DENSITY RANGE CALCULATION INSTRUCTIONS

Procedure for Obtaining the Population Density Range Category Designation for the Qualifying Transit Station
(Section 108(a)(5))

For Section 108(a)(5), the TOD Housing Program application will be scored for the population density as of Census 2000 for the primary mode of transit serving the Qualifying Transit Station. The Department (HCD) will determine which of the ten Density Range categories for population per square mile of land area the Qualifying Transit Station and corresponding score is to be assigned, using the methodology described in the example included in this attachment.

Applications may be submitted by the application due date (March 7, 2007) with or without this Density Category Report completed. Applications received without the Density Category Report determined by the Department before the application due date will have this determination made by the Department during application processing, except under circumstances as described below (*). The Department will make its determination of the appropriate Density Range category designation and score available prior to the application due date for requests submitted to the Department prior to February 21st on the following timetable; reports will not be made available prior to the application due date for requests received after February 21st. Each prospective applicant may submit requests for a maximum of two qualifying transit stations prior to the due date. The form on the following page is a sample of the form used in submitting the request for the Density Category Report.

<table>
<thead>
<tr>
<th>Date HCD receives request:</th>
<th>Date report available to applicant:</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 pm Thursday, January 17th</td>
<td>Friday, January 25th</td>
</tr>
<tr>
<td>5 pm Thursday, January 24th</td>
<td>Friday, February 1st</td>
</tr>
<tr>
<td>5 pm Thursday, January 31st</td>
<td>Friday, February 8th</td>
</tr>
<tr>
<td>5 pm Thursday, February 7th</td>
<td>Friday, February 15th</td>
</tr>
<tr>
<td>5 pm Thursday, February 14th</td>
<td>Friday, February 22nd</td>
</tr>
<tr>
<td>5 pm Thursday, February 21st</td>
<td>Friday, February 29th</td>
</tr>
</tbody>
</table>

* Following the application due date and upon review and preliminary scoring of all applications received, the Department may determine that an application may not be competitive, relative to other applications received, even with a high Density Category score. In such cases, the Department may not proceed with determining the Density Category for TOD program applications which were submitted without the Density Category Report.
SAMPLE FORM
DENSITY RANGE CALCULATION REQUEST FORM
For Qualifying Transit Station Scoring Category
(Section 108(a)(5))

Email Request Form to: cmorrow@hcd.ca.gov
    FAX: (916) 445-0117

Date Request Submitted to HCD:

Applicant Contact Information:
(name, telephone, email)

Proposed Project Name:

Qualifying Transit Station
Name and Address:

Station Transit Mode: (check which type)
☐ Heavy Rail (BART or Metro Red Line)
☐ Light Rail or Bus Rapid Transit
☐ Rapid Bus or Express Bus
☐ Commuter Rail (Capitol Corridor, Caltrain, Metrolink, Surfliner, Coaster)
    Ferry, Non-express bus hub

Analysis (to be completed by Department)
DENSITY RANGE CALCULATION REQUEST FORM
For Qualifying Transit Station Scoring Category
(Section 108(a)(5))

Email Request Form to: cmorrow@hcd.ca.gov
FAX: (916) 445-0117

Date Submitted: February 7, 2008

Applicant Sponsor: Metropolitan Development, Inc.
123 Olive Street
Long Beach, CA
310-974-3256
joe@metroplitan.com

Project Name: Rockford Place

Qualifying Transit Station
Name and Address: North Main Corona Metrolink Station
250 East Blaine Street
Corona, California 92879

Station Transit Mode: (check which type)
☐ Heavy Rail (BART or Metro Red Line)
☐ Light Rail or Bus Rapid Transit
☐ Rapid Bus or Express Bus
☒ Commuter Rail (Capitol Corridor, Caltrain, Metrolink, Surfliner, Coaster)
☐ Ferry, Non-express bus hub

Analysis (to be completed by Department)

In order to determine the population density in the vicinity of the station, data from the most recent tract-level census, Census 2000, were used. Geographic, population and land area data may be accessed through the U.S. Census Bureau’s American FactFinder database. The map shown in the figure below was created using ArcGIS 9.2 to identify the census tracts within a 4-mile radius of the North Main Corona Station. The station itself is located in census tract 415. The total number of census tracts and blocks entirely and partially contained within a 4-mile radius of the station are shown in Table 1.

(Example of Density Calculation Report, Page 2)
The total population for the entire area within a 4-mile radius of the North Main Corona Metrolink Station is 158,361. The resulting density is 3,150 people per square mile. This places the station in Density Category 4, according to the rubric provided in Table 2.

As a commuter rail station in Density Category 4, the North Main Corona Metrolink Station is assigned 20 points for vehicle trip reduction. Research suggests that this level of population density correlates to a vehicle trip reduction rate on the order of 5 percent compared to areas not located within one-quarter mile of a transit station.
Methodology

The following describes the method used to determine the transit station’s density score. This is provided to allow applicants to replicate the density calculation should they desire to do so.

1. **Extract population from Census 2000 geography, using ArcGIS 9.2.**

   Before extracting the population within the 4-mile buffer, add the following fields to the Census geography:
   - Original Area
   - Percent
   - Adjusted Population

   Duplicate the values under Shape Area field and apply them to the Original Area field.

   Intersect the 4 mile buffer with the census geography. This will act like a cookie cutter and cut overlapping census boundaries that cross the buffer boundary. Upon the intersection, the Shape Area field will update as this is a dynamic field.

   Under the Percent field, calculate the percentage of area by taking the Shape Area field and dividing it by the Original Area field. Any census boundaries that are completely contained within the 4 mile buffer will show a value of 100% and those that cross the buffer boundary will be less. From this point, use the percent field to adjust the population under the Adjusted Population field. The total of the Adjusted Population field is the total population for the station area, to be used in steps 2 and 3.

   Note: Census blocks return a higher population number as compared to census tracts and block groups, due to the smaller geography shapes. Therefore, the population calculation should be performed based on census block data. **Determine density category.**

   Take the total population found in step 1, and divide it by the area of the 4-mile radius circle (50.265 mi²) to get the density of the station area. Use Table 2 in the Analysis section, above, to find the density category that corresponds to this density.

2. **Determine score**

   Finally, use Table 3, below, to find the score that corresponds to the station’s density category and transit mode.
<table>
<thead>
<tr>
<th>Score → Transit Mode</th>
<th>Density Category (1=Lowest, 10=Highest)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Heavy Rail (e.g., electrified 3rd Rail: BART, METRO)</td>
<td>29</td>
</tr>
<tr>
<td>Light Rail, Bus Rapid Transit (BRT)</td>
<td>21</td>
</tr>
<tr>
<td>Rapid Bus/Express Bus</td>
<td>20</td>
</tr>
<tr>
<td>Commuter Rail, (e.g., Capitol Corridor, Caltrain, Metrolink, Surfliner) Ferry, Non-Express Bus Hub</td>
<td>19</td>
</tr>
</tbody>
</table>