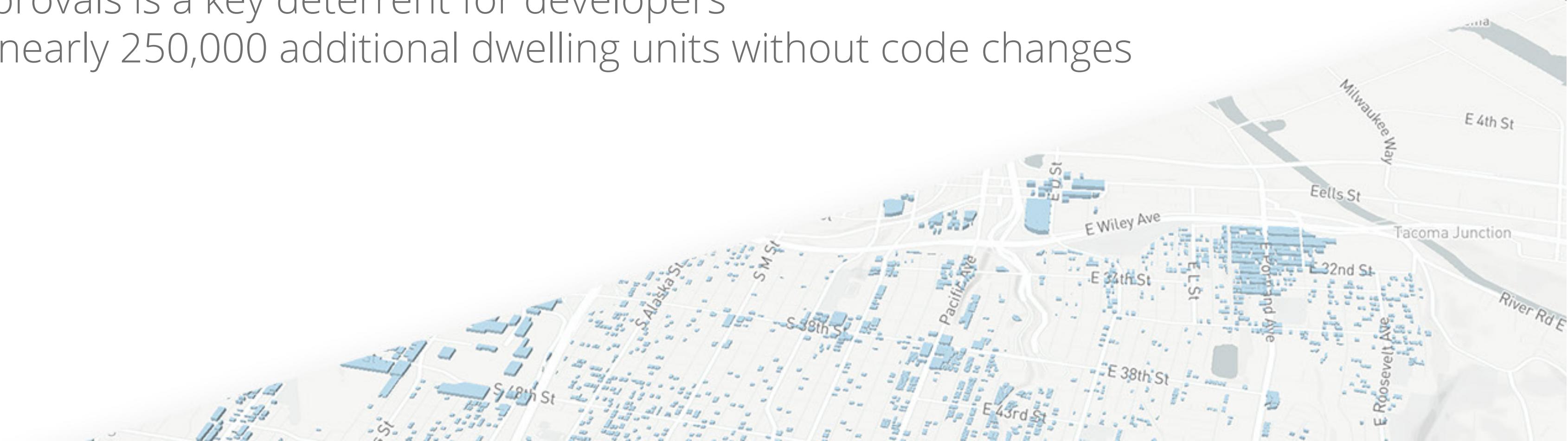
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**Background:** In partnership with the City of Tacoma and Root Policy Research, Gridics analyzed every city parcel with its engine to understand how Tacoma can tackle housing shortages.

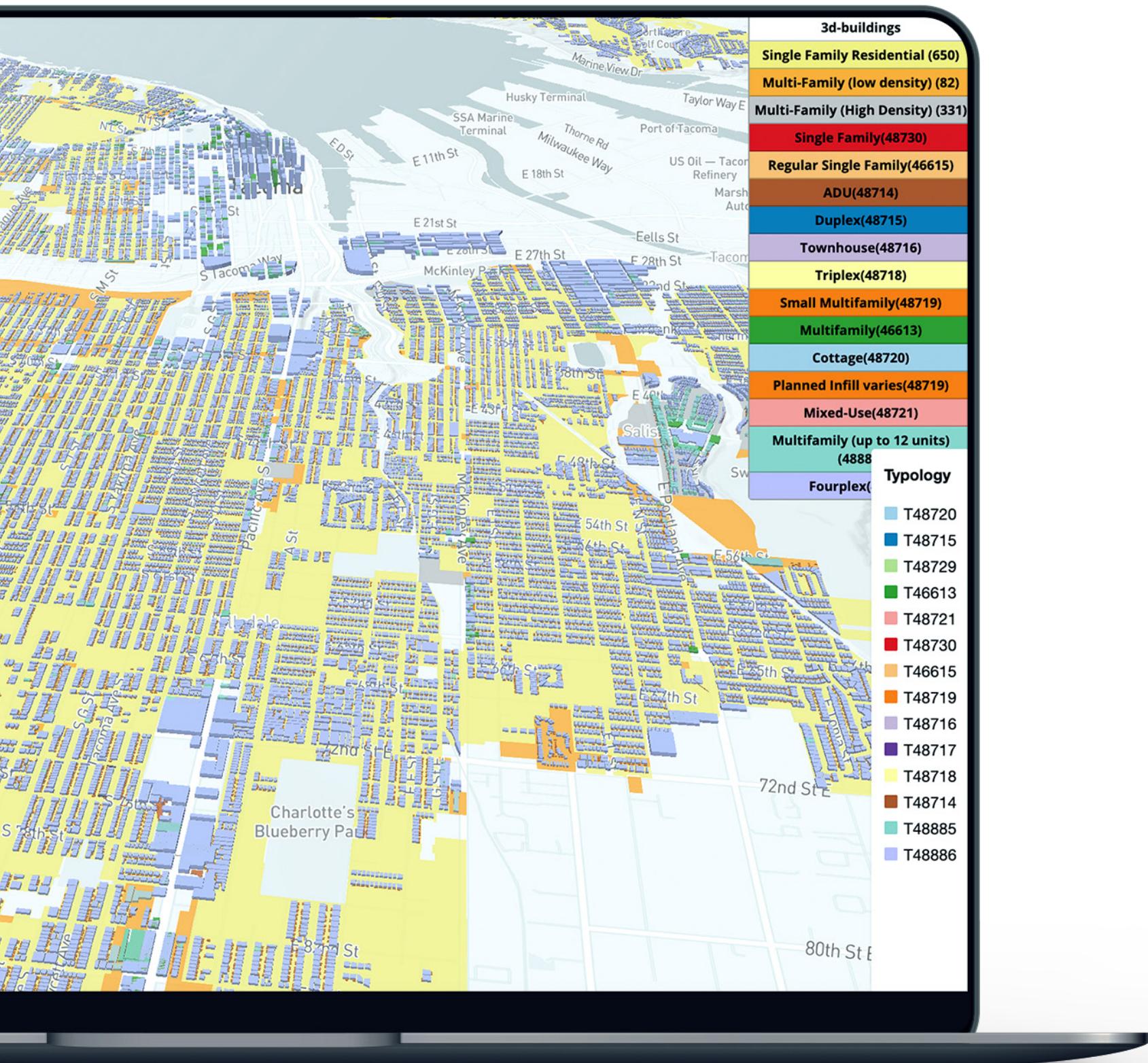
**Affordable Housing Problem:** How does the City of Tacoma accommodate “missing middle” housing typologies? Is Tacoma’s zoning code impeding new housing development? Should the city undergo a code rewrite?

**Gridics Insights:** Based on our calculated data, the City of Tacoma found zoning is not the issue preventing development. A code rewrite is not necessary. Rather, the city should focus on these key findings:

- Yes, the Tacoma code is a little complex, but it’s not the limiting factor for “missing middle” housing
- The formatting of the text and processes can be easily improved to encourage new development
- The timing of development plan approvals is a key deterrent for developers
- Housing capacity could increase to nearly 250,000 additional dwelling units without code changes



# Gridics in Action: The City of Tacoma, WA



## A Closer Look

The current zoning regulations and the proposed modifications provide for enough development capacity for several decades to follow.

Any development limitation or speed of development of the intended “missing middle” types may be improved by reviewing the approval processes and other barriers rather than specific zoning regulations.

## By The Numbers

**70,892**

Parcels analyzed across the City of Tacoma

**36,494**

New dwelling unit goal for the next 20 years

**250,000**

Potential housing units with no code changes



## Get in Touch

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