

## ATTACHMENT 2

### General Summary of State Housing and Community Development Verbal Comments on October 28, 2014 and City Responses

HCD Comment	City Response
Indicate amount in the Housing Trust Fund.	Information added to Chapter 2.
Provide additional information on the metrics used to identify “underutilized” housing sites, in addition to Improvement to Land Value ratio.	Information added to Chapter 4. Other metrics include square footage of existing structures compared to what is allowed by zoning, proximity to BART, presence of active businesses, etc.
Indicate if the requirement that second units may not exceed 10% of lot area is a constraint.	Information added to Chapter 5. Given that most single family lots exceed 5,000 square feet, this is not a constraint.
Confirm that transitional and supportive housing are allowed in all zones, as required by State law, and are not subject to special standards.	Information added to Chapter 5. Action 58.08-C calls for definitions of transitional and supportive housing to be added to the Zoning Code.
Change title of Table 5-4 (“Major Fees”) to “Applicable Fees.”	Change made.
Clarify that there is water and sewer capacity to meet the RHNA.	Text edited to note that the increment of growth anticipated by the Housing Element is consistent with EBMUD projections.
Clarify whether references to “affordable housing” refer to very low, low, moderate, or above moderate income groups.	A footnote has been added to define “affordable housing.” The target affordability level has been clarified in a number of other policies.
Clarify that the intent of Action 54.01-B (monitor the balance between affordable and market rate housing, and take steps to correct imbalances) is not to discourage affordable housing.	Text clarified to note that the intent is to encourage housing at all price points, and not to discourage affordable housing.
Clarify if Action 58.07-C applies to existing housing or new housing.	It applies to both. Clarification added.
The definitions of transitional and supportive housing should be consistent with the definitions required by SB 745.	Text added to Action 58.08-C.
Action 59.02-A: Indicate what action the City will take if it identifies a parking constraint.	Text added.
Action 59.04-A: Clarify the intent of this action.	The intent is to formalize the process for waiving or reducing fees for affordable housing. Text added to clarify.

Action 59.06-A: Clarify the status of multi-family design guidelines for the areas where growth is expected.	Text added.
Clarify the best estimate timing of the following actions: 53.01-B: Bayfair TOD Plan and subsequent rezoning 53.01-C: Zoning changes for General Plan consistency 53.01-D: Shoreline area rezoning 53.04-A: Nexus study 53.04-B: Inclusionary zoning ordinance revisions	Text added to clarify the timing.
Action 53.01-A and 53.01-B: Clarify the timing of these programs and whether on-going means “annually” or “continuously/as needed”	Text added.
Action 53.05-B: Clarify who owns the Town Hall site	Text added.
Action 54.06-A: Indicate that the City will take action if the “study” shows it is appropriate.	Text added.
Action 56.01-B: Indicate that the City will implement programs if it is successful in obtaining funding.	Text added.
Action 56.07-C: Indicate how the City will report out on displacement.	Text added.
Action 58.08-C: Verify that transitional and supportive housing are allowed in all zones, and ensure that the definition of “family” complies with state law	Text revised to note the need to add definitions of transitional and supportive housing to the Zoning Code and check definition of “family.”
Table 5-4: Clarify that the park impact fee is only collected if parkland is not provided on site.	Text added.
Add a paragraph to Chapter 5 describing the definition of “family” in the zoning code.	Text added, clarifying that the City amended its Code in 2011 to note that members of a family do not have to be related.