



SHIFT Pilot Program: City Partners

PROGRAM DESIGN & LAND AVAILABILITY
APRIL 2026



Introducing SHIFT

- Scalable Housing Infill Funding Toolkit
- Designed to provide low-cost housing for low-income households on underutilized, infill parcels
- Relies on a Toolkit of Best Practices
 - Simplified Financing: \$100,000-\$150,000 per unit County Subsidy combined with a CDFI backed Perm Loan
 - Pre Approved Design library for off-the-shelf use or cost estimation
 - Design and Construction Streamlining



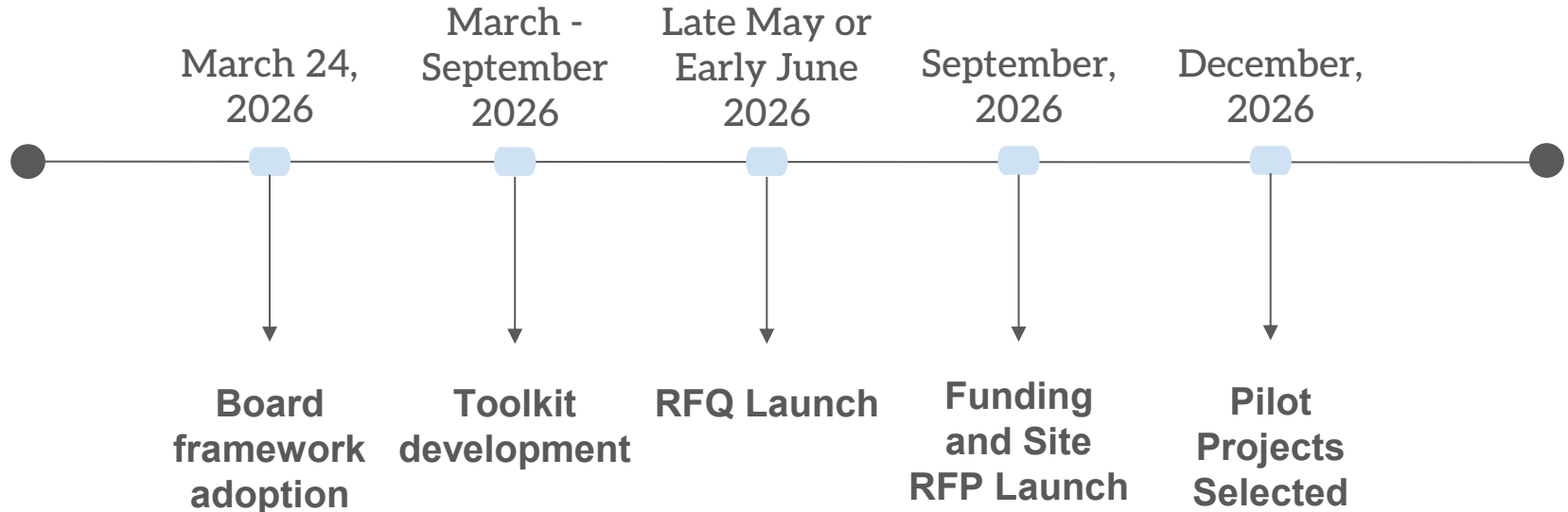
Program Framework

- SHIFT Program Framework approved by the BOS on March 24
- Includes overarching Program toolkit and specific pilots:
 - Public Toolkit: Meant to encourage private market-rate development of small multi-family
 - SHIFT Development Pilot: \$7.5 million to fund 10+ projects across the County
 - SHIFT Senior ADU Program: \$2 million to fund ADU construction and lot split TA for Seniors



SHIFT Program Timeline

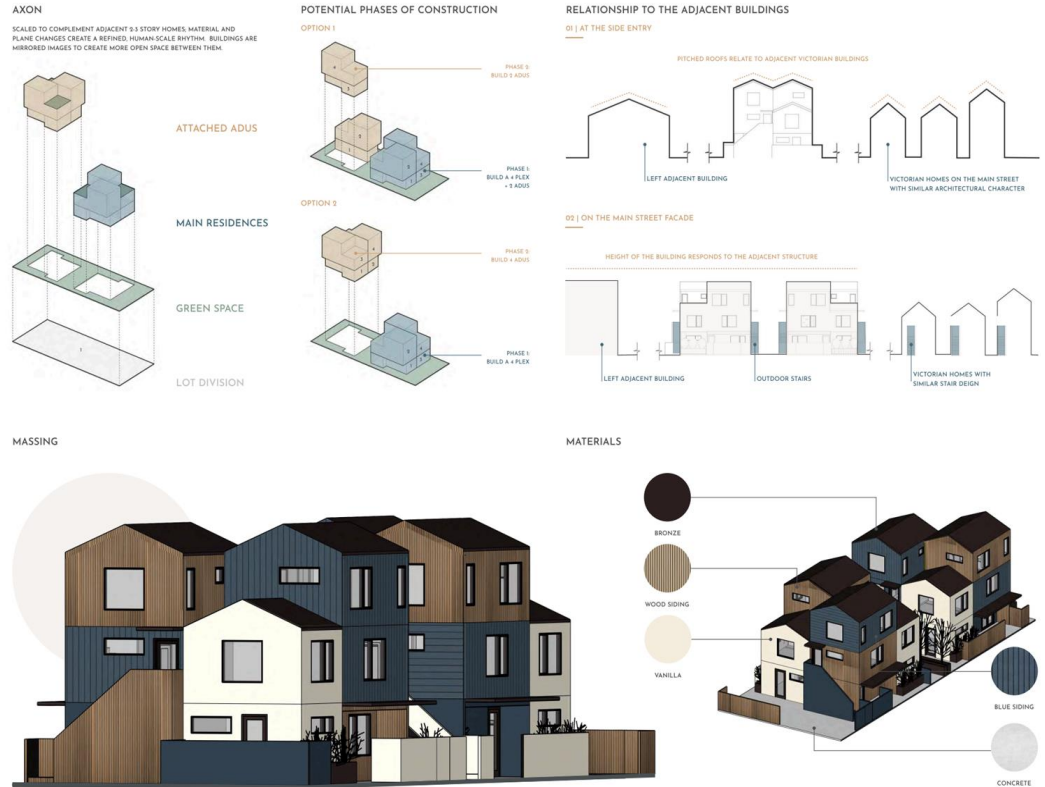
- With the commitment of funds, SHIFT will start initial project development by the start of next year
- Stakeholder engagement, site vetting, and streamlining standardization will take place over the next few months in the lead up to RFP launch



Inspired ADUs

Inspired ADUs is the Program Design Consultant

- Creating Development Toolkit
- Conducting Stakeholder Engagement
- Parcel Intake & Analysis
- Financial and Feasibility Analysis



Collaboration Points

- Program Design
- Planning
Streamlining/Design
Preapproval
- Land Identification/Funding
Braiding



Program Design

- Communities participation opportunities
 - Identifying vacant sites that could be used in the program
 - Planning and Building departments that want to offer input on challenges and opportunities to streamline approvals
 - Municipalities with successful preapproved ADU plans
 - Departments willing to test and give input on proposed scenarios



Target Sites

- Sites suitable for SHIFT style development are generally:
 - Too small for traditional affordable development (<10,000 SF)
 - Can be privately or publicly owned
 - Vacant or structures or under built
 - Zoned for residential development or in areas eligible for streamlining and density bonus or other concessions



Site Identification and Use

Sites can be used in two phases:

- Sites that broadly meet the standards outlined should be identified and shared with HCD staff and Inspired ADUs for use in program development
- Sites that are especially SHIFT ready (such as tax-defaulted properties or surplus land too small to support a tax-credit financed project) should be flagged for inclusion in the Site Specific RFP planned for later this year



Funding Braiding

- SHIFT can also deliver projects by braiding County and City funding on the front-end
- While SHIFT projects will only have a single public loan, this funding can be a combination of County and City funds using SHIFT loan terms and standards
- This approach is well suited for cities with small amounts in their Affordable Housing Trust Fund from in-lieu fees or other small sources that cannot fully fund a tax-credit sized project



Next Steps

- Inspired ADUs will send out an email with links where you can submit:
 - Potential Parcels
 - Sign up to participate in input sessions
 - Sign up for input and testing of proposed systems

