

DRAFT

APPENDIX 3: COTATI PROHOUSING DESIGNATION SELF-SCORING SHEET

| Category # | HCD Prohousing Policy Language (Permanent Regulations) | Concise Written Description of Prohousing Policy | Enacted (E) or Proposed (P) | Documentation type (e.g. resolution, zoning code) | Insert Web Links to Documents or Indicate Electronic Copies Attached | Points | Enhancement Factor Category | Enhancement Points | Total Points |
|------------|--|--|-----------------------------|--|--|--------|-----------------------------|--------------------|--------------|
| 1A | Three (3) Points. Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction’s Housing Element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1). | <p>The City’s Housing Element (certified June 2, 2023) projects that the City has a 68% buffer for Lower-Income, a 105% buffer for Moderate, and a 468% buffer for Above Moderate categories, resulting in a total RHNA buffer of 147%.</p> <p>This buffer was increased through adoption of the Santero Way Specific Plan (SWSP) (December 2024) and adoption of the SW and TOC zoning districts (January 2026) which significantly increased allowable density from 15 units/acre to 35 units/acre within ½ mile of the SMART station.</p> | E | <p>Housing Element Update Table 9: RHNA and Site Capacity</p> <p>SWSP EIR</p> <p>Ordinance 939</p> | <p>Housing Element</p> <p>SWSP EIR</p> <p>Ordinance 939</p> | 3 | 1 | 2 | 5 |
| 1B | Three (3) Points. Permitting missing middle housing uses (e.g., triplexes and fourplexes) by right in existing low-density, single-family residential zones in a manner that | Zoning Code Section 17.22.020, Table 2-2 lists multifamily plex housing (up to nine units) as permitted-by-right in the NL (Neighborhood, Low Density) zoning district. | E | Cotati Municipal Code | <p>Zoning Code Section 17.22.020, Table 2-2</p> <p>https://www.cotaticity.gov/1</p> | 3 | 8 | 1 | 4 |

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| | exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code §§ 65852.21, 66411.7). | <p>Cotati adopted Objective Design Standards (ODS), in part, to permit ministerial/by-right approvals for multifamily plex housing in single-family zones.</p> <p>Cotati's Cottage Housing Ordinance, adopted in 2021, allows construction of modestly-sized single-family detached or attached residences at a higher density than the standard zoning permits.</p> | | | 574/Single-Family-and-Plex-Housing-Objective | | | | |
| 1C | Two (2) Points. Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to paragraph (1)(A). These additional sites must be identified in the District's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1). | | | | | | | | |
| 1D | Two (2) Points. Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements. | The "Cotati Density Bonus" ordinance allows for up to 100% additional density for projects that provide at least 25% of units for affordable housing, which exceeds the state's density bonus program. | E | Cotati Municipal Code | Chapter 17.32 | 2 | 8 | 1 | 3 |

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| 1E | <p>Two (2) Points. Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).</p> | <p>Cotati's Cottage Housing Ordinance, adopted in 2021, allows construction of modestly-sized single-family detached or attached residences at twice the maximum density than the standard zoning permits.</p> <p>Approval of a Cottage Housing project is discretionary but the policy is applicable citywide, whereas SB 9 is not applicable in much of Cotati because much of the City is within designated Critical Habitat for the endangered California Tiger Salamander.</p> | E | Cotati Municipal Code | Cottage Housing: Section 17.42.125 | 2 | 6 | 1 | 3 |
| 1F | <p>Two (2) Points. Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Government Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or</p> | <p>Zoning Code Section 17.36.050, Table 3-7 provides the City's parking requirements for residential projects. The City's parking ratios are less than that required by Government Code section 65915(p)(1). Cotati only requires 2 spaces for 4+ bedroom units whereas the Gov Code requires 2.5 spaces for 4+ bedroom units.</p> <p>Zoning Code Section 17.36.080 provides further opportunities to reduce parking below the normal requirements.</p> | E | Cotati Municipal Code | Chapter 17.36 Parking and Loading Ordinance 939 | 2 | 2 | 1 | 3 |

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| | less than ratios pursuant to Government Code section 65915, subdivision (p). | In January, 2026, as part of its Transit-Oriented Communities (TOC) ordinance, Cotati amended its parking ordinance to eliminate all parking minimums for mixed/use and multifamily developments located within ½ mile of the Cotati SMART train Station and imposed a parking maximum of 1.5 spaces per unit. | | | | | | | |
| 1G | Two (2) Points. Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth and deep affordability targeted housing for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the CTCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing this policy, especially in areas | <p>The Santero Way Specific Plan (SWSP) was developed to provide Affordable, Multifamily, and Workforce Housing and create new infill opportunities for high-density housing on vacant and underutilized parcels in the Plan Area. The Plan area is within the city’s highest resource area (p. 25 Housing Element Update).</p> <p>Cotati’s inclusionary ordinance (15% affordable) and TOC/SWSP promote mixed-income/multifamily in transit areas and supports range of types.</p> | E | <p>Santero Way Specific Plan</p> <p>City Webpage</p> <p>Cotati Municipal Code</p> | <p>Santero Way Specific Plan Update</p> <p>Ordinance 939</p> | 2 | 1 | 2 | 3 |

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| | with existing industrial or polluting uses. | | | | | | | | |
| 1H | One (1) point. Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones. | Mixed Use is allowed by right in all commercial zones in Cotati. Live/Work units are also allowed in commercial zones with approval of a Use Permit. | E | Zoning Code, Table 2-3 Allowed Land Uses and Permit Requirements for Mixed Use Corridors and Districts | Chapter 17.22 Allowable Land Uses | 1 | 1 | 2 | 3 |
| 1I | One (1) point. Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio; height limits; minimum lot or unit sizes; setbacks; and allowable dwelling units per acre. These policies must be separate from any qualifying policies under paragraph (1)(B). | Ordinance 939, adopted on January 13, 2026 created two new zoning districts (SW & TOC) that allows for significantly higher density (from max 15 units/acre to max 35 units/acre) imposed minimum FARs, increased allowable land coverage, eliminated parking minimums and imposed parking maximums.EF5 – The SW/TOC density increases support intensification of residential development in Location Efficient Communities. | E | SWSP Ordinance 939 | SWSP Ordinance 939 | 1 | | | 1 |
| 1J | One (1) Point. Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200. | | | | | | | | |

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| 1K | One (1) Point. Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65085.01). | Each residential development must be designed and constructed to provide at least 15% of the total units as inclusionary units restricted for occupancy by moderate-, low- or very low-income households. | E | Zoning Code Section 17.31.040 Standards for inclusionary units. | Chapter 17.31 Affordable Housing Requirements | 1 | 8 | 1 | 2 |
| 1L | One (1) Point. Other zoning and land use actions not described in subdivisions (b)(1)(A)-(K) of this section that measurably support the Acceleration of Housing Production. | | | | | | | | |
| 2A | Three (3) Points. Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, and multifamily and mixed-use housing. | In 2024, the City of Cotati adopted Objective Design Standards (ODS) for single-family and “plex” housing. Objective Design Standards support the ministerial approval processes of a variety of housing types. Additionally, Zoning Code Section 17.22.020, Table 2-2 and Table 2-3 list all housing types, including mixed-use, as permitted-by-right in all residential and commercial zones. EF2 - Objective Design Standards support the ministerial approval processes, and reduced review, and are consistent with the state planning priorities pursuant to Government Code section 65041.1. | E | City Webpage Cotati Municipal Code | Single-Family and "Plex" Housing Objective Design Standards Cotati, CA Chapter 17.22 (Allowable Land Uses) | 3 | 2 | 1 | 4 |

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| 2B | <p>Two (2) Points. Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.</p> | <p>The City has adopted program level EIRs for its General Plan, Santero Way Specific Plan, and the Downtown Specific Plan and has relied on those program-level EIRs to streamline the CEQA process for housing projects.</p> <p>Evidence of this streamlining effort can be found in the adopted CEQA analyses for numerous housing projects resulting in the entitlement of 464 housing units (not including ADUs) in the last two years. Projects include: Cotati Village 1 (177 units), Cotati Village 2 (126 units), Flahavan Estates (35 units), Redwood Row (178 units), 8150 La Plaza (5 units).</p> <p>EF2 – Streamlined environmental review to accelerate housing promotes development consistent with the state planning priorities pursuant to Government Code sections 65041 and 65183.</p> | E | <p>City Website</p> <p>General Plan EIR</p> <p>Santero Way Specific Plan EIR</p> <p>Downtown Specific Plan EIR</p> | <p>General Plan Environmental Impact Report (EIR) Cotati, CA</p> <p>Attachment-B-1-Santero-Way-Specific-Plan-Update-Final-EIR</p> <p>Downtown Specific Plan Cotati, CA</p> <p>Projects in Progress Website</p> | 2 | 2 | 1 | 3 |
| 2C | <p>Two (2) Points. Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, such as Pub. Resources Code, §§ 21155.1, 21155.4,</p> | <p>Cotati developed a written streamlined application process in accordance with SB 35 and SB 330, including the pre-application and the procedure. This process provides a streamlined ministerial approval process to qualified residential and mixed-use development projects. The written procedures and checklists are available at City Hall and on the City’s website.</p> | E | <p>City Website</p> <p>Housing Element Update</p> <p>Program 2-2: Streamlining Housing Development</p> | <p>Housing Element: p. 37-38</p> <p>SB 35 Application Form: https://www.cotaticity.gov/DocumentCenter/View/2076/</p> | 2 | | | 2 |

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| | 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28. | | | | SB-35-Application SB 330 Application Form: https://www.cotaticity.gov/DocumentCenter/View/2075/SB-330-and-SB-35-Preliminary-Application | | | | |
| 2D | Two (2) Points. Establishment of permitting processes that take less than four months to complete. Policies under this subparagraph must address all approvals necessary to issue building permits. | | | | | | | | |
| 2E | Two (2) Points. Absence or elimination of public hearings for projects consistent with zoning and the general plan. | | | | | | | | |
| 2F | Two (2) Points. Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households. | The City will continue to provide developers of residential projects opportunities to fast track the permitting process, with priority given to discretionary projects proposing affordable housing levels in excess of the minimum 15% inclusionary BMR housing units. | E | Housing Element Update Program 2-2: Streamlining Housing Development | Housing Element Update: p. 37-38 | 2 | | | 2 |
| 2G | One (1) Point. Establishment of consolidated or | Cotati provides and encourage pre-application meetings. Joins in regional collaboration efforts that | E | Housing Element Update | Housing Element | 1 | | | 1 |

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| | streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan. | can streamline housing efforts or increase staff capacity, expanded existing Objective Design and Development Standards for SB 35 projects to apply to multi-family, single-family and mixed-use projects. In 2019 the City eliminated the Design Review Committee thus reducing the number of public hearings needed for project approval. | | Program 2-2: Streamlining Housing Development | Update: p. 37-38 | | | | |
| 2H | One (1) Point. Absence, elimination or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing. | The City adopted Objective Design Standards for single-family and “plex” housing in 2024 to replace subjective development and design standards. | E | Cotati Municipal Code Program 2-2: Streamlining Housing Development | Chapter 17.39 Objective Design Standards Housing Element Update p. 37-38 | 1 | | | 1 |
| 2I | One (1) Point. Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across City approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy. | The City’s community development functions are centralized into one department, and the Permit Technician serves as the initial point of contact for coordination of development across divisions. The Community Development Director provides broad oversight over development services, and ministerial approval processes are applied wherever feasible. Development applications are centralized through the Cloudpermit database. Additionally, in 2025 the City implemented a new policy of identifying a “Project Manager” (typically a planner) that coordinates a proposed project through the various departments from | E | City Website Community Development Department | https://www.cotaticity.gov/200/Community-Development/Cloudpermit | 1 | | | 1 |

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| | | entitlement, improvements plans, issuance of building permits, and construction, and acts a single source of contact for an applicant. | | | | | | | |
| 2J | One (1) Point. Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing. | <p>The City has streamlined the ADU application processing by eliminating the Planning entitlement process and relying instead on planning department review and sign-off of the building permit.</p> <p>The City has also adopted a program for pre-reviewed ADU plans and promotes them on the City's website.</p> <p>EF2 – Supporting infill projects like ADU's and JADU's promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.</p> | E | <p>Housing Element Update</p> <p>Program A-3.6 Encourage the Development of Accessory Dwelling Units</p> <p>City Website</p> | Housing Element Update: p. 38-39 Pre-Reviewed ADU Plans Program Cotati, CA | 1 | 2 | 1 | 2 |
| 2K | One (1) Point. Establishment of a standardized application form for all entitlement applications. | The City offers a Master Planning Application available through its Online Permitting Website. | E | Planning Permit Application | Planning-Permit-Application | 1 | | | 1 |
| 2L | One (1) Point. Documented practice of publicly posting status updates on project permit approvals on the internet. | The City's Projects in Progress webpage provides up-to-date information on major development projects throughout the permitting and construction process citywide. | E | City Website | Projects in Progress Cotati, CA | 1 | | | 1 |
| 2M | One (1) Point. Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to paragraph (2)(E) are not eligible for | | | | | | | | |

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| | points under this subparagraph. | | | | | | | | |
| 2N | One (1) Point. Other policies not described in subdivisions (b)(2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes. | | | | | | | | |
| 3A | Three (3) Points. Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees). | In August, 2025, the City adopted a 3-year pilot program to waive up to 25% of impact fees for affordable multifamily projects. | E | City Website | https://cotaticity.primegov.com/Portal/Meeting?meetingTemplateId=7230 | 3 | | | 3 |
| 3B | Two (2) Points. Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, | The City offers a Pre-Reviewed ADU Plans Program where designers can submit ADU plans for pre-approval for compliance with the CA Building Code, and property owners to utilize these plans to reduce plan check timelines and construction costs. The program helps the City meet the goal of creating diverse housing options throughout Cotati by encouraging ADU construction. EF2 - Reducing review for ADU legalization supports infill | E | City Website | Pre-Reviewed ADU Plans Program Cotati, CA | 2 | 2 | 1 | 3 |

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| | technical assistance programs, and pre-approved ADU/JADU design packages. | development consistent with Gov Code Section 65041. | | | | | | | |
| 3C | One (1) Point. Adoption of other fee reduction strategies separate from paragraph (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees). | | | | | | | | |
| 3D | One (1) Point. Accelerating housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs. | Mobile/manufactured homes are allowed by right in multiple zoning districts: RR - Rural Residential, RVL - Residential Very Low Density, NL - Neighborhood, Low Density, NM - Neighborhood, Medium Density, and NU - Neighborhood, Urban | E | City Zoning Code and Zoning Map | Zoning Map Chapter 17.22 Allowable Land Uses | 1 | | | 1 |
| 3E | One (1) Point. Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include publicly funded programs to | Ordinance 939, adopted on January 13, 2026, modified the City's objective design standards to require incorporation of mobility hub features. Applicants can select from a list that including micromobility stations and drop zones, dedicated car share, loading zones for ride-hail & shuttles, wayfinding signage for off-site transit, and bicycle parking. | E | Ordinance/Cotati Municipal Code Internet/Phone App | Ordinance 939 Redwood Bikeshare | 1 | 5 | 1 | 2 |

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| | expand accessible sidewalks or protect bike/micro-mobility lanes; creation of on-street parking for bikes; transit-related improvements; or establishment of carshare programs. | Cotati is an active participating City in the Redwood Bikeshare Program and allows use of the public right-of-way for bicycle hubs and subsidizes all permitting costs associated with the program. | | | | | | | |
| 3F | One (1) Point. Adoption of universal design ordinances pursuant to Health and Safety Code section 17959. | <p>Cotati requires 10% of all homes in a subdivision of over 5 parcels to be single-story and include accessibility features. CMC Section 17.78.030.C</p> <p>Policy H-3-6: Continue to facilitate accessible universal design in new housing development and eliminate further barriers to safe and accessible housing for people with disabilities.</p> | E | <p>Cotati Municipal Code</p> <p>Housing Element Update</p> <p>Policy H-3-6</p> | <p>City Of Cotati, Ca Subdivision Design And Improvement Requirements</p> <p>Housing Element Update: p. 13 & p. 42</p> | 1 | | | 1 |
| 3G | One (1) Point. 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. | P | Proposed California legislation, AB 1206 (2026) | https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB1206 | 1 | | | 1 |
| 3H | One (1) Point. Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households | Adoption of the SW and TOC zoning districts reduce barriers for development | E | TOC Ordinance | Ordinance 939 | 1 | 5 | 1 | 2 |

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| 3I | One (1) Point. Other policies not described in subdivisions (b)(3)(A)- (H) of this section that quantifiably reduce construction or development costs. | Cotati has adopted a Development Impact Fee Deferral Program that allows residential projects to defer fees without accruing interest or requiring City Council approval. | E | Cotati Municipal Code | City Of Cotati, CA Development Impact Fee Deferrals | 1 | | | 1 |
| 4A | Two (2) Points. Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures. | The City will continue the Housing Fund, with contributions collected from private and public sources to implement and/or supplement the City's housing programs. Use the Housing Fund to make housing available to very low to moderate-income Cotati residents, with an emphasis on very low and low income units for individuals and large families, affordable senior housing, and transitional/supportive housing | E | Housing Element Update Program 3-2: Funding for Affordable and Special Needs Housing | Housing Element Update: p. 44 | 2 | 4 | 1 | 3 |
| 4B | Two (2) Points. Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this subdivision, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing. | | | | | | | | |

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| 4C | Two (2) Points. Demonstration of regular use or planned use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this subdivision, “regular use” can be demonstrated through the number of units preserved annually by utilizing this funding source. | | | | | | | | |
| 4D | Two (2) Points. Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households. | | | | | | | | |
| 4E | Two (2) Points. A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower-Income Households. A | <p>The City leveraged available land at 120 East Cotati Avenue for the provision of 100% affordable housing to low-income households.</p> <p>The proposed development features a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units, for a total of 43 homes available to households below 80% AMI, with one manager’s unit.</p> | E | <p>HCD’s Surplus Lands Act determination for 120 East Cotati Avenue</p> <p>120 East Cotati Avenue Plan Set</p> | <p>https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/HAU/cotati-exempt-review-081324.pdf</p> <p>https://www.cotaticity.gov/D</p> | 2 | | | 2 |

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| | qualifying program may use mechanisms such as land donations, land sales with significant write-downs, or below-market land leases. | | | | ocumentCenter/View/2881/Plan-Set | | | | |
| 4F | Two (2) Points. 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. | <p>The Santero Way Specific Plan proposes the formation of an EIFD to support infrastructure improvements, development of public facilities, affordable housing development within the priority development area adjacent to Cotati’s light rail station.</p> <p>The City Council authorized the City Manager to retain a consultant to evaluate the feasibility of an EIFD on November 18, 2025. The agreement with the consultant was executed on December 12, 2025.</p> | P | Santero Way Specific Plan – Funding and Financing Strategy | Santero Way Specific Plan – Implementation Section November 18, 2025 Council Meeting | 2 | | | 2 |
| 4G | Two (2) Points. Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households. | To ensure pending and approved projects will be available for occupancy within the planning period, the City, using the General Fund, will proactively support the processing, approval, and development of these projects. Specifically, the City will provide automatic fee subsidies and/or in-kind services valued at up to \$25,000 for 100% affordable housing developments that comply with the City’s adopted development standards, offer automatic fee deferrals until occupancy for all residential units, streamline permit processing by automatically moving | E | Housing Element Update Program 2-7: Support Development of Proposed Projects | Housing Element Update: p. 41 | 2 | | | 2 |

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| | | these projects to the front of the queue, and proactively approve requests for extensions of approved entitlements on these sites as permitted by law. | | | | | | | |
| 4H | One (1) Point. Directed residual redevelopment funds to accelerate the production of affordable housing. | | | | | | | | |
| 4I | One (1) Point. Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households. | The City will support affordable housing using the Housing Fund and/or various County, State, Federal or other funding sources. | E | Housing Element Update Program 3-2: Funding for Affordable and Special Needs Housing | Housing Element Update: p. 44 | 1 | | | 1 |
| 4J | One (1) Point. Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to paragraph (4)(G). | | | | | | | | |
| 4K | One (1) Point. Providing operating subsidies for permanent Supportive Housing. | | | | | | | | |

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| 4L | One (1) Point. Providing subsidies for housing affordable to Extremely Low-Income Households. | | | | | | | | |
| 4M | One (1) Point. Other policies not described in subdivisions (b)(4)(A)-(K) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households. | The City's Development Impact Fee Deferral Program implements and promotes the opportunities provided under SB 937 by providing an Impact Fee Deferral Agreement Template and Fee Estimate Request Form for qualifying residential developments. | E | City website | https://www.cotaticity.gov/1615/Development-Impact-Fee-Deferral-Program- | 1 | | | 1 |
| TOTAL | | | | | | 51 | 16 | | 67 |