

CHANGES TO THE DRAFT HOUSING ELEMENT		
Page	Title	Changes
3 (Housing Framework)	General Plan Consistency	Paragraph added to state that the when the Land Use, Safety and Conservation elements are updated, the housing element will be reviewed to ensure consistency as required under State law.
3 (Housing Framework)	Disadvantage Unincorporated Communities	As requires by State law, the City's Housing Element must address services for disadvantaged communities in unincorporated area. Paragraph added that states that the City does not abut disadvantaged unincorporated communities and does not need to address these issues.
16 (Housing Framework)	Program #1: Code Enforcement	Paragraph entitled, "Targeted Code Enforcement" replaced with a paragraph called, "Maintenance Assistance to Homeowners (MASH Program)." All enforcement activities are citywide and are handled by Code Compliance or Emergency Enforcement.
19 (Housing Framework)	Program #4: Housing Rehabilitation	For the 1 st implementation objective for the MASH program, the objective was strengthened by adding the sentence, "Repair 192 homes over the planning period."
20 (Housing Framework)	Program #5: Historic Preservation	The 2 nd implementation objective related to advertising incentives for historic preservation now included the phrase, "Beginning in 2014," to show that action on this objective would begin in 2014.
23 (Housing Framework)	Program #8: Mixed Use/TOD Strategy	The 3 rd implementation objective was amended adding that "By mid cycle or 2017-18" the City would review codes and incentives to facilitate the development of mixed-use and TOD development.
25 (Housing Framework)	Program #10: Inclusionary Housing	The 2 nd implementation objective was revised to clarify that it included a nexus study as a first step in the process of amending the inclusionary housing ordinance.
27 (Housing Framework)	Program #12: Regulatory Housing Incentives	The 2 nd implementation objective modified by adding that the objective would be completed by 2016/2017.
29 (Housing Framework)	Program #14: Financial Assistance	The 1 st implementation objective modified to include a goal of production, rehabilitation, and preservation of up to 14 affordable units annually. The 2 nd implementation objective changed to include the goals that the reduced fees for providing affordable housing would be provided to a minimum of 50 units annually.
32 (Housing Framework)	Program #17: Affordable Housing Preservation	The 3 rd implementation objective modified to include that the City would study options for preserving non-deed restricted affordable housing by 2016.
34 (Housing Framework)	Program #19: Housing for Disabled People	1 st implementation objective was changed by adding the phrase "By 2018" to indicate when the City would look at developing housing accessibility features. 2 nd implementation objective clarified so that by 2015, the Zoning Code will be amended to allow residential care facilities (6 or less) in all districts that allow single-family uses.
36 (Housing Framework)	Program #21: Family and Youth Housing	1 st implementation objective changed to state that the City would, "Annually review grants to determine suitability for housing and supportive services" rather than "Explore opportunities to improve access to housing and supportive services."

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		2 nd implementation objective states that the City would evaluate incentives for large family units. It was revised to evaluate the feasibility of incentives for large family units as part of the revisions to the inclusionary housing ordinance contained in Program #10.
37 (Housing Framework)	Program #22: Homeless Services	Changed 2 nd implementation objective to simplify language and remove emergency shelters as part of this objective. Add new 3 rd implementation objective related to emergency shelter zoning code amendment.
A-14 (Housing Needs)	Housing Problems	Revised paragraph entitled, "Substandard Housing" to "Housing Needing Repair or Replacement." Added data on the approximate number of units that are substandard and need to be replaced.
C-12 (Housing Resources)	Environmental Concerns	Added information on environmental constraints that have an impact on housing. These include: flooding, geology, and biology.
D-17 (Program Evaluation)	Public Outreach	Added the link to the City's webpage on the General Plan Outreach.