

HOUSING ACTION PLAN TASKS AND COSTS BY PRIORITY

Program Actions		STATUS	Completion Timeframe	Cost Estimate			Existing Special Funding	Additional Funding Needed
Number	Action by Priority			Additional Staff Time (FTE)	Consultant	Other Program Cost		
COMPLETED AND ONGOING EFFORTS								
O-1	Community Engagement Program	Underway	Ongoing	1.50	\$ 5,000	\$0	\$5,000	
O-2	Consider non-discrimination ordinance for voucher holders	Underway	Jan-17	-			\$0	
3a	Assure public projects include 15% to low income households	Underway	Ongoing	0.05			\$0	
4e	Define processing timelines in compliance with state requirements (PIAP)	Underway	Mar-17	0.08	\$30,000	\$30,000	\$0	
4j	Streamline plan check and site review (PIAP)	Underway	Sep-17	0.08	\$50,000	\$100,000		
5a	Sustain homeless facilities and programs	Underway	Ongoing	-			\$0	
5b	Provide funding to support very low and low income housing	Ongoing	Multi-year	-			\$0	
F-1	Sustain General Fund support for Housing Programs in 2016/17	In Budget	Done	-			\$0	
F-2	Sustain General Fund support for PED capacity increases	In Budget	Done					
F-3	Establish Fund Housing Incentive Fund	In Budget	Done	-	\$ 3,000,000	\$3,000,000	\$0	
F-4	Conduct Commercial Linkage Fee study (underway with fee study)	Underway	Jun-17	-			\$0	
TOTAL ONGOING ACTIONS				1.71	\$80,000	\$3,005,000	\$3,130,000	\$5,000
PRIORITY 1								
1a	Increase/simplify housing impact fee for rental units	Pending	Dec-16	-	\$5,000	\$2,500	\$7,500	
1b	Revise HAP to require inclusionary for-sale housing	Pending	Jun-17	0.08	\$25,000	\$2,500	\$27,500	
1c	Develop criteria for offering financial incentives for inclusionary units	Pending	Oct-16	-	\$5,000		\$5,000	
1d	Amend density bonus to allow increased affordability, density	Pending	Aug-17	0.08		\$2,500	\$2,500	
2b	Initiate amendment to second unit ordinance	Pending	Aug-17	0.08		\$2,500	\$2,500	
4f	Amend hillside development standards to add flexibility (PIAP)	Underway	Mar-17	-	\$20,000		\$20,000	
4g	Streamline design review process (PIAP)	Underway	Jun-17	0.08	\$30,000		\$30,000	
5c	Create pilot program to determine feasibility of acquiring affordability contracts	Pending	Nov-16	-			\$0	
5d	Investigate potential for developer and landlord partnerships	Pending	Nov-16	-			\$0	
F-4	Future increases in General Fund support for Housing Programs	Pending	Jun-16					
F-8	Consider use of Enhanced Infrastructure Financing to fund housing	Pending	Mar-17	0.08			\$0	
F-9	Consider GO bond measure to support affordable housing	Pending	Mar-17	0.08			\$0	
TOTAL PRIORITY 1				0.48	\$85,000	\$10,000	\$50,000	\$45,000
PRIORITY 2								
2d	Create pilot program for modular housing for moderate households	Pending	Dec-17	-	\$5,000		\$5,000	
3b	Identify City (and other public) parcels suitable for housing	Pending	Dec-16					
4d	Address critical habitat mitigation requirements (HCP)	Pending	Multi-year	1.00	\$400,000		\$400,000	
4h	Create integrated service counter (PIAP)	Pending	Multi-year	0.08			\$0	
4a, b, c	Develop readiness assessment (focus on infrastructure) in PDAs & opportunity sites	Pending	Dec-17	1.00	\$30,000		\$30,000	
3b	Evaluate vacant/underutilized public land for housing	Pending	Dec-17	0.08			\$0	
TOTAL PRIORITY 2				1.16	\$435,000	\$0	\$0	\$435,000
PRIORITY 3								
2a	Simplify definition of qualifying units; research appropriate size	Pending	Dec-17	0.08			\$0	
2c	Consider revision of single room occupancy standards	Pending	Dec-17	0.08			\$0	
3c	Develop land banking program	Pending	Jun-17	0.08			\$0	
3d	Evaluate rights-of-way for offer to adjoining properties	Pending	Jun-17	0.08			\$0	
4i	Optimize electronic plan review and on-line permitting (PIAP)	Pending	Multi-year				\$0	
TOTAL PRIORITY 3				0.32	\$0	\$0	\$0	\$0
Grand Total				3.67	\$ 600,000	\$ 3,015,000	\$ 3,180,000	\$ 485,000

*Includes hard costs for meetings and noticing

~PROGRAM GUIDE

- PROGRAM 1 - Increase inclusionary affordable housing
- PROGRAM 2 - Achieve "affordable by design" housing
- PROGRAM 3 - Assemble/offer public land for housing development
- PROGRAM 4 - Improve development readiness of opportunity sites

- PROGRAM 5 - Increase affordable housing investment and developer partnerships
- PROGRAM F - Funding related measures
- PROGRAM O - Other Ongoing implementation efforts