



## Inclusionary Housing Technical Advisory Committee

February 11, 2026

4:00 – 6:00 pm

Hearing Room 305, City Hall

### Committee Members

Saki Bailey (Seat 1)  
Tiffany Bohee (Seat 2)  
Whitney Jones (Seat 3)  
Shannon Way (Seat 4)  
Jesse Blout (Seat 5)  
Rebecca Foster (Seat 6)  
Eric Tao (Seat 7)  
Enrique Landa (Seat 8)

The meeting was called to order. All committee members were present.

Griselda Blackburn and Leo Ma of Century Urban presented findings of the preliminary feasibility analysis. The analysis considered various building prototypes under both non-density bonus and density bonus scenarios and under inclusionary rates including current rates, pipeline project rates and temporary reduction rates, according to underwriting assumptions. Committee members discussed several underwriting assumptions including return on cost, and efficiency rate. Century Urban proposed further study of these assumptions. Century Urban presented residual land value analysis for each building prototype, under various inclusionary scenarios, all of which resulted in infeasibility. Committee members discussed the application of impact fees and requested further information.

Committee members discussed the preliminary feasibility results. Members discussed the duties of the committee including to recommend inclusionary rates but also to make policy recommendations that advance the City's housing policy goals including production of affordable housing. A committee member requested a retrospective analysis of housing starts under previous inclusionary rates in order to better understand past efforts to meet policy goals. A committee member requested data to better understand the city's current housing needs by income level. Several committee members suggested that the preliminary results mean that additional policy tools will be needed to realize the City's housing policy goals beyond setting inclusionary rates.

There was no public comment.