

ATTACHMENT D

Summary of barriers and solutions as outlined in a Milken Institute report. The full report may be accessed at <https://milkeninstitute.org/report/accelerating-workforce-housing-development-across-california>

Policy Barriers

1. Local entitlement processes are slow and state regulations are cumbersome
2. Land use is subject to competing bureaucratic interests
3. Available land is zoned for more lucrative returns
4. Tax increment financing mechanisms have not effectively supplied more housing

Financing Barriers

1. Soft costs and benefits are hard to quantify
2. Costs are too high across the board
3. The corporate sector is not sufficiently engaged
4. Smaller developers lack financing options

Policy Solutions

1. Offer streamlined entitlement processes for qualifying projects
2. Align state funding programs to incorporate and incentivize a housing component
3. Inventory, organize, and incentivize land for housing development
4. Establish an effective housing tax increment financing replacement program

Financing Solutions

1. Enable partnerships to better quantify the soft costs
2. Address high costs of development
3. Attract more private-sector participants to the process
4. Use innovative financing solutions for small developers