1

Local Market Data: Assess factors that influence local housing development.

- Residential development trends.
- Sale and rent data.
- Residential zoning standards.

2

Financial Feasibility Analysis: Calculate how affordability requirements would impact housing project feasibility.

- Create for-sale and rental housing development scenarios.
- Model the financial impacts of affordability requirements on each scenario.

3

Fee Study: Calculate how much developers who do not provide affordable units must pay.

- "In-lieu" fees are an alternative to constructing affordable units.
- Fees must cover the cost of constructing all units.

4

Outreach and Refinement. Coordinate with Antioch residents and stakeholders on approach to IHO.

- Interview local developers.
- Conduct Community Workshop.
- Lead study sessions with Planning Commission and City Council.

5

Inclusionary Housing Ordinance: Develop Draft IHO informed by studies and outreach.

- Establishes affordability requirements for very-low, low and moderate-income households.
- Explains how in-lieu fees are calculated.
- Includes development standards that ensure quality of affordable units.
- Includes alternatives to complying with affordability requirements.

6

Adoption. Integrate staff and public comment into Final Draft IHO and present to City leadership for adoption.

- Planning Commission approval.
- City Council adoption.