

HCD Finding	Finding Summary	Redline Draft Change Location
A	Evaluation of goals, policies, and related actions in meeting special housing needs	p. 262
B1	Outreach: Summarize AFFH outreach efforts	p. 51
B1	Enforcement: Additional AFFH enforcement description, including City compliance with fair housing laws	p. 52
B1	Disparities in Access to Opportunity: Address patterns/trends in all components (education, economy, transportation, and environment). Additional programs related to public transit and expanded analysis of transportation cost burden.	p.66-73
B1	Disproportionate Housing Needs: Address housing conditions, persons experiencing homelessness. Utilize additional UDP gentrification maps.	p. 27-29, 41-42, 74, 79-82
B1	Identified Sites and AFFH: Expand analysis of income categories of sites. Re-evaluate exacerbated conditions section, propose program if necessary	p. 257-259
B1	Goals, Priorities, Metrics, and Milestones: Add or modify goals/actions based on a complete AFFH analysis	p. 83, 86-87
B2	ELI Households: Additional analysis of ELI households, including tenure, cost burden, overcrowding, etc. as well as available resources.	p. 39-40
B3	Housing Conditions: Additional analysis based on windshield survey, code enforcement, etc.	p.27-29
B4	Approved and Under Review Projects: Additional analysis for under review sites, provide updated site inventory. Describe methodology for assigning affordability levels.	p. 224-226, 236-238
B4	Realistic Capacity: Additional analysis of development trends, etc. (i.e. development activity in non-residential zones)	p. 228-236
B4	Suitability of Nonvacant Sites: Additional analysis of nonvacant sites (e.g., commercial to residential conversion experience, letters of support, market demand, etc.) to show likelihood of redevelopment	p. 238-242, 244-245
B4	Replacement Housing Requirements: Identify if existing residential uses on selected sites are lower-income. Replacement housing program is necessary to include those sites.	p. 159, 225-226, 241, 245
B4	Mobilehome Park Preservation: Additional discussion of mobilehome parks and appropriateness of the site	p. 110, 225-226, 241

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B4	Small and Large Sites: Additional analysis of past trends to demonstrate suitability (e.g., lot consolidation)	p. 236, 243-244
B4	City-Owned Sites: Additional analysis of City-owned sites, including any plans to sell the property (Surplus Land Act).	p. 153-154, 237-238
B4	Environmental Constraints: Describe additional environmental conditions that could impact housing development on sites	p. 232
B4	Infrastructure: Clarify whether water/sewer capacity is sufficient to accommodate regional housing need	p. 121-122, 148
B4	ADUs: Additional analysis of ADU projections (estimates differ from HCD's)	p. 226-227
B4	Electronic Sites Inventory: Input sites into HCD form	N/A
B4	Zoning for a Variety of Housing Types - Emergency Shelters: Additional analysis of requirements for emergency shelters	p. 107-110, 161-162
B4	Zoning for a Variety of Housing Types - Permanent Supportive Housing: Demonstrate compliance with by right requirements	p. 107
B5	Land-Use Controls: Additional analysis of cumulative impacts, MFR and mixed-use height limits and minimum lot sizes, etc.	p. 94-96
B5	Building Codes and Enforcement: Describe building and zoning code enforcement process, including local amendments	p. 97
B5	Onsite/Offsite Improvements: More specific analysis of improvements	p. 100
B5	Processing and Permit Procedures: Analyze timing as potential constraint	p. 119-120
B5	Constraints on Housing for Persons with Disabilities: Identify and evaluate definition of family. Assess large care facilities CUP requirements as potential constraint.	p. 112-113, 161
B5	Zoning, Development Standards and Fees: Clarify compliance with new transparency requirements	p. 120-121
B6	Developed Densities and Permit Times: Analyze requests to develop at lower densities, and total permitting time.	p. 120
B7	Include additional analysis of special housing needs. Address disabilities by type, large households by tenure, and analysis of homeless persons.	p. 36-42
B8	List qualified entities to preserve at-risk units. Clarify status of Carson Gardens Apartment.	p. 43-44, 46
C1	Include discrete timeline for programs 1, 2, 4, and 11	p. 152, 154, 160

C2	May need to add or revise programs based on complete sites analysis (B4)	p. 153-156, 157-158, 164
C2	Program 9: Amend program to ensure compliance with by-right requirements in Gov. Code Section 65583.2. Commit to anticipated allowable densities, etc.	p. 158
C2	Sites Identified in Prior Planning Periods: Program for sites identified in prior periods	p. 155-156, 244
C2	Replacement Housing Requirements: Add replacement housing program	p. 158-159
C2	City-Owned Sites: Include specific commitment to encourage development of City-owned sites	p. 153-154
C3	Add program actions to assist in the development of housing for ELI and special needs households	p. 161-162
C4	May need to add or revise programs based on complete analysis of potential constraints (B5 and B6)	p. 161-162
C5	Program 11: Correct inconsistencies regarding the City's mobilehome policies	p. 110, 159-160
C6	May need to add or revise programs based on complete AFFH analysis (B1)	p. 83, 86-87, 163
C7	Program 10: Commit to promptly coordinate with non-profits to preserve at-risk units	p.158-159
C8	Program 8: Commit to when additional strategies will be implemented, monitor production/affordability on a regular basis	p. 157
D	Include quantified objectives for ELI households	p. 165
E	Include additional discussion of the public outreach process	p. 5-7, 167-214
F	Consistency with General Plan - Reconcile HE for internal consistency and discuss how this will be maintained	p. 4-5, 151
		<i>Other Edits</i>
	Complete evaluation of prior Housing Element in Appendix D	p. 261-280
	Update Environmental Review section in Chapter 1	p. 3

Notes

Added evaluation of cumulative impact of special needs goals, policies, and programs
Added more information about AI outreach efforts

Added additional enforcement context

Added additional educational, economic, and environmental analysis and maps.
Incorporated GP efforts and existing conditions
Added discussion of substandard housing, homelessness, and additional analysis and maps
in Ch 3

Added additional discussion about identified sites

Added discussion of lack of access to grocery stores, updated Table 3-6 with actions

Added discussion about ELI household characteristics

Added estimate of substandard units

Revised discussion of pipeline, District at South Bay SP, and Carson Lofts sites
Revised discussion of realistic capacity, including commercial to residential conversion and
lot consolidations

Revised discussion of non-vacant sites

Discussion of replacement housing requirements; added replacement housing action to
Program 10

Revised discussion of mobilehome parks in the inventory

Added lot consolidation section, revise site size discussion

Additional discussion of City-owned District site; added actions to Program 4

Revised discussion of environmental constraints

Confirmed water/sewer capacity is sufficient

Added ADU approval by year table and additional language

Updated electronic sites inventory in HCD's form (see Table C-15, p.260)

Added additional analysis; new zoning actions in Program 13

Confirmed supportive housing is permitted by right

Addressed revised discussion, updated Chart 4-1, added Table 4-3

Added additional context about code enforcement

Added additional detail regarding improvement standards

Added discussion of timing as a constraint

Added definition of family, evaluated large care facilities, added additional language to Program 13.

Added new section "TRANSPARENCY IN DEVELOPMENT REGULATIONS"

Added "TIMING AND DENSITY" section

Added additional discussion in the following sections "Elderly", "Persons with Disabilities", "Large Households", "Female-Headed Households", "Extremely-Low-Income Households", "Persons Experiencing Homelessness"

Provided source for Carson Gardens, added qualified entities table

Added more discrete timelines

Added actions to Programs 4, 5, 9, and 11; Added new Program 16

Added language indicating such commitments are located in Program 5

Revised discussion, included additional actions in Program 5
Added replacement housing action to Program 10

Added specific commitment to Program 4

Added additional actions in Program 13

Added additional actions in Program 13

Added additional language to Program 11; clarifying contextual information in Ch 4
Added discussion of lack of access to grocery stores, updated Table 3-6 with actions; added language to Program 14

Added language to Program 10

Added additional action language to Program 8
Added quantified objectives for ELI households
Provided summary of outreach activities, added content to Appendix A

Updated language to ensure internal consistency

Filled in missing data, fixed formatting issues.
Added current information