

Table 14 - Strategies Matrix for Infill Development Project Stages

Stages	1 Planning	2 Site Prep	3 Exterior Shell	4 Interior Rough	5 Interior Finishing	6 Exterior Finishing
<b>New Construction: Detached ADUs, Tear-Down Redevelopment, Infill Lots</b>						
<b>Build Work</b>	Land Acquisition Building Design Construction Financing Permitting	Sitework, moving dirt to make a buildable site.  Lateral sewer hookups, electrical tie-in, power box.  Foundation, Slab Pouring.	Structural Framing,  Roofing, Exterior Wall Sheathing, Siding,  Exterior Paint  Insulation	Interior Wall Framing  Interior electrical wiring  Interior plumbing supply and sewer lines	Interior Flooring, Tilework, Wall surfaces, Ceilings  Painting, Trim  Electrical Outlets  Install switches & fixtures for plumbing & electrical, install cabinets	Landscaping, Additional Site Improvements,  Detached Utility/Storage  Interior Design,  Ongoing Maintenance
<b>Public Utility Developer</b>	Revolving Loan Fund for purchase of buildable land and bottom market single family properties.  Pre-approved designs.  Partner with existing homeowners.	Pre-Development with EDI Funding & Affordable Housing Incentives.  Pre-sale of buildable lots to income qualifying buyers.	Opportunity for offsite/ modular construction and prefabricated kits.	Opportunity for offsite/ modular construction and prefab kits.  Partial completion leaves opportunity for DIY & Sweat Equity.	Opportunity for offsite/ modular construction and prefab kits.  Opportunity for Buyer Completion, DIY & Sweat Equity	Opportunity for Buyer Completion, DIY & Sweat Equity.  Access to Subsidies for ongoing maintenance, improvements, expansions.  + Equity Value of Owner Improvements
<b>Remodels, Attached Additions, Conversion of Existing Structures</b>						
<b>Build Work</b>	Building Design Construction Financing Permitting	Any necessary work to expand sewer & electrical capacity.	N/A for conversion within existing building shell.	Same As New Construction, depending on nature of addition.	Same As New Construction.	Same As New Construction, depending on original condition of site.
<b>Small-Scale Developers, &amp; Private Co-Ownership</b>	Multi Party Co-buying of existing residential properties.  Incentives & Grant Programs for adding new housing units to existing single family properties.	Affordability Covenant Allows Access to Greater Subsidy for pre-development and utility services.	Co-owners redevelop to create separate units, either attached or detached.	Opportunity for cost savings with shared utilities & common spaces.	Opportunity for DIY & Sweat Equity	Clearly Defined Buyout Agreements.  Access to Subsidies for ongoing maintenance.