

APPENDIX 2: PROPOSED POLICY COMPLETION SCHEDULE

| Category #<br>(Proposed) | HCD Prohousing Policy Language  | Concise Written Description of Prohousing Policy   | Key Milestones & Milestone Dates  | Anticipated Completion Date |
|--------------------------|---|--|---|-----------------------------|
| 3G                       | Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.  | The City conducts ongoing monitoring of new state legislation. If the proposed AB 1206 (2026) passes, the City will expand its existing program to provide pre-approved plans for ADUs to single-family and multi-family residences by January 1, 2028, in consistency with pending State law. |   | January 1, 2028             |
| 4F                       | Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households. | The Santero Way Specific Plan proposes the formation of an EIFD to support infrastructure improvements, development of public facilities, and affordable housing development within the priority development area adjacent to Cotati’s light rail station.                                     | <p>The City Council authorized the City Manager to retain a consultant to evaluate the feasibility of an EIFD on November 18, 2025.</p> <p>The agreement with the consultant was executed on December 12, 2025.</p> | December 1, 2026            |