Program 1a | AMEND HOUSING ALLOCATION PLAN HOUSING IMPACT FEE

PURPOSE: Review and revise the existing nexus-based Housing Impact Fee in view of changing to a "require inclusionary units" approach to for sale housing. As part of this effort consider opportunity for updating the Housing Impact Fee on rental housing, while being cognizant of potential impact of any fee increase on feasibility of desirable rental housing projects.

AREA OF STUDY:

- *Update Affordable Housing Study Nexus Study (consultant effort), if determined necessary*
- *Evaluate impact of existing Housing Impact Fee upon feasibility of rental housing projects.*
- *Consider options for simplifying the Fee structure.*
- *Identify exemptions from the Fee in view of the new inclusionary housing policy*

STEPS:

Month one:

- Make determination regarding the need for an update to the Affordable Housing Nexus Study.
- Work with HAP team to identify options for changes (exemptions and restructuring) to the Fee structure.
- Initiate rental housing feasibility analysis to determine ability to pay fee (or provide inclusionary units).
- Identify stakeholders and develop notification list. Work with Raissa and Community Engagement Team to develop an outreach and communication plan.

Month two and three:

- Conduct Update of the Affordable Housing Nexus Study (if determined to be necessary).
- Following discussion with the HAP team, prepare a set of recommended changes to the Housing Impact Fee.

Month four:

- Post draft Fee changes on website and notice public meeting. Hold public meeting.
- Refine as appropriate after meeting and begin preparing for hearing.
- Develop CEQA document.

Month five/six:

- Provide informational report to Housing Authority.
- Provide information report to the Planning Commission.

Month seven:

- Hold public hearing at City Council for adoption, by resolution, of the new Housing Impact Fee Schedule (2017).