

Exhibit A.1
Detailed Scope of Services Payment Schedule

<u>Phase</u>	<u>Deliverable</u>	<u>Deliverable Due Date</u>	Days from <u>Contract Start</u>	<u>Billable Amount</u>	<u>10% Retention</u>	<u>Payable Amount</u>	<u>Total Contract Amount</u>
5.0 Project Initiation	Contract Approval by Board of Supervisors	7/24/2018	0	\$ 2,675	\$ (267)	\$ 2,408	\$ 2,675
5.2 Review of Existing Ordinance	Evaluation of current Inclusionary Housing Ordinance, 2010 General Plan, and state laws pertaining to the development of affordable and/or inclusionary housing (including but not limited to state density bonus law and AB1505). The evaluation should enable County staff and the Board of Supervisors to quickly and clearly see where local ordinances and policies do not meet the minimum requirements or standards included in state law.	9/22/2018	60	\$ 2,715	\$ (272)	\$ 2,444	\$ 2,715
5.3 Examination of Data	Summary of current and forecast demand for housing over the next 10-years by affordability level, unit sizes, attached/detached housing, and housing for specific sub-populations, e.g. farmworkers, seniors, or the disabled.	10/22/2018	90	\$ 27,230	\$ (2,723)	\$ 24,507	\$ 27,230
5.4 Affordable Housing Nexus Study	First Administrative Draft	11/12/2018	111	\$ 24,735	\$ (2,474)	\$ 22,262	\$ 24,735
	Second Administrative Draft	12/12/2018	150	\$ 4,947	\$ (495)	\$ 4,452	\$ 4,947
5.5 Conclusions & Recommendations	Public Review Draft	5/17/2019	297	\$ 3,298	\$ (330)	\$ 2,968	\$ 3,298
	Administrative Draft Inclusionary Housing Ordinance and Inclusionary Housing Program Administrative Manual	5/17/2019	297	\$ 20,468	\$ (2,047)	\$ 18,421	\$ 20,468
	Public Review Draft Inclusionary Housing Ordinance and Inclusionary Housing Program Administrative Manual	6/10/2019	321	\$ 20,467	\$ (2,047)	\$ 18,420	\$ 20,467
5.6 Citizen Participation and Consultation	Acceptance of Citizen Participation & Consultation Plan by County	9/7/2018	45	\$ 2,980	\$ (298)	\$ 2,682	\$ 2,980
	Land Use Advisory Committee Meeting	4/19/2019	269	\$ 3,305	\$ (331)	\$ 2,975	\$ 3,305
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5.7 Board of Supervisors, Planning Commission, and Housing Advisory Committee	Draft staff reports and supporting exhibits for presentations to the Housing Advisory Committee, Planning Committee and Board of Supervisors due 30-days prior to each presentation.			\$ 2,970	\$ (297)	\$ 2,673	\$ 2,970

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	Presentation of Summary of Findings from the evaluation of current legal and regulatory framework; current and future demand forecast studies; and, Nexus study findings and initial modeling results to the County Board of Supervisors.	11/13/2018	113	\$ 6,000	\$ (600)	\$ 5,400	\$ 6,000
	Presentation of Summary of Findings from the evaluation of current legal and regulatory framework; current and future demand forecast studies; and, Nexus study findings and initial modeling results to the Housing Advisory Committee.	11/14/2018	114	\$ 6,000	\$ (600)	\$ 5,400	\$ 6,000
	Presentation of draft Inclusionary Housing Ordinance and Inclusionary Housing Ordinance Administrative Manual to the Housing Advisory Committee.	7/10/2019	351	\$ 6,000	\$ (600)	\$ 5,400	\$ 6,000
	Presentation of draft Inclusionary Housing Ordinance and Inclusionary Housing Ordinance Administrative Manual to the Planning Commission.	8/7/2019	380	\$ 6,000	\$ (600)	\$ 5,400	\$ 6,000
	Presentation of draft Inclusionary Housing Ordinance and Inclusionary Housing Ordinance Administrative Manual to the Board of Supervisors.	9/17/2019	421	\$ 6,000	\$ (600)	\$ 5,400	\$ 6,000
Reimbursable Expenses				\$ 6,720	\$ -	\$ -	\$ 6,720
	Total			\$ 175,645	\$ (16,892)	\$ 152,033	\$ 175,645