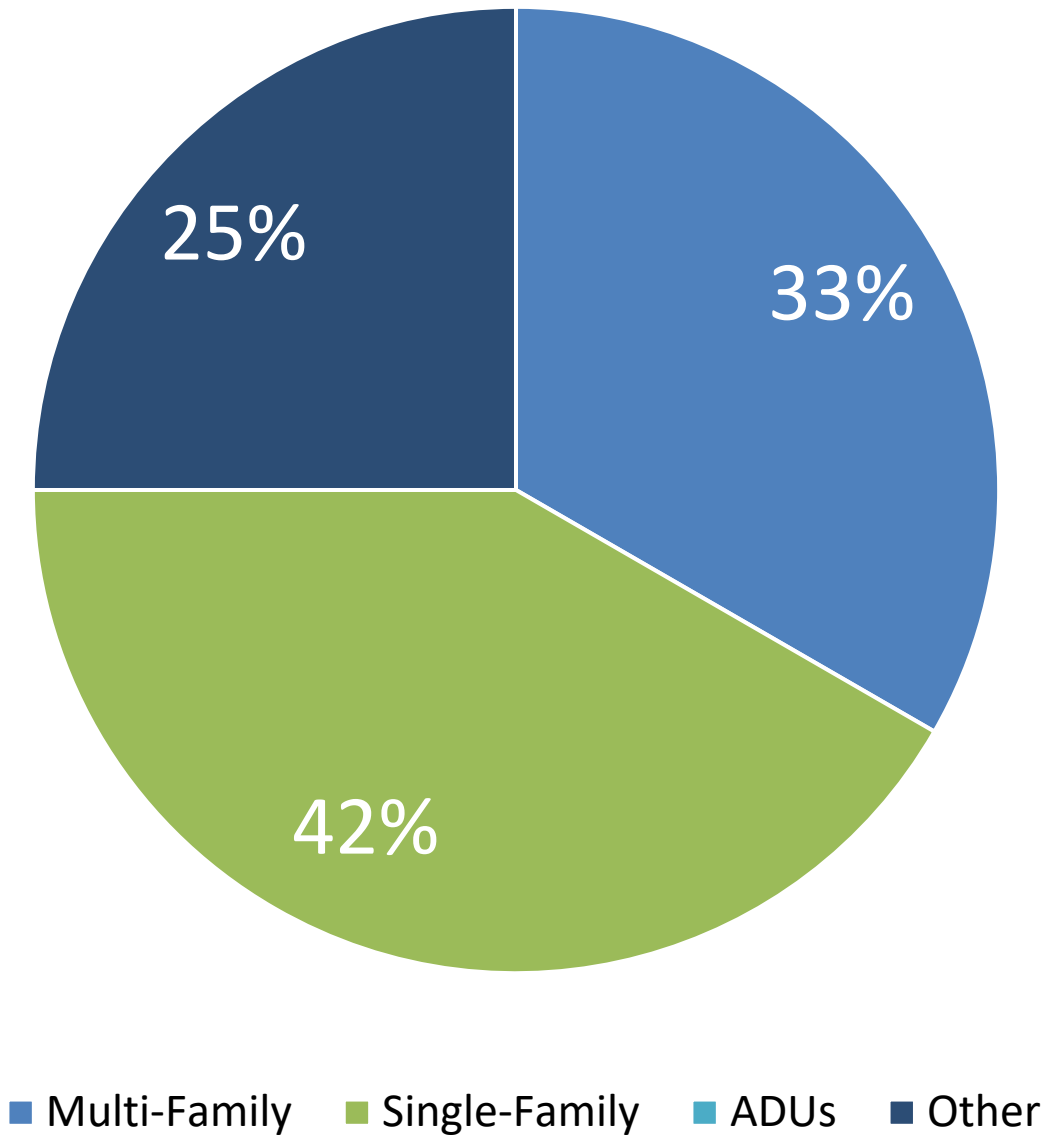


Developer Survey Feedback:

Demographics

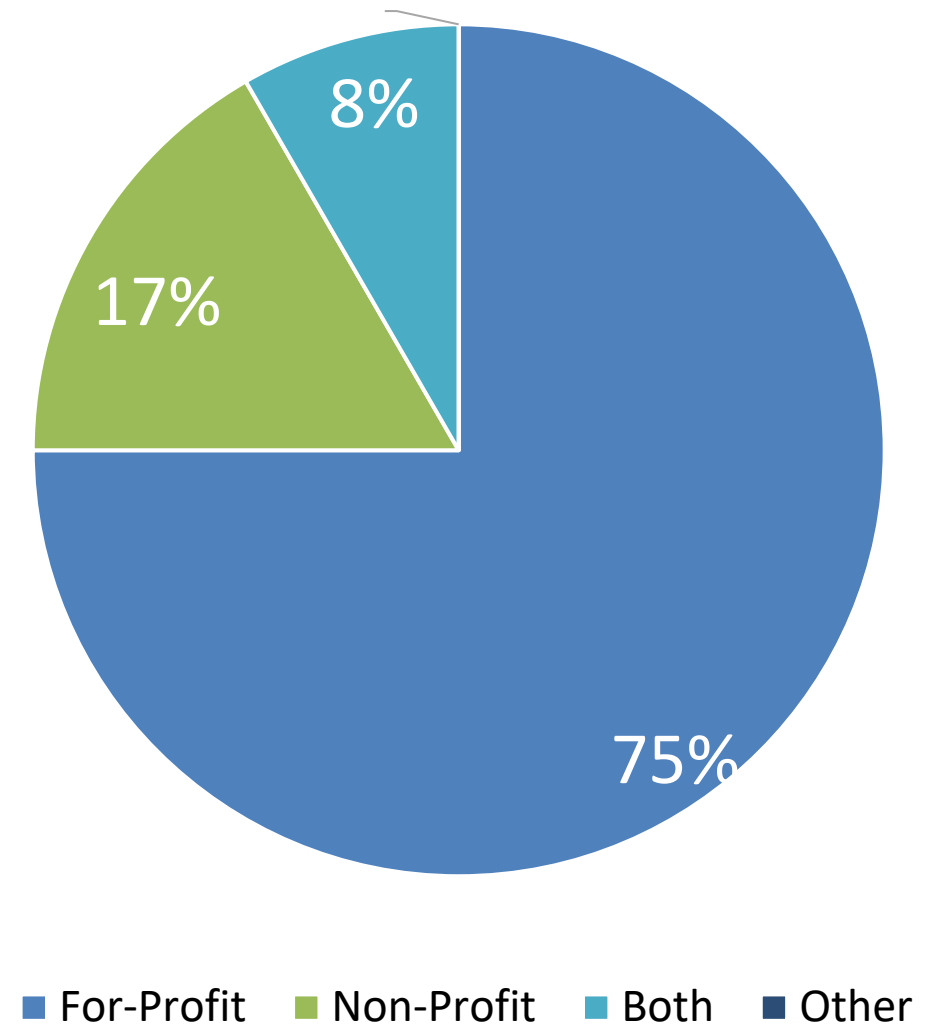
1) What type of development do you primarily do?



Developer Survey Feedback:

Demographics

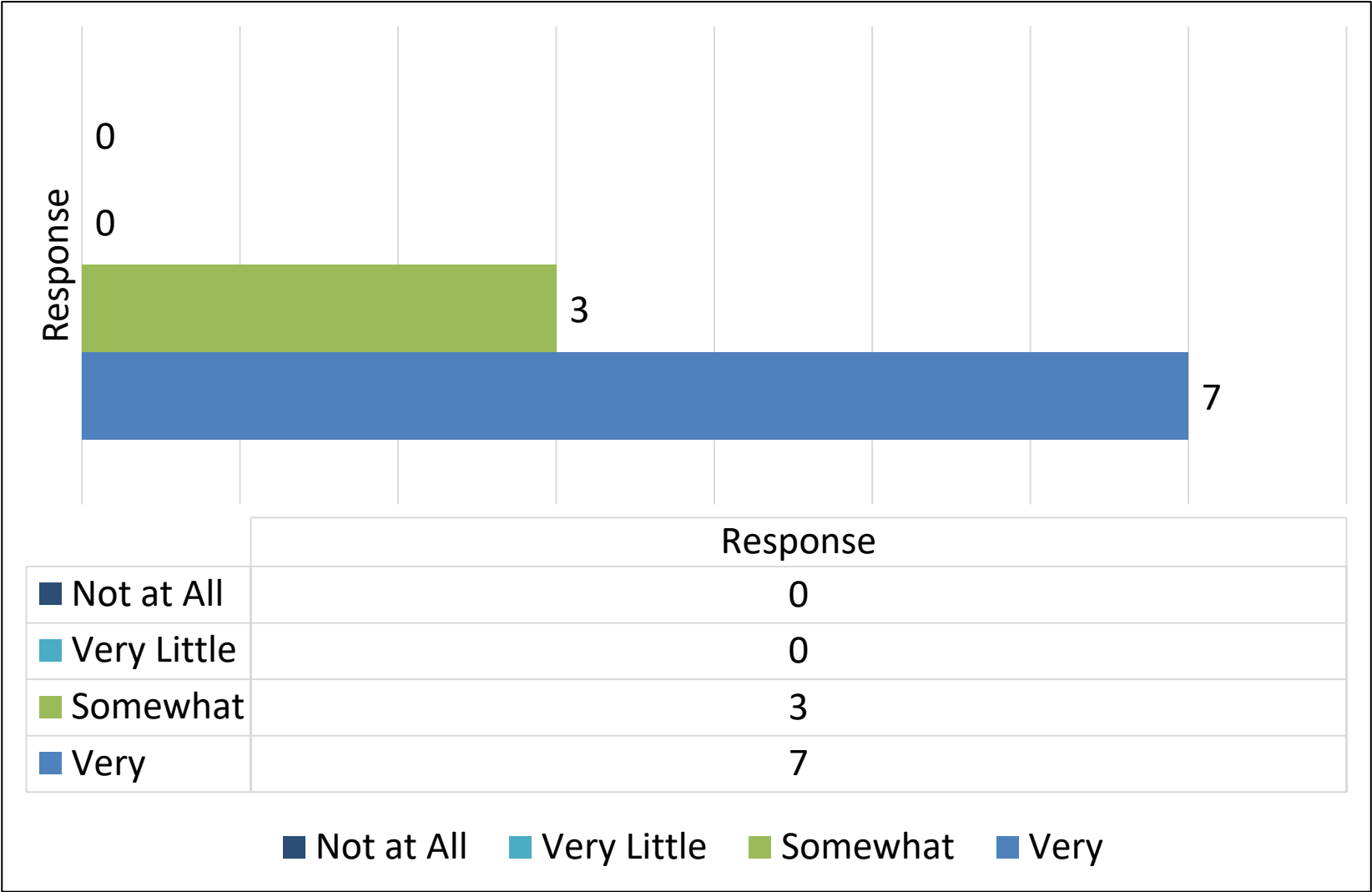
2) Are you for-profit or non-profit?



Developer Survey Feedback:

Programs, Policies, & Regulations

3) To what extent does rezoning land to permit multiple family as a “by-right” use, subject to only design review and building permit(s), help to get housing developed?



Developer Survey Feedback:

Policies, Programs, & Regulations

Response Excerpts

4) Do clear objective design and development standards assist with developing housing?

How much specificity is helpful vs. gets in the way of innovative or market-based housing prototypes?

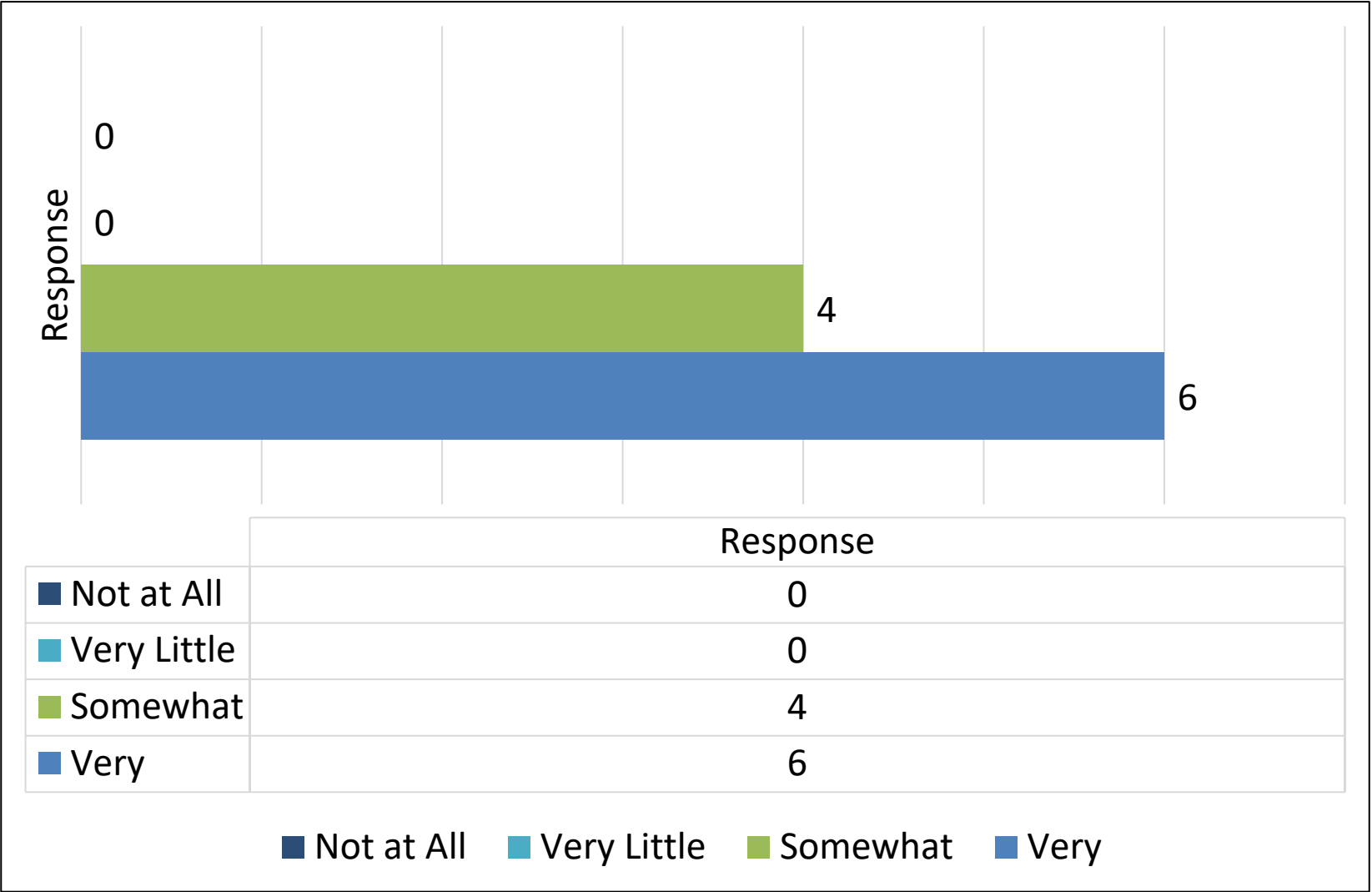
- *Critical*
- *Very helpful if not too specific*
- *Depends on how restrictive and limiting the standards are*
- *Subjectivity creates uncertainty*
- *The less the better*
- *Helpful but need to provide flexibility*



Developer Survey Feedback:

Programs, Policies, & Regulations

5) To what extent do comprehensive fee schedules for planning, building, and impact fees help to get housing developed?



Developer Survey Feedback:

Policies, Programs, & Regulations

Response Excerpts

6) Do Specific Plans and/or Form Based Codes that allow for housing to be constructed without subsequent discretionary review create housing opportunities? Please provide examples.

- *Yes, when written well*
- *Form based codes are restrictive*
- *Form based codes can help with increasing density*
- *More of a hinderance than a help*
- *Good Examples: Roseville, Folsom, Alameda*



Developer Survey Feedback:

Policies, Programs, & Regulations

Response Excerpts

7) Do plans and programs designed to finance and increase infrastructure lead to the ability to build more housing? What types of financing strategies are most helpful?

- *Only when based on actual use*
- *Definitely*
- *Biggest obstacle = infrastructure*
- *Helps to bridge the cost gap for affordable housing projects.*
- *Strategies: CFDs, SCIP, EIFD, assessment districts, grants, tax increment, City/County installing critical infrastructure*



Developer Survey Feedback:

Policies, Programs, & Regulations

8) What land use controls or development regulations have created the most significant constraints on housing development?

Response Excerpts

- *CEQA*
- *CFDs*
- *Timing/Processing, especially slow outside agencies*
- *Cost of construction*
- *Increases to fees*
- *Strict development standards:
Open space, garage, parking, etc.*



Developer Survey Feedback:

Policies, Programs, & Regulations

9) Please share an example of a policy or program implemented by a local jurisdiction that made a specific project viable where it would have otherwise not been constructed.

Response Excerpts

- *Housing in-lieu program*
- *CEQA “pre-clearance”*
- *Impact fee deferral*
- *Graduated fee schedules*
- *None, HAA has been a game changer*



Developer Survey Feedback:

Development Opportunities & Constraints

Response Excerpts

10) What characteristics of an infill site (besides vacant lots) would make it attractive for redevelopment with housing?

- *Streamlined entitlement & CEQA*
- *Fee credits and/or reductions*
- *Flexible zoning*
- *Higher densities*
- *Proximity to amenities*
- *Availability of utilities*
- *Limited offsite improvements*
- *No neighborhood opposition*



Developer Survey Feedback:

Development Opportunities & Constraints

Response Excerpts

11) What are the main opportunities and challenges of redeveloping underutilized or declining shopping centers and office buildings?

Challenges

- *Neighborhood opposition*
- *Cost of demolition & cleanup*
- *Acquisition cost*
- *Landowners properly valuing property*
- *Existing tenants & timing of lease expirations*



Developer Survey Feedback:

Development Opportunities & Constraints

12) What are some of the specific challenges in developing a mixed-use project?

Response Excerpts

- *Market fluctuations*
- *Acceptance by the renting or buying public*
- *Lack of sources to pay for non-residential component*
- *Lack of large enough sites*
- *Large retail/office requirement*
- *Finding the right tenants*



Developer Survey Feedback:

Development Opportunities & Constraints

Response Excerpts

13) What do you perceive as the primary constraints (market challenges or other) to producing affordable housing?

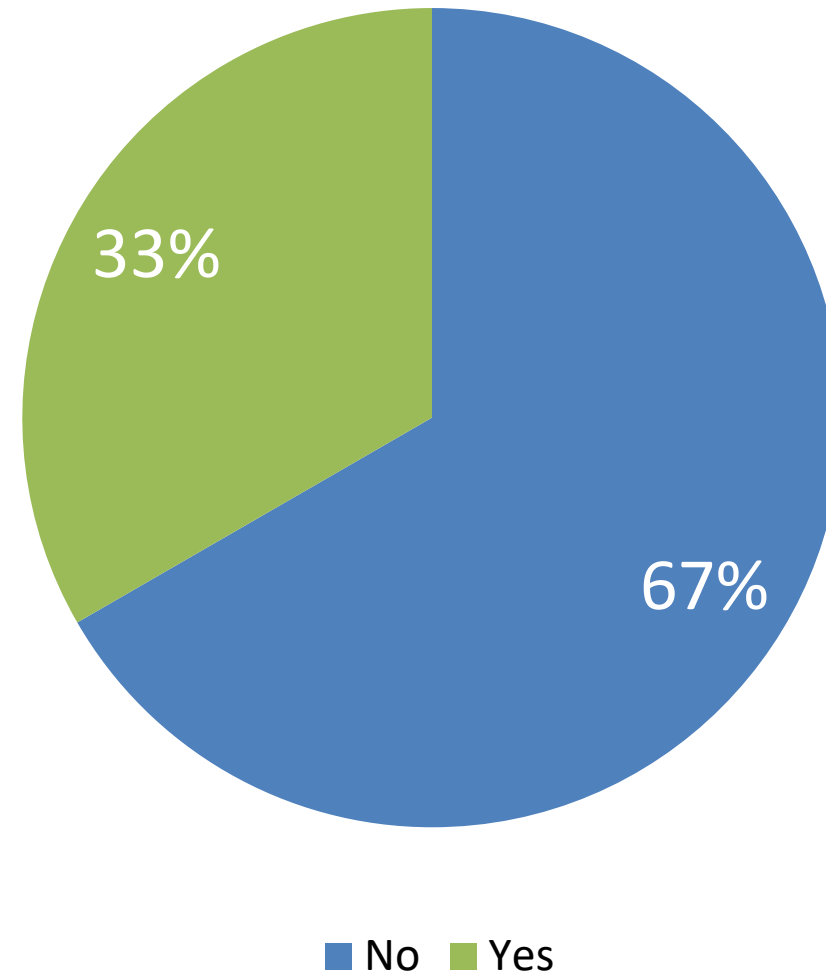
- *Getting a project pencil*
- *Building permit fees*
- *Time and money*
- *Complexity and uncertainty of financing*



Developer Survey Feedback:

Permits & Processes

14) Do you regularly pursue ADU permits? If not, what do you believe is the reason landowners are not seeing ADU permits?



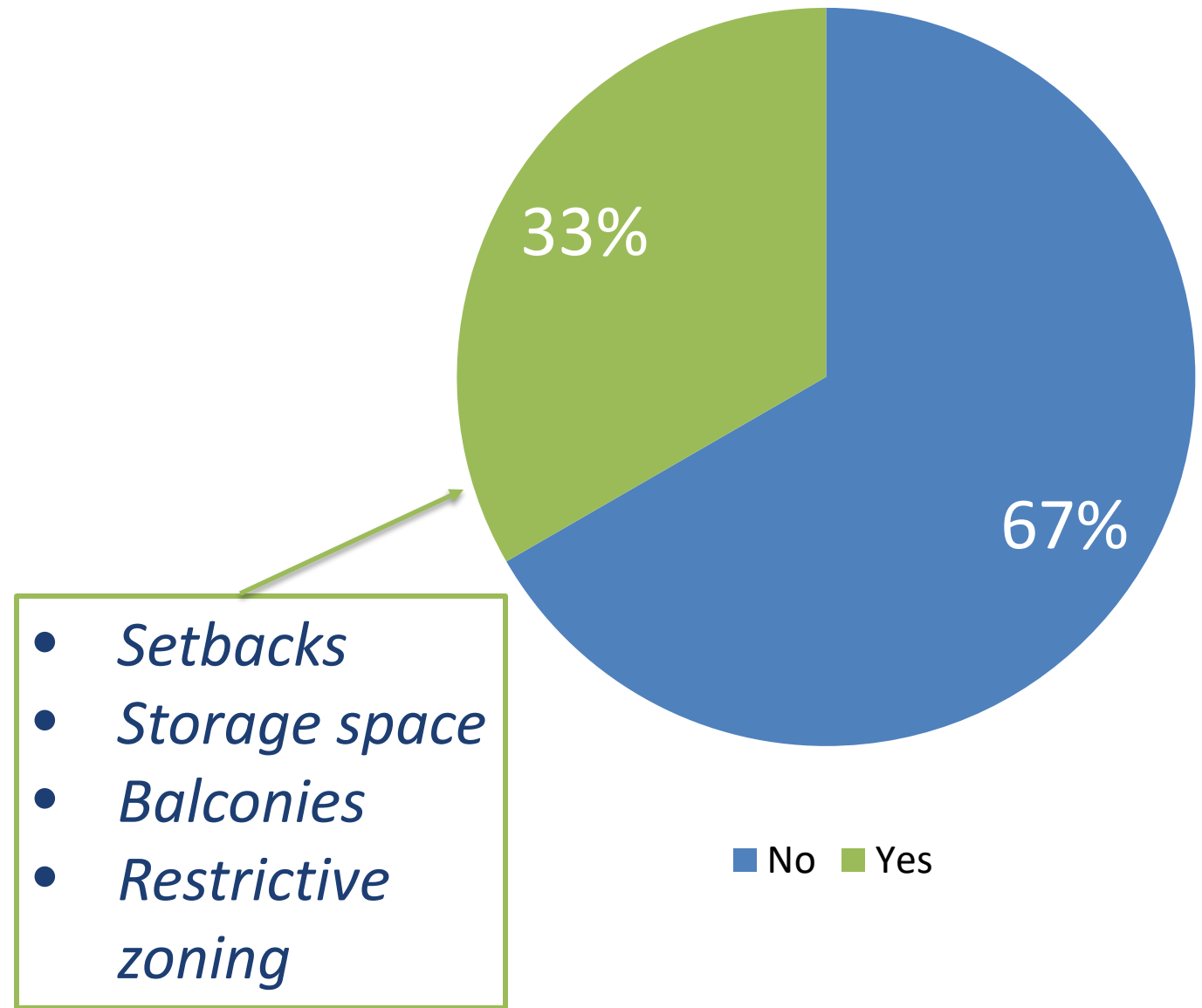
- *Multi-family developer*
- *Land developer*
- *Little room on lots for ADU*
- *Lack of infrastructure*



Developer Survey Feedback:

Permits & Processes

15) Do you ever use Density Bonus not to increase density but for concessions and/or waivers? If yes, for what concessions and/or waivers?



Developer Survey Feedback:

Permits & Processes

16) What are typically the slowest points in the planning approval process? Does offering expedited permit processing generally assist with housing development?

Response Excerpts

- *Entitlement process*
- *Conditions of Approval that require negotiation*
- *CEQA – rarely streamlined*
- *Public hearings*
- *SB330 speeds up processing times*
- *Expedited permit processing helps with predictability*



Developer Survey Feedback:

Permits & Processes

17) What factors should local staff consider as they designate sites for affordable housing?

Response Excerpts

- *Cost of land = deciding factor*
- *Which sites qualify for funding*
- *Make sure infrastructure is in place*
- *Desirability of location*
- *Suitable site size*
- *Should not designate – let the market decide*



Developer Survey Feedback:

Permits & Processes

18) What densities best support affordable housing projects?

Response Excerpts

- *Depends on location and project type*
- *Home builder's call*
- *20+ DU/acre*
- *25-30 DU/acre for family apartments; Higher for seniors and special needs*
- *30+ DU/acre at 2-3 stories*
- *High and Very High Density*

