

ATTACHMENT “A”

Summary of Changes to Draft Housing Element Goals, Policies, and Actions

Statement	Change
Global	Several of the Housing Element goals start off with measurable objectives relating to the number of units to be built or conserved, the number of people to be assisted, etc. All of these objectives have been updated to reflect the higher Regional Housing Needs Allocation (RHNA), the diminished availability of funds, and the longer planning period (eight years). <i>This is a global change that applies to all nine goals.</i>
Global	All references to the Redevelopment Agency, or programs to be funded by Redevelopment set-aside dollars, have been deleted—except where needed for historical reference. <i>This is a global change that applies to all nine goals.</i>
GOAL 53: HOUSING OPPORTUNITIES	
Action 53.01-B	The action program for Bay Fair BART has been updated to reflect the upcoming planning study, and likely additional development potential following completion of that plan.
Action 53.01-C	Added an action to address the Shoreline Development Plan, now underway and expected to be adopted in early 2015.
Action 53.04-A	Added an action to prepare a nexus study to determine the appropriate amount of the Inclusionary Housing In-Lieu Fee and to explore the feasibility of an impact fee for affordable rental housing (since rental units are not subject to the inclusionary housing requirement).
Action 53.05-A	Updated to reflect the use of the Albertson’s site for a shopping center, and the pending availability of the former CVS at 1188 East 14 th Street for a different use.
Action 53.06-A	Updated outdated text on the “Crossings/Alameda” project to reflect the Cornerstone Apartments (BRIDGE Housing) development expected to get underway in late 2014.
Policy 53.07	Edited to note the need for market rate housing to support expected growth in the tech sector.
Action 53.10-A	Added action to hold one or more roundtables or focus groups with developers, lenders, realtors, and others to address real or perceived constraints to condominium and townhome development, and possible ways to stimulate development.
Policy 53.11	Added policy to attract private investment, including foreign investment, to support housing production.
GOAL 54: PROGRAM ADMINISTRATION	
Action 54.06-A	Added action to review feasibility of using “boomerang funds” (former redevelopment funds) for housing.
Policy 54.08	Added action to coordinate with Oakland and Alameda County on border issues.

Table 1, continued

Statement	Change
GOAL 55: HOME OWNERSHIP	
Action 55.02-A	Edited action to call for restoration of First Time Buyers Loan Program by 2020, as funding allows.
Action 55.05-A	Deleted federal Neighborhood Stabilization Program (program has ended).
GOAL 56: HOUSING CONSERVATION	
Action 56.01-B	Edited action on the Owner Occupied Rehab Loan Program to note that funding has been discontinued and new funding sources should be explored.
Action 56.01-C	Added action to consider developing a rental housing inspection program similar to the programs in Hayward, Berkeley, and Concord.
Policy 56.02/ Action 56.02-A	Edited to emphasize the potential for state and federal low income housing tax credits to assist the private sector in rehabilitating older rental apartments.
Action 56.06-A	Updated to note the current roster of apartments “at risk” of losing their subsidies and reverting to market rates (i.e., Golden Gate Apartments - 4 units only).
Action 56.07-A	Adjusted to reflect input from Rent Review Board and current rules.
Action 56.07-B	Added action on Ratio Utility Billing System to reflect input from Rent Review Board.
Action 56.07-C	Modified action on “just cause for eviction ordinance” to shift the focus to monitoring displacement and developing strategies to avoid displacement due to rising rents.
Action 56.08-A	Deleted 2010 action to rehabilitate an entire mobile park (due to lack of funding).
GOAL 57: HEALTHY HOMES AND SUSTAINABLE NEIGHBORHOODS	
Goal 57	Reworded goal to emphasize healthy homes and public health.
Action 57.01-B	Updated language on energy efficiency and renewable energy retrofits to recognize the Property Assessed Clean Energy (PACE) program.
Action 57.02-B and C	Merged two actions on Green Building to simplify and reflect the City’s intent to follow State building code and monitor proposed State-level changes.
Action 57.03-B	Updated to reflect status of Plan Bay Area.
Action 57.04-B	Added “Healthy Homes Initiative” calling for City-County-non-profit collaboration to address public health issues in City’s housing stock.
Policy 57.05	Added policy on designing neighborhoods to improve public health.

Table 1, continued

Statement	Change
GOAL 58: SPECIAL NEEDS HOUSING	
Action 58.01-B	Deleted action on changing density bonus regulations because City is already in compliance.
Policy 58.06	Expanded to reflect persons with developmental disabilities, as required by State law.
Action 58.06-A	Condensed the “reasonable accommodation” action to reflect the fact that the City has already completed this task and is implementing it on an ongoing basis.
Action 58.07-B	Condensed the “Homeless Prevention and Rapid Rehousing” action to reflect the fact that the federal stimulus dollars that funded this program have been expended, and the emphasis is on seeking new funding sources to continue the program.
Action 58.07-C	Condensed the “Funding for Extremely Low Income Housing Programs” action to remove references to funding activities in 2007-2009 (the recent performance on this action is reported in Chapter 2 of the document).
Action 58.08-C	Condensed and edited the “SB 2 Compliance” action to note that the City has already complied and will continue to maintain regulations which permit emergency shelters, and which treat supportive and transitional housing the same as other residential uses, as required by State law.
Action 58.09-B	Condensed and edited the action to provide a “safe haven” supportive and/or transitional housing facility to indicate more general financial support for future supportive and transitional housing.
Action 58.09-C	Added an action to convene a Homeless Task Force and produce an action plan on addressing local homelessness issues within one year.
GOAL 59: ELIMINATION OF CONSTRAINTS	
Action 59.01-C	Deleted action to amend the second unit standards, since this has been completed.
Action 59.01-D (now C)	Edited action on “North Area” zoning amendments to delete reference to increasing the density (or dropping density standard), delete reference to increased height, and delete reference to changing the use permit requirements. Also deleted 59.02-A reference to changing the parking standards in the NA district.
Action 59.01-E	Deleted action calling for a zoning amendment to allow SROs in additional areas.
Action 59.01-D	Added action to develop regulations for “micro” units.
Action 59.01-F	Added action to study zoning amendments which could enable additional housing units on developed larger single family lots.
Action 59.06-A	Edited action on multi-family design guidelines to note the importance of sensitive transitions between denser development along corridors and single family homes.

Table 1, continued

Statement	Change
GOAL 60: FAIR HOUSING	
Policy 60.07	Deleted policy on predatory lending, as it has been merged into Policy 55.05.