

RESOLUTION NO. 2023 - 10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO ADOPTING A GENERAL PLAN AMENDMENT TO POLICY HS-40, AND ADOPTING A GENERAL PLAN AMENDMENT TO UPDATE THE HOUSING ELEMENT OF THE GENERAL PLAN FOR THE PERIOD 2023-2031, REPLACING THE 2015-2023 HOUSING ELEMENT, WITH FINDINGS OF SUBSTANTIAL COMPLIANCE WITH STATE HOUSING ELEMENT LAW, PURSUANT TO GOVERNMENT CODE SECTION 65585, AND AUTHORIZING STAFF TO SUBMIT THE HOUSING ELEMENT UPDATE TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR REVIEW AND CERTIFICATION

WHEREAS, the California legislature has found that "California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives." (Gov. Code Section 65589.5.); and

WHEREAS, the legislature has further found that "Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration." (Gov. Code Section 65589.5.); and

WHEREAS, the legislature adopted the Housing Crisis Act of 2019 (SB 330) which states that "In 2018, California ranked 49th out of the 50 states in housing units per capita... California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years"; and

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of San Bruno's (City) regional housing need allocation (RHNA) of 3,165 housing units, comprised of 704 very-low-income units, 405 low-income units, 573 moderate-income units, and 1,483 above moderate-income units; and

WHEREAS, State law requires that the City take meaningful steps to promote and affirmatively further fair housing (Gov. Code Section 65583(c)(5)); and

WHEREAS, State law requires that the City make zoning available for all types of housing, including multifamily housing (Gov. Code Sections 65583.2 and 65583(c)); and

WHEREAS, the proposed 2023-2031 Housing Element will replace the existing 2015-2023 Housing Element and serve as the City of San Bruno's guiding policy document for meeting the City's future housing needs at all economic levels; and

WHEREAS, as provided in Government Code Sections 65352 – 65352.5 San Bruno referred the Housing Element to all California Native American tribes on the contact list provided by the Native American Heritage Commission and to other entities listed; and

WHEREAS, no California Native American tribe requested consultation; and

WHEREAS, the preparation, adoption, and implementation of the Housing Element requires a diligent effort to include all economic segments of the community; and

WHEREAS, the City conducted extensive community outreach over the last 24 months, including public meetings before the Planning Commission and City Council; and

WHEREAS, on May 24, 2022, the first draft of the Housing Element was published on the City's website and made available for a 30-day public review period that closed on June 24, 2022, and the city considered public comments on the draft during a 10-day review period after the close of the comment period before submittal to the State Department of Housing and Community Development (HCD) for its review; and

WHEREAS, on July 8, 2022, the City submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its 90-day review; and

WHEREAS, in September 2022, City staff contacted HCD to discuss preliminary feedback regarding the adequacy of the draft Housing Element, and based upon this conversation, City staff revised the draft Housing Element to include additional information and data; and

WHEREAS, on October 6, 2022, the City received a letter from HCD stating that the revised draft Housing Element was not in compliance with State Housing Element Law, and further changes were needed to bring it into compliance with State Housing Element Law before it is certified by HCD in accordance with Government Code Section 65585; and

WHEREAS, the City has considered the comments in HCD's October 6, 2022 letter, and has made revisions to the draft Housing Element to address those comments; and,

WHEREAS, on December 30, 2022, the City published a revised draft Housing Element responding to HCD's findings and requested public comment on the draft; and

WHEREAS, on January 12, 2023, the Planning Commission conducted a duly noticed public hearing, reviewed the proposed 2023-2031 Housing Element, which includes revisions to address HCD's review comments, and all pertinent maps, documents, and exhibits, including the comments made by HCD and public comments, and adopted Resolution No. 2023-02 recommending that the City Council adopt the document with certain recommended revisions, and forward it to HCD for review and certification; and

WHEREAS, on that same date, the Planning Commission reviewed a companion amendment to Policy HS-40 in the General Plan and adopted Resolution No. 2023-02 recommending that the City Council adopt the amendment; and

WHEREAS, on that same date, the Planning Commission considered the Initial Study and Draft Mitigated Negative Declaration, public comments and responses, the application of all mitigation measures and a proposed Mitigation Monitoring and Reporting Program prepared for the 2023-2031 Housing Element update pursuant to the California Environmental Quality Act, and adopted Resolution No. 2023-01 recommending that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and

WHEREAS, a Notice of Public Hearing for the 2023-2031 Housing Element Update was duly posted in the *San Mateo Daily Journal* on Saturday, January 14, 2023; and

WHEREAS, on January 24, 2023, the City Council conducted a duly noticed public hearing to consider the Housing Element update, amendment of General Plan Policy HS-40, and the Initial Study/ Mitigated Negative Declaration and related CEQA review documentation; and

WHEREAS, the City Council adopted Resolution No. 2023 - 08, which is hereby incorporated by reference, finding, among other things, that the proposed Housing Element will not result in a significant effect upon the environment because the mitigation measures described in the MMRP have been added to the Project, and adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Bruno, based on substantial evidence in the staff reports, written and oral testimony, and exhibits presented, hereby finds as follows:

1. The foregoing recitals are true and correct and are incorporated by reference into this action
2. The proposed General Plan Housing Element text and diagram amendment are consistent with the policies and intent of the General Plan. The proposed Housing Element amendment to the General Plan clarify and improve existing Housing Element policies and objectives and ensure internal consistency between the Housing Element and the Health and Safety Element. Further, the Housing Element amendment ensures consistency between the city's General Plan and State law, and which achieve General Plan policies and objectives for equal access to housing, access to transportation improvement funds, and mixed use, transit-oriented housing opportunities.
3. The proposed General Plan Housing Element amendment is in response to the requirements of the California Government Code to update the Housing Element every eight years. Adoption of an updated Housing Element is critical to address various requirements of State law and certification of the updated Housing Element is important to enhance the City's eligibility for grant funds and to support the City's local land use authority.

The proposed Housing Element Amendment, including amendment of existing Housing Element policies, is in response to extensive public outreach and analysis of housing trends and issues, including fair housing issues, within the City. As such, the Housing Element Amendment is prepared to address the public's concerns and needs related to housing within the city.

Because several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria, the proposed Housing Element Amendment will facilitate the City's ability to attract new grant funds to improve transportation, infrastructure, open space, and housing. The Housing Element Amendment will help ensure that households seeking different housing types and affordable housing will have opportunities to find housing in San Bruno.

4. The proposed Housing Element Amendment is in the public interest because maintaining consistency with State law requirements ensures that the City General Plan is adequate for City decision making, preserves access to State funding sources and reduces the risk to the community of lawsuits over the adequacy of the General Plan. The attached Exhibit B (On file in the Clerk's Office), which is hereby incorporated by reference, provides substantial evidence demonstrating how each requirement of Housing Element Law is addressed in the proposed Housing Element, in support of the finding that the proposed Housing Element is in substantial conformance with State law.
5. Based on substantial evidence in the record the properties listed in the Sites Inventory are located in the City's commercial corridors within proximity to high quality transit, with existing uses that have low building to land value. Furthermore, the City has experienced increased development activity within the TCP as a result of the 2021 rezoning. For these reasons, and based on the additional evidence in the record, the City Council hereby finds that the existing uses on the non-vacant sites identified in the site inventory to accommodate the RHNA are likely to be discontinued during the planning period and therefore do not constitute an impediment to planned residential development on the sites during the planning period. Table 6-6 of the Housing Element, along with other evidence in the record, provides substantial evidence to support the finding that existing uses are likely to be discontinued during the planning period, and is hereby incorporated by reference.

6. As required by Government Code Section 65585(e), the City Council has considered the comments made by the Department of Housing and Community Development included in the Department's letter to the City of San Bruno dated October 6, 2022, consistent with Government Code Section 65585(f), and as described in Exhibit C (On file in the Clerk's Office) to this resolution, incorporated herein by this reference, the City has updated the Housing Element in response to the findings of the Department to substantially comply with the requirements of State Housing Element Law as interpreted by HCD.
7. The City Council, based on the evidence in the record, finds the proposed Housing Element to be in substantial conformance with State law and the General Plan of the City of San Bruno.

BE IT FURTHER RESOLVED, that the City Council hereby adopts the General Plan text amendment to Policy HS-40 to acknowledge the ALUC local override process as set forth in Exhibit D (On file in the Clerk's Office) to this resolution which is incorporated herein by this reference, adopts the 2023–2031 Housing Element Update as set forth in Exhibit A (On file in the Clerk's Office) to this resolution which is incorporated herein by this reference, replacing the 2015-2023 Housing Element, and findings that the Housing Element substantially complies with Housing Element Law for the reasons set forth in this Resolution and attachments hereto, and authorizes and directs Staff to submit the Housing Element to the California Department of Housing and Community Development for review and certification pursuant to Government Code Section 65585 (g).

BE IT FURTHER RESOLVED, that the City Council does hereby authorize the City Manager to make non-substantive changes to the 2023-2031 Housing Element related to any comments received from the California Department of Housing and Community Development to gain certification and concurrence that the Housing Element substantially complies with State Housing Element Law.

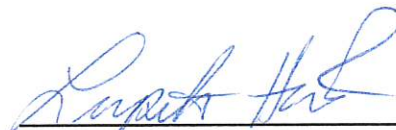
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I hereby certify that foregoing **Resolution No. 2023 - 10** was introduced and adopted by the San Bruno City Council at a regular meeting on January 24, 2023, by the following vote:

AYES: Councilmembers: Alvarez, M. Medina, Salazar, Hamilton, Mayor R. Medina

NOES: Councilmembers: None

ABSENT: Councilmembers: None



Lupita Huerta, City Clerk

DRAFT 2023-2031 HOUSING ELEMENT

**EVIDENCE IN SUPPORT OF FINDINGS OF SUBSTANTIAL COMPLIANCE
WITH THE REQUIREMENTS OF
STATE HOUSING ELEMENT LAW**

Column 1 of the table below is populated with sections of the Govt. Code applicable to Housing Element Law, Article 10.6 [65580 – 65589.11]. Column 2 of the table below indicates the section and page number within the San Bruno's 2023-2031 Housing Element update where the information can be found.

GOVERNMENT CODE PROVISION	HOUSING ELEMENT COMPLIANCE
Section 65583	
<p>The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.</p>	<ul style="list-style-type: none"> • Chapter 1 <ul style="list-style-type: none"> ○ page 3 ○ page 3-4 • Chapter 7 <ul style="list-style-type: none"> ○ pages 1-2 ○ pages 3-32
<p>The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile-homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.</p>	<ul style="list-style-type: none"> • Chapter 3 pages 15-16 • Chapter 6 <ul style="list-style-type: none"> ○ pages 13-16 ○ pages 18-22
<p>The element shall contain all of the following:</p>	
<p>(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:</p>	<ul style="list-style-type: none"> • Chapter 3 <ul style="list-style-type: none"> ○ pages 1-30, 35-37 ○ pages 30-35
<p>(a)(1) An analysis of population and employment trends and documentation of projections</p>	<ul style="list-style-type: none"> • Chapter 2 <ul style="list-style-type: none"> ○ pages 1-12 ○ pages 17-26 ○ pages 37-39 • Appendix E
<p>(a)(1) A quantification of the locality's existing and projected housing needs for all income levels, including extremely low-income households, as defined in subdivision (b) of Section 50105 and Section 50106 of the Health and Safety Code. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584. Local agencies shall calculate the subset of very - low-income households allotted under Section 65584 that qualify as extremely low-income households. The local agency may either use available census data to calculate the percentage of very low-income households that qualify as extremely low-income households or presume that 50 percent of the very low-income households qualify as extremely low-income households. The number of extremely low-income households and very low-income households shall equal the jurisdiction's allocation of very</p>	<ul style="list-style-type: none"> • Chapter 1 pages 3-4 • Chapter 2 <ul style="list-style-type: none"> ○ pages 5-7 ○ page 46 • Chapter 6 <ul style="list-style-type: none"> ○ pages 1-5 ○ pages 23-24

low-income households pursuant to Section 65584.	
(a)(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay,	<ul style="list-style-type: none"> • Chapter 2 <ul style="list-style-type: none"> ○ pages 12-16, 23-28, 34-59 ○ pages 28-32
(a)(2) housing characteristics, including overcrowding, and	<ul style="list-style-type: none"> • Chapter 2 pages 32-34 • Appendix G pages 5-7,
(a)(2) housing stock condition.	<ul style="list-style-type: none"> • Chapter 2 pages 37-38
(a)(3) An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing. Note: Please see Section 65583.2 regarding the land inventory.	<ul style="list-style-type: none"> • Chapter 3 pages 26-29 • Chapter 4 pages 52-55 • Chapter 6 pages 2-24
[Note that AB 2339 (Chapter 654, Statutes of 2022) amended Section 65583(a)(4). It does not apply to ABAG-area housing elements unless the first draft of the housing element is submitted to ABAG after January 31, 2023, or a draft is submitted after April 1, 2023. Therefore, the sections below include the statutory provisions of Section 65583(a)(4) effective in 2022. Jurisdictions adopting their housing element after January 1, 2023, should describe why AB 2339 is not applicable to them.]	<ul style="list-style-type: none"> • AB 2339 does not apply because the City submitted its first draft Housing Element to HCD on July 8, 2022.
(a)(4)(A) The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter.	<ul style="list-style-type: none"> • Chapter 3 pages 15-16
(a)(4)(A) If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit.	<ul style="list-style-type: none"> • Chapter 3 pages 15-16
(a)(4)(A) The local government shall also demonstrate that existing or proposed permit	<ul style="list-style-type: none"> • Chapter 3 pages 15-16

<p>processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters.</p>	
<p>(a)(4)(A) Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:</p> <p>(i) The maximum number of beds or persons permitted to be served nightly by the facility.</p> <p>(ii) Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.</p> <p>(iii) The size and location of exterior and interior onsite waiting and client intake areas.</p> <p>(iv) The provision of onsite management.</p> <p>(v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.</p> <p>(vi) The length of stay.</p> <p>(vii) Lighting.</p> <p>(viii) Security during hours that the emergency shelter is in operation.</p>	<ul style="list-style-type: none"> • Chapter 3 pages 15-16
<p>(a)(4)(B) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).</p>	<ul style="list-style-type: none"> • Chapter 3 pages 15-16
<p>(a)(4)(C) A local government that can demonstrate to the satisfaction of the department the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction's need for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zone or zones where new emergency shelters are allowed with a conditional use permit.</p>	<ul style="list-style-type: none"> • Chapter 3 pages 15-16
<p>(a)(4)(D) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zones for emergency shelters. The housing element must only describe how existing ordinances,</p>	<ul style="list-style-type: none"> • Chapter 3 pages 15-16

<p>policies, and standards are consistent with the requirements of this paragraph.</p>	
<p>(a)(5) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and [Note: The types of housing identified in Section 65583(c)(1) include multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.]</p>	<ul style="list-style-type: none"> • Chapter 3 <ul style="list-style-type: none"> ○ pages 1-30 ○ pages 35-37
<p>(a)(5) for persons with disabilities as identified in the analysis pursuant to paragraph (7),</p>	<ul style="list-style-type: none"> • Chapter 2 pages 39-42
<p>(a)(5) including land use controls,</p>	<ul style="list-style-type: none"> • Chapter 3 pages 2-6
<p>(a)(5) building codes and their enforcement,</p>	<ul style="list-style-type: none"> • Chapter 2 page 57-58 • Chapter 3 <ul style="list-style-type: none"> ○ page 17 ○ page 22 ○ pages 28-29
<p>(a)(5) site improvements,</p>	<ul style="list-style-type: none"> • Chapter 3 pages 21, 26
<p>(a)(5) fees and other exactions required of developers,</p>	<ul style="list-style-type: none"> • Chapter 3 pages 21, 23-25
<p>(a)(5) local processing and permit procedures,</p>	<ul style="list-style-type: none"> • Chapter 3 pages 17-20, 26
<p>(a)(5) and any locally adopted ordinances that directly impact the cost and supply of residential development.</p>	<ul style="list-style-type: none"> • Chapter 3 page 13
<p>(a)(5) The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584</p>	<ul style="list-style-type: none"> • Chapter 3 pages 12-15
<p>(a)(5) and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7).</p>	<ul style="list-style-type: none"> • Chapter 3 pages 15-16
<p>(a)(6) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing,</p>	<ul style="list-style-type: none"> • Chapter 3 pages 16-21
<p>(a)(6) the price of land,</p>	<ul style="list-style-type: none"> • Chapter 3 pages 37-38
<p>(a)(6) the cost of construction,</p>	<ul style="list-style-type: none"> • Chapter 3 pages 29-30
<p>(a)(6) the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Section 65583.2,</p>	<ul style="list-style-type: none"> • Chapter 6 pages 10-11
<p>(a)(6) and the length of time between receiving approval for a housing development and submittal of an application for building</p>	<ul style="list-style-type: none"> • Chapter 1 pages 3-4 • Chapter 3 pages 18-20

permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Section 65584.	
(a)(6) The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing.	<ul style="list-style-type: none"> • Chapter 3 pages 37-38
(a)(7) An analysis of any special housing needs, such as those of the	<ul style="list-style-type: none"> • Chapter 2 page 36
(a)(7) elderly;	<ul style="list-style-type: none"> • Chapter 2 pages 37-39
(a)(7) persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code;	<ul style="list-style-type: none"> • Chapter 2 pages 39-43
(a)(7) large families;	<ul style="list-style-type: none"> • Chapter 2 pages 44-45
(a)(7) farmworkers;	<ul style="list-style-type: none"> • Chapter 2 pages 51-52
(a)(7) families with female heads of households;	<ul style="list-style-type: none"> • Chapter 2 pages 43-44
(a)(7) and families and persons in need of emergency shelter.	<ul style="list-style-type: none"> • Chapter 2 pages 46-51
(a)(7) The need for emergency shelter shall be assessed based on the capacity necessary to accommodate the most recent homeless point-in-time count conducted before the start of the planning period, the need for emergency shelter based on number of beds available on a year-round and seasonal basis, the number of shelter beds that go unused on an average monthly basis within a one-year period, and the percentage of those in emergency shelters that move to permanent housing solutions.	<ul style="list-style-type: none"> • Chapter 3 pages 15-16
(a)(7) The need for emergency shelter may be reduced by the number of supportive housing units that are identified in an adopted 10-year plan to end chronic homelessness and that are either vacant or for which funding has been identified to allow construction during the planning period.	<ul style="list-style-type: none"> • This does not apply because the City has not adopted a 10 year plan to reduce homelessness.
(a)(7) An analysis of special housing needs by a city or county may include an analysis of the need for frequent user coordinated care housing services.	<ul style="list-style-type: none"> • This optional analysis is not included.
(a)(8) An analysis of opportunities for energy conservation with respect to residential development. Cities and counties are encouraged to include weatherization and energy efficiency improvements as part of public7y subsidized housing rehabilitation projects. This may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system.	<ul style="list-style-type: none"> • Chapter 2 pages 57-59 • Chapter 3 page 28

<p>(a)(9) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65915.</p>	<ul style="list-style-type: none"> • Chapter 2 pages 55-57
<p>(a)(9)(A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.</p>	<ul style="list-style-type: none"> • Chapter 2 page 57
<p>(a)(9)(B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project-by-project cost estimate.</p>	<ul style="list-style-type: none"> • This analysis is not required because the City does not have any affordable units at risk of conversion.
<p>(a)(9)(C) The analysis shall identify public and private nonprofit corporations known to the local government that have legal and managerial capacity to acquire and manage these housing developments.</p>	<ul style="list-style-type: none"> • Chapter 2 pages 58-59
<p>(a)(9)(D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs that can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the</p>	<ul style="list-style-type: none"> • Chapter 2 pages 57-58

<p>community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program that have not been legally obligated for other purposes and that could be available for use in preserving assisted housing developments.</p>	
<p>(b) (1) A statement of the community's goals, quantified objectives, and policies relative to affirmatively furthering fair housing and to the maintenance, preservation, improvement, and development of housing.</p>	<ul style="list-style-type: none"> • Chapter 4 • Chapter 6 page 23 • Chapter 7 Page 17, Program 3-B • Chapter 7 Page 20, Program 3-G, 3 • Chapter 7 Page 26, AFFH Policy 2
<p>(2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period.</p>	<ul style="list-style-type: none"> • Chapter 7
<p>(c) A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, that may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element</p>	<ul style="list-style-type: none"> • Chapter 7
<p>(c) through the administration of land use and development controls,</p>	<ul style="list-style-type: none"> • Chapter 7
<p>(c) the provision of regulatory concessions and incentives,</p>	<ul style="list-style-type: none"> • Chapter 7
<p>(c) the utilization of appropriate federal and state financing and subsidy programs when available,</p>	<ul style="list-style-type: none"> • Chapter 7
<p>(c) and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code).</p>	<ul style="list-style-type: none"> • Chapter 7
<p>In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:</p>	

<p>(c)(1) Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09.</p>	<ul style="list-style-type: none"> • Chapter 6
<p>(c)(1) Sites shall be identified as needed to affirmatively further fair housing</p>	<ul style="list-style-type: none"> • Chapter 6 pages 15-16 • Appendix K
<p>(c)(1) and to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing,</p>	<ul style="list-style-type: none"> • Chapter 3 Table 3-4 • Chapter 4 page 52 • Chapter 7 Program 2-G
<p>(c)(1) factory-built housing,</p>	<ul style="list-style-type: none"> • Chapter 3 page 14
<p>(c)(1) mobile homes,</p>	<ul style="list-style-type: none"> • Chapter 3 page 14
<p>(c)(1) housing for agricultural employees,</p>	<ul style="list-style-type: none"> • Chapter 3 page 17
<p>(c)(1) supportive housing,</p>	<ul style="list-style-type: none"> • Chapter 3 page 12-13
<p>(c)(1) single-room occupancy units,</p>	<ul style="list-style-type: none"> • Chapter 3 pages 16-17
<p>(c)(1) emergency shelters,</p>	<ul style="list-style-type: none"> • Chapter 3 pages 15-16
<p>(c)(1) and transitional housing.</p>	<ul style="list-style-type: none"> • Chapter 3 page 12-13
<p>(c)(1)(A) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, rezoning of those sites, including adoption of minimum density and development standards, for jurisdictions with an eight-year housing element planning period pursuant to Section 65588, shall be completed no later than three years after either the date the housing element is adopted pursuant to subdivision (f) of Section 65585 or the date that is 90 days after receipt of comments from the department pursuant to subdivision (b) of Section 65585, whichever is earlier, unless the deadline is extended pursuant to subdivision (f). Notwithstanding the foregoing, for a local government that fails to adopt a housing element that the department has found to be in substantial compliance with this article within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning of those sites, including adoption of minimum density and development standards, shall be completed no later than one year from the statutory deadline in Section 65588 for adoption of the housing element.</p>	<ul style="list-style-type: none"> • Chapter 6 <ul style="list-style-type: none"> ○ page 7 ○ table 6-4 page 17

<p>(c)(1)(B) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall identify sites that can be developed for housing within the planning period pursuant to subdivision (h) of Section 65583.2. The identification of sites shall include all components specified in Section 65583.2. Note: Please see Section 65583.2 regarding the land inventory and conformance with subdivision (h).</p>	<ul style="list-style-type: none"> • Chapter 6 Table 6-6
<p>(c)(1)(C) Where the inventory of sites pursuant to paragraph (3) of subdivision (a) does not identify adequate sites to accommodate the need for farmworker housing, the program shall provide for sufficient sites to meet the need with zoning that permits farmworker housing use by right, including density and development standards that could accommodate and facilitate the feasibility of the development of farmworker housing for low- and very low income households.</p>	<ul style="list-style-type: none"> • Chapter 7 Program 2-G
<p>(c)(2) Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households.</p>	<ul style="list-style-type: none"> • Chapter 4 page 16 • Chapter 6 pages 24-25 • Chapter 7 pages 10-11, Program 2-F • Chapter 7 page 11, Program 2-G • Chapter 7 page 12, Program 2-H
<p>(c)(3) Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels</p>	<ul style="list-style-type: none"> • Chapter 3 • Chapter 7 page 6, Program 1-I • Chapter 7 page 10, Program 2-F • Chapter 7 page 11, Program 2-G
<p>(c)(3) and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.</p>	<ul style="list-style-type: none"> • Chapter 2 pages 42-44 • Chapter 7 page 9, Program 2-D • Chapter 7 page 10, Program 2-F • Chapter 7 page 11, Program 2-G • Chapter 7 page 28, Program 4-M • Chapter 7 page 29, Program 4-O • Chapter 7 pages 30-31, Program 4-Q • Chapter 7 page 31, Program 4-R
<p>(c)(3) Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.</p>	<ul style="list-style-type: none"> • Chapter 3 pages 12-13
<p>(c)(3) Supportive housing, as defined in Section 65650, shall be a use by right in all zones where multifamily and mixed uses are permitted, as provided in Article 11 (commencing with Section 65650).</p>	<ul style="list-style-type: none"> • Chapter 3 pages 12-13

<p>(c)(4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.</p>	<ul style="list-style-type: none"> • Chapter 7 page 18, Program 3-E • Chapter 7 page 19, Program 3-G
<p>(c)(5) Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.</p>	<ul style="list-style-type: none"> • Chapter 4 • Chapter 7 page 16, Program 3-A • Chapter 7 page 21, Program 4-A • Chapter 7 page 21, Program 4-B • Chapter 7 page 22, Program 4-C • Chapter 7 page 23, Program 4-D • Chapter 7 pages 23-24, Program 4-E • Chapter 7 page 24, Program 4-F • Chapter 7 pages 24-25, Program 4-G • Chapter 7 page 25, Program 4-H • Chapter 7 page 26, Program 4-I • Chapter 7 pages 26-27, Program 4-J • Chapter 7 page 27, Program 4-K • Chapter 7 pages 27-28, Program 4-L • Chapter 7 page 28, Program 4-M • Chapter 7 pages 28-29, Program 4-N • Chapter 7 pages 29-30, Program 4-O • Chapter 7 page 30, Program 4-P • Chapter 7 pages 30-31, Program 4-Q • Chapter 7 page 31, Program 4-R • Chapter 7 pages 31-31, Program 4-S
<p>(c)(6) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (9) of subdivision (a).</p>	<ul style="list-style-type: none"> • Chapter 7 page 19, Program 3-G • Chapter 7 page 19, Program 3-H
<p>(c)(6) The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available.</p>	<ul style="list-style-type: none"> • Chapter 7 page 19, Program 3-G • Chapter 7 page 19, Program 3-H
<p>(c)(6) The program may include strategies that involve local regulation and technical assistance.</p>	<ul style="list-style-type: none"> • Chapter 7 page 19, Program 3-G • Chapter 7 page 19, Program 3-H
<p>(c)(7) Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent, as defined in Section 50053 of the Health and Safety Code, for very low, low-, or moderate-income households. For purposes of this paragraph, "accessory dwelling units" has the same meaning as "accessory dwelling unit" as defined in paragraph (4) of subdivision (i) of Section 65852.2.\</p>	<ul style="list-style-type: none"> • Chapter 6 pages 23-24 • Chapter 7 page 30, Program 4-P
<p>(c)(8) Include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved</p>	<ul style="list-style-type: none"> • Chapter 7 • Chapter 1 pages 5-7

with other general plan elements and community goals.	
(c)(9) Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.	<ul style="list-style-type: none"> • Chapter 5
(c)(10)(A) Affirmatively further fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2. The program shall include an assessment of fair housing in the jurisdiction that shall include all of the following components:	<ul style="list-style-type: none"> • Chapter 4
(c)(10)(A)(i) A summary of fair housing issues in the jurisdiction	<ul style="list-style-type: none"> • Appendices C-I • Chapter 4 pages 58-59
(c)(10)(A)(i) and an assessment of the jurisdiction's fair housing enforcement and fair housing outreach capacity.	<ul style="list-style-type: none"> • Chapter 4 pages 5-8
(c)(10)(A)(ii) An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends,	<ul style="list-style-type: none"> • Chapter 4 pages 9-27
(c)(10)(A)(ii) racially or ethnically concentrated areas of poverty and affluence,	<ul style="list-style-type: none"> • Chapter 4 page pages 28-29
(c)(10)(A)(ii) disparities in access to opportunity,	<ul style="list-style-type: none"> • Chapter 2, page 9 • Chapter 4, pages 14, 19, 30-41, 58 • Chapter 7 <ul style="list-style-type: none"> ◦ page 26 Programs 4-J, 4-K, 4-L • Appendix H
(c)(10)(A)(ii) and disproportionate housing needs,	<ul style="list-style-type: none"> • Chapter 4 <ul style="list-style-type: none"> ◦ pages 42-50, 54-56 • Chapter 7 <ul style="list-style-type: none"> ◦ Page 10 Program 2-G ◦ Page 12 Program 2-H ◦ Page 23 Program 4-E ◦ Page 24 Programs 4-F, 4-G ◦ Page 25 Programs 4-I, 4-H ◦ Page 28 Program 4-M ◦ Page 29 Program 4-N ◦ Page 29 Program 4-O ◦ Page 30 Program 4-P ◦ Page 30 Program 4-Q ◦ Page 31 Program 4-R ◦ Page 31 Program 4-S • Appendix C <ul style="list-style-type: none"> ◦ Section IV pages 28-34 • Appendix D page 52 • Appendix G page 5-6
(c)(10)(A)(ii) including displacement risk.	<ul style="list-style-type: none"> • Chapter 2 page 28 • Chapter 4 pages 3-4, 8, 18, 42, 48, 49, • Chapter 7 <ul style="list-style-type: none"> ◦ Page 24 Programs 4-F, 4-G ◦ Page 25 Program 4-H

	<ul style="list-style-type: none"> ○ Page 26 Program 4-I ○ Page 31 Program 4-S ● Appendix G page 7
(c)(10)(A)(ii) The analysis shall identify and examine such patterns, trends, areas, disparities, and needs, both within the jurisdiction.	<ul style="list-style-type: none"> ● Chapter 2 ● Chapter 4 <ul style="list-style-type: none"> ○ Pages 9-16 ● Chapter 7 <ul style="list-style-type: none"> ○ Page 21 Program 4-A ○ Page 26 Program 4-J
(c)(10)(A)(ii) and comparing the jurisdiction to the region in which it is located, based on race and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2) and Section 65008.	<ul style="list-style-type: none"> ● Chapter 3 pages 25,26 ● Chapter 4 pages 7, 8, 10, 18, 21, 28, 30, 31, 33, 36, 43, 47
(c)(10)(A)(iii) An assessment of the contributing factors, including the local and regional historical origins	<ul style="list-style-type: none"> ● Chapter 4, Section J pages 54-55
(c)(10)(A)(iii) and current policies and practices, for the fair housing issues identified under clauses (i) and (ii).	<ul style="list-style-type: none"> ● Appendix A <ul style="list-style-type: none"> ○ Program 3-E ○ Program 6-A ○ Program 6-B
(c)(10)(A)(iv) An identification of the jurisdiction's fair housing priorities and goals, giving highest priority to those factors identified in clause (iii) that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance,	<ul style="list-style-type: none"> ● Chapter 4 Pages 8, 16, 52-59
(c)(10)(A)(iv) and identifying the metrics and milestones for determining what fair housing results will be achieved.	<ul style="list-style-type: none"> ● Chapter 4 pages 21-32
(c)(10)(A)(v) Strategies and actions to implement those priorities and goals, which may include, but are not limited to, enhancing mobility strategies	<ul style="list-style-type: none"> ● Chapter 4 pages 21-32
(c)(10)(A)(v) and encouraging development of new affordable housing in areas of opportunity,	<ul style="list-style-type: none"> ● Chapter 4 pages 28-32, AFFH Policy 3
(c)(10)(A)(v) as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing,	<ul style="list-style-type: none"> ● Chapter 7 pages 26-28, AFFH Policy 2 ● Chapter 7 page 19, Program 3-G ● Chapter 7 page 19, Program 3-H
(c)(10)(A)(v) and protecting existing residents from displacement.	<ul style="list-style-type: none"> ● Chapter 7 page 19, Program 3-H ● Chapter 7 pages 21-26, AFFH Policy 1
(c)(10)(B) A jurisdiction that completes or revises an assessment of fair housing pursuant to Subpart A (commencing with Section 5.150) of Part 5 of Subtitle A of Title 24 of the Code of Federal Regulations, as published in Volume 80 of the Federal Register, Number 136, page 42272, dated	<ul style="list-style-type: none"> ● Not applicable

<p>July 16, 2015, or an analysis of impediments to fair housing choice in accordance with the requirements of Section 91.225 of Title 24 of the Code of Federal Regulations in effect before August 17, 2015, may incorporate relevant portions of that assessment or revised assessment of fair housing or analysis or revised analysis of impediments to fair housing into its housing element.</p>	
<p>(c)(10)(C) The requirements of this paragraph shall apply to housing elements due to be revised pursuant to Section 65588 on or after January 1, 2021.</p>	<ul style="list-style-type: none"> • See responses to (c)(10)(A)(i) through (v) above.
<p>(d)(1) A local government may satisfy all or part of its requirement to identify a zone or zones suitable for the development of emergency shelters pursuant to paragraph (4) of subdivision (a) by adopting and implementing a multijurisdictional agreement, with a maximum of two other adjacent communities, that requires the participating jurisdictions to develop at least one year-round emergency shelter within two years of the beginning of the planning period.</p>	<ul style="list-style-type: none"> • Not applicable because the City has no such multijurisdictional agreement for emergency shelters.
<p>(d)(2) The agreement shall allocate a portion of the new shelter capacity to each jurisdiction as credit toward its emergency shelter need, and each jurisdiction shall describe how the capacity was allocated as part of its housing element.</p>	<ul style="list-style-type: none"> • Not applicable because the City has no such multijurisdictional agreement for emergency shelters.
<p>(d)(3) Each member jurisdiction of a multijurisdictional agreement shall describe in its housing element all of the following:</p>	<ul style="list-style-type: none"> • Not applicable because the City has no such multijurisdictional agreement for emergency shelters.
<p>(d)(3)(A) How the joint facility will meet the jurisdiction's emergency shelter need. (d)(3)(B) The jurisdiction's contribution to the facility for both the development and ongoing operation and management of the facility. (d)(3)(C) The amount and source of the funding that the jurisdiction contributes to the facility.</p>	<ul style="list-style-type: none"> • Not applicable because the City has no such multijurisdictional agreement for emergency shelters.
<p>(d)(4) The aggregate capacity claimed by the participating jurisdictions in their housing elements shall not exceed the actual capacity of the shelter.</p>	<ul style="list-style-type: none"> • Not applicable because the City has no such multijurisdictional agreement for emergency shelters.
<p>(e) Except as otherwise provided in this article, amendments to this article that alter the required content of a housing element shall apply to both of the following:</p>	<ul style="list-style-type: none"> • Not applicable.
<p>(1) A housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when a city, county, or city and county submits a draft to the department for review pursuant to Section 65585 more than 90</p>	<ul style="list-style-type: none"> • Not applicable.

days after the effective date of the amendment to this section.	
(2) Any housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when the city, county, or city and county fails to submit the first draft to the department before the due date specified in Section 65588 or 65584.02.	<ul style="list-style-type: none"> • Not applicable.
(f) – (j): Not applicable	
<ul style="list-style-type: none"> • Section 65583.1(a) 	
(a) The Department of Housing and Community Development, in evaluating a proposed or adopted housing element for substantial compliance with this article, ... may also allow a city or county to identify sites for accessory dwelling units based on the number of accessory dwelling units developed in the prior housing element planning period whether or not the units are permitted by right, the need for these units in the community, the resources or incentives available for their development, and any other relevant factors, as determined by the department.	<ul style="list-style-type: none"> • Chapter 6 pages 22-23
(b) Sites that contain permanent housing units located on a military base undergoing closure or conversion as a result of action pursuant to the Defense Authorization Amendments and Base Closure and Realignment Act (Public Law 100-526), the Defense Base Closure and Realignment Act of 1990 (Public Law 101-510), or any subsequent act requiring the closure or conversion of a military base may be identified as an adequate site if the housing element demonstrates that the housing units will be available for occupancy by households within the planning period of the element. No sites containing housing units scheduled or planned for demolition or conversion to nonresidential uses shall qualify as an adequate site.	<ul style="list-style-type: none"> • No applicable because none of the housing sites are former military bases.
<ul style="list-style-type: none"> • Section 65583.2 	
(a) A city's or county's inventory of land suitable for residential development pursuant to paragraph (3) of subdivision (a) of Section 65583 shall be used to identify sites throughout the community, consistent with paragraph (10) of subdivision (c) of Section 65583,	<ul style="list-style-type: none"> • Chapter 6 pages 15-16 • Appendix K
(a) that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels pursuant to Section 65584. As used in this section, "land suitable for residential	<ul style="list-style-type: none"> • Chapter 6 page 1

development" includes all of the following sites that meet the standards set forth in subdivisions (c) and (g):	
(a)(1) Vacant sites zoned for residential use.	<ul style="list-style-type: none"> • Chapter 6 Table 6-4
(a)(2) Vacant sites zoned for nonresidential use that allows residential development.	<ul style="list-style-type: none"> • Chapter 6 Table 6-4
(a)(3) Residentially zoned sites that are capable of being developed at a higher density, including sites owned or leased by a city, county, or city and county	<ul style="list-style-type: none"> • Chapter 6 Table 6-4
(a)(4) Sites zoned for nonresidential use that can be redeveloped for residential use, and for which the housing element includes a program to rezone the site, as necessary, rezoned for, to permit residential use, including sites owned or leased by a city, county, or city and county.	<ul style="list-style-type: none"> • Chapter 6 Table 6-4 • Chapter 7 Program 2-E
(b) The inventory of land shall include all of the following:	
(b)(1) A listing of properties by assessor parcel number.	<ul style="list-style-type: none"> • Chapter 6 pages 15-16 • Appendix K
(b)(2) The size of each property listed pursuant to paragraph (1), and the general plan designation and zoning of each property.	<ul style="list-style-type: none"> • Chapter 6 pages 15-16 • Appendix K
(b)(3) For nonvacant sites, a description of the existing use of each property.	<ul style="list-style-type: none"> • Chapter 6 pages 15-16 • Appendix K
(b)(3) If a site subject to this paragraph is owned by the city or county, the description shall also include whether there are any plans to dispose of the property during the planning period and how the city or county will comply with Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5.	<ul style="list-style-type: none"> • Not applicable because none of the sites in the inventory are city-owned.
(b)(4) A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.	<ul style="list-style-type: none"> • Chapter 3 pages 35-37
(b)(5)(A) A description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities.	<ul style="list-style-type: none"> • Chapter 3 pages 21, 27
(b)(5)(B) Parcels included in the inventory must have sufficient water, sewer, and dry utilities supply available and accessible to support housing development or be included in an existing general plan program or other mandatory program or plan, including a program or plan of a public or private entity providing water or sewer service, to secure sufficient water, sewer, and dry utilities supply to support housing development. This paragraph does not impose any additional	<ul style="list-style-type: none"> • Chapter 3 pages 21, 27

<p>duty on the city or county to construct, finance, or otherwise provide water, sewer, or dry utilities to parcels included in the inventory.</p>	
<p>(b)(6) Sites identified as available for housing for above moderate-income households in areas not served by public sewer systems. This information need not be identified on a site-specific basis.</p>	<ul style="list-style-type: none"> • Chapter 6 Table 6-4
<p>(b)(7) A map that shows the location of the sites included in the inventory, such as the land use map from the jurisdiction's general plan, for reference purposes only.</p>	<ul style="list-style-type: none"> • Chapter 6 page 13
<p>(c) Based on the information provided in subdivision (b), a city or county shall determine whether each site in the inventory can accommodate the development of some portion of its share of the regional housing need by income level during the planning period, as determined pursuant to Section 65584. The inventory shall specify for each site the number of units that can realistically be accommodated on that site and whether the site is adequate to accommodate lower income housing, moderate-income housing, or above moderate-income housing.</p>	<ul style="list-style-type: none"> • Appendix K
<p>(c) A nonvacant site identified pursuant to paragraph (3) or (4) of subdivision (a) in a prior housing element and a vacant site that has been included in two or more consecutive planning periods that was not approved to develop a portion of the locality's housing need shall not be deemed adequate to accommodate a portion of the housing need for lower income households that must be accommodated in the current housing element planning period unless the site is zoned at residential densities consistent with paragraph (3) of this subdivision and the site is subject to a program in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. An unincorporated area in a nonmetropolitan county pursuant to clause (ii) of subparagraph (B) of paragraph (3) shall not be subject to the requirements of this subdivision to allow residential use by right.</p>	<ul style="list-style-type: none"> • Chapter 6 Table 6-4
<p>(c) Notwithstanding the foregoing, for a local government that fails to adopt a housing element that the department has found to be in substantial compliance with state law within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning pursuant to this</p>	<ul style="list-style-type: none"> • San Bruno intends to adopt its Housing Element by the January 31, 2023 due date and therefore will not be subject to the one-year rezoning requirement.

subdivision shall be completed no later than one year from the statutory deadline in Section 65588 for adoption of the housing element.	
(c) The analysis shall determine whether the inventory can provide for a variety of types of housing, including multifamily rental housing,	<ul style="list-style-type: none"> • Chapter 4 page 58
(c) factory-built housing, mobilehomes,	<ul style="list-style-type: none"> • Chapter 3 page 15
(c) housing for agricultural employees, supportive housing,	<ul style="list-style-type: none"> • Chapter 3 pages 16-17 • Chapter 7 Program 2-G
(c) single-room occupancy units,	<ul style="list-style-type: none"> • Chapter 3 pages 16-17 • Chapter 7 Program 2-G
(c) emergency shelters, and	<ul style="list-style-type: none"> • Chapter 3 page 15 • Chapter 7 Program 2-G
(c) transitional housing	<ul style="list-style-type: none"> • Chapter 3 pages 12-13
(c) and whether the inventory affirmatively furthers fair housing.	<ul style="list-style-type: none"> • Chapter 4 page 58
(c) The city or county shall determine the number of housing units that can be accommodated on each site as follows:	
(c)(1) If local law or regulations require the development of a site at a minimum density, the department shall accept the planning agency's calculation of the total housing unit capacity on that site based on the established minimum density. If the city or county does not adopt a law or regulation requiring the development of a site at a minimum density, then it shall demonstrate how the number of units determined for that site pursuant to this subdivision will be accommodated.	<ul style="list-style-type: none"> • Chapter 6 Table 6-4 • Chapter 6 page 6
(c)(2) The number of units calculated pursuant to paragraph (1) shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (5) of subdivision (a) of Section 65583,	<ul style="list-style-type: none"> • Chapter 6 Table 6-4 • Chapter 6 page 6
(c)(2) the realistic development capacity for the site,	<ul style="list-style-type: none"> • Chapter 6 Table 6-4 • Chapter 6 page 6
(c)(2) typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction,	<ul style="list-style-type: none"> • Chapter 6 Table 6-4 • Chapter 6 page 6
(c)(2) and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities.	<ul style="list-style-type: none"> • Chapter 6 Table 6-4
(c)(2)(A) A site smaller than half an acre shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the	<ul style="list-style-type: none"> • Chapter 6 pages 11 and 14

department that the site is adequate to accommodate lower income housing.	
(c)(2)(B) A site larger than 10 acres shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department that the site can be developed as lower income housing.	<ul style="list-style-type: none"> • Chapter 6 pages 11 and 14
(c)(2)(B) For purposes of this subparagraph, "site" means that portion of a parcel or parcels designated to accommodate lower income housing needs pursuant to this subdivision.	<ul style="list-style-type: none"> • Appendix K
(c)(2)(C) A site may be presumed to be realistic for development to accommodate lower income housing need if, at the time of the adoption of the housing element, a development affordable to lower income households has been proposed and approved for development on the site.	<ul style="list-style-type: none"> • Appendix K
(c)(3) For the number of units calculated to accommodate its share of the regional housing need for lower income households pursuant to paragraph (2), a city or county shall do either of the following:	
(c)(3)(A) Provide an analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower income households.	<ul style="list-style-type: none"> • Chapter 6 Table 6-6 • Chapter 6 page 17
(c)(3)(B) The following densities shall be deemed appropriate to accommodate housing for lower income households: (i) For an incorporated city within a nonmetropolitan county and for a nonmetropolitan county that has a micropolitan area: sites allowing at least 15 units per acre. (ii) For an unincorporated area in a nonmetropolitan county not included in clause (i): sites allowing at least 10 units per acre. (iii) For a suburban jurisdiction: sites allowing at least 20 units per acre. (iv) For a jurisdiction in a metropolitan county: sites allowing at least 30 units per acre.	<ul style="list-style-type: none"> • Chapter 6 page 11
(4)(A) For a metropolitan jurisdiction:	<ul style="list-style-type: none"> • Chapter 6 page 11
(4)(A)(i) At least 25 percent of the jurisdiction's share of the regional housing need for moderate-income housing shall be	<ul style="list-style-type: none"> • Chapter 6 Table 6-4

allocated to sites with zoning that allows at least 4 units of housing, but not more than 100 units per acre of housing.	
(4)(A)(ii) At least 25 percent of the jurisdiction's share of the regional housing need for above moderate-income housing shall be allocated to sites with zoning that allows at least 4 units of housing.	<ul style="list-style-type: none"> • Chapter 6 Table 6-4
<p>(B) The allocation of moderate-income and above moderate-income housing to sites pursuant to this paragraph shall not be a basis for the jurisdiction to do either of the following:</p> <p>(i) Deny a project that does not comply with the allocation.</p> <p>(ii) Impose a price minimum, price maximum, price control, or any other exaction or condition of approval in lieu thereof. This clause does not prohibit a jurisdiction from imposing any price minimum, price maximum, price control, exaction, or condition in lieu thereof, pursuant to any other law.</p> <p>(iii) The provisions of this subparagraph do not constitute a change in, but are declaratory of, existing law with regard to the allocation of sites pursuant to this section.</p>	
(C) This paragraph does not apply to an unincorporated area.	
(D) For purposes of this paragraph:	
(i) "Housing development project" has the same meaning as defined in paragraph (2) of subdivision (h) of Section 65589.5.	
(ii) "Unit of housing" does not include an accessory dwelling unit or junior accessory dwelling unit that could be approved pursuant to Section 65852.2 or Section 65852.22 or through a local ordinance or other provision implementing either of those sections. This paragraph shall not limit the ability of a local government to count the actual production of accessory dwelling units or junior accessory dwelling units in an annual progress report submitted pursuant to Section 65400 or other progress report as determined by the department.	
(E) Nothing in this subdivision shall preclude the subdivision of a parcel, provided that the subdivision is subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)) or any other applicable law authorizing the subdivision of land.	
(d) For purposes of this section, a metropolitan county, nonmetropolitan county, and nonmetropolitan county with a micropolitan area shall be as determined by the United States Census Bureau. A	

<p>nonmetropolitan county with a micropolitan area includes the following counties: Del Norte, Humboldt, Lake, Mendocino, Nevada, Tehama, and Tuolumne and other counties as may be determined by the United States Census Bureau to be nonmetropolitan counties with micropolitan areas in the future.</p>	
<p>(e) (1) Except as provided in paragraph (2), a jurisdiction shall be considered suburban if the jurisdiction does not meet the requirements of clauses (i) and (ii) of subparagraph (B) of paragraph (3) of subdivision (c) and is located in a Metropolitan Statistical Area (MSA) of less than 2,000,000 in population, unless that jurisdiction's population is greater than 100,000, in which case it shall be considered metropolitan. A county, not including the City and County of San Francisco, shall be considered suburban unless the county is in an MSA of 2,000,000 or greater in population in which case the county shall be considered metropolitan.</p>	
<p>(2)(A)(i) Notwithstanding paragraph (1), if a county that is in the San Francisco-Oakland-Fremont California MSA has a population of less than 400,000, that county shall be considered suburban. If this county includes an incorporated city that has a population of less than 100,000, this city shall also be considered suburban. This paragraph shall apply to a housing element revision cycle, as described in subparagraph (A) of paragraph (3) of subdivision (e) of Section 65588, that is in effect from July 1, 2014, to December 31, 2028, inclusive.</p>	
<p>(2)(A)(ii) A county subject to this subparagraph shall utilize the sum existing in the county's housing trust fund as of June 30, 2013, for the development and preservation of housing affordable to low- and very low-income households.</p>	
<p>(f) A jurisdiction shall be considered metropolitan if the jurisdiction does not meet the requirements for "suburban area" above and is located in an MSA of 2,000,000 or greater in population unless that jurisdiction's population is less than 25,000 in which case it shall be considered suburban.</p> <p>(g)(1) For sites described in paragraph (3) of subdivision (b) [non-vacant sites], the city or county shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential.</p>	<ul style="list-style-type: none"> • Chapter 6 pages 10-11 • Chapter 6 Table 6-4

<p>(g)(1) The methodology shall consider factors including the extent to which existing uses may constitute an impediment to additional residential development,</p>	<ul style="list-style-type: none"> • Chapter 6 Table 6-6
<p>(g)(1) the city's or county's past experience with converting existing uses to higher density residential development,</p>	<ul style="list-style-type: none"> • Chapter 6 pages 6-7
<p>(g)(1) the current market demand for the existing use,</p>	<ul style="list-style-type: none"> • Chapter 6 Table 6-6
<p>(g)(1) an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development,</p>	<ul style="list-style-type: none"> • Chapter 6 Table 6-6
<p>(g)(1) development trends,</p>	<ul style="list-style-type: none"> • Chapter 6 page 6-9
<p>(g)(1) market conditions,</p>	<ul style="list-style-type: none"> • Chapter 6 pages 8-9
<p>(g)(1) and regulatory or other incentives or standards to encourage additional residential development on these sites.</p>	<ul style="list-style-type: none"> • Chapter 7 Program 2-E • Chapter 7 Program 2-H • Chapter 7 Program 2-K • Chapter 7 Program 2-M
<p>(g)(2) In addition to the analysis required in paragraph (1), when a city or county is relying on nonvacant sites described in paragraph (3) of subdivision (b) to accommodate 50 percent or more of its housing need for lower income households, the methodology used to determine additional development potential shall demonstrate that the existing use identified pursuant to paragraph (3) of subdivision (b) does not constitute an impediment to additional residential development during the period covered by the housing element. An existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period.</p>	<ul style="list-style-type: none"> • Chapter 6 Table 6-6
<p>(g)(3) Notwithstanding any other law, and in addition to the requirements in paragraphs (1) and (2), sites that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control through a public entity's valid exercise of its police power, or occupied by low or very low income households, shall be subject to a policy requiring the replacement of all those units affordable to the same or lower income level as a condition of any development on the site. Replacement requirements shall be consistent with those</p>	<ul style="list-style-type: none"> • Not applicable because none of the sites in the inventory contain existing housing units.

<p>set forth in paragraph (3) of subdivision (c) of Section 65915.</p>	
<p>(h) The program required by subparagraph (A) of paragraph (1) of subdivision (c) of Section 65583 shall accommodate 100 percent of the need for housing for very low and low-income households allocated pursuant to Section 65584 for which site capacity has not been identified in the inventory of sites pursuant to paragraph (3) of subdivision (a) on sites that shall be zoned to permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower income households during the planning period.</p>	<ul style="list-style-type: none"> • Chapter 7 Program 2-D
<p>(h) These sites shall be zoned with minimum density and development standards that permit at least</p>	<ul style="list-style-type: none"> • Chapter 7 Program 2-D
<p>(h) 16 units per site at a density of at least 16 units per acre in jurisdictions described in clause (i) of subparagraph (B) of paragraph (3) of subdivision (c),</p>	
<p>(h) shall be at least 20 units per acre in jurisdictions described in clauses (iii) and (iv) of subparagraph (B) of paragraph (3) of subdivision (c)</p>	<ul style="list-style-type: none"> • Chapter 7 Program 2-D
<p>(h) and shall meet the standards set forth in subparagraph (B) of paragraph (5) of subdivision (b).</p>	<ul style="list-style-type: none"> • Chapter 7 Program 2-D
<p>(h) At least 50 percent of the very low and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed uses are not permitted, except that a city or county may accommodate all of the very low and low-income housing need on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project.</p>	<ul style="list-style-type: none"> • Appendix K

Exhibit C

RESPONSE TO HCD FINDINGS

HE Section	Subsection	NO.	Comment	SD Response	HE Section/ Page
Appendix A Review and Revision		1	Analysis must be included for all programs in the previous housing element including progress and actual results for each.	More analysis has been added to each program evaluation for the previous cycle.	Appendix A
Appendix A Review and Revision		2	Provide a description of how the objectives and programs of the updated element incorporate changes resulting from the evaluation of the previous HE.	More description about how certain programs from the previous Housing Element were incorporated into the current Housing Element have been added throughout the evaluation	Appendix A
Appendix A Review and Revision		3	If the City failed to make adequate sites available to accommodate the regional housing need in the prior planning period, the City must zone or rezone sites to accommodate any unaccommodated need within the first year of the 2023-2031 planning period. (Gov. Code, § 65584.09.) Program 2-A was necessary to demonstrate compliance with the adequate sites requirement in the previous planning period, however it was not completed. To demonstrate adequate sites were made available in the prior planning period, the element must include an analysis or programs demonstrating compliance with the statutory requirements. For additional information, see HCD's AB 1233 Memorandum at https://www.hcd.ca.gov/hcd-memos and the Building Blocks at https://www.hcd.ca.gov/review-and-revise .	Program 2-A from the previous cycle was to be completed within 3 years of Housing Element adoption but was instead completed six years after element adoption. Adequate sites were made available after the initial delay. However, the city continued to entitle housing projects in the TCP during the delay.	Program 2-A on page 13
Appendix A Review and Revision		4	The element must evaluate the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness).	Additional evaluation regarding the effectiveness of those programs that impact special needs populations has been added.	See Appendix page A-54
Chapter 4 AFFH	Integration & Segregation	5	The element must evaluate racial patterns at a regional basis, comparing the City to the region.	Added narrative and maps	pp. 4-8 to 4-11
Chapter 4 AFFH	Integration & Segregation	6	Must discuss and analyze data on persons with disabilities for trends over time and patterns across census tracts as well as evaluate patterns at a regional basis.	New information from Housing Choices and maps	pp. 4-17 to 4-19
Chapter 4 AFFH	Integration & Segregation	7	Must describe and analyze concentrations of income and familial status geographically throughout the City.	Added narrative and maps	income: pp. 4-14 to 4-17 familial status: pp 4-19 to 4-21

Chapter 4 AFFH	Access to Opportunity	8	While the element identified an area of access to education with lower outcomes, it must describe and analyze how that affects fair housing and other factors.	Added narrative and maps	pp. 4-28 to 4-30 and summary or pp. 4-33 to 4-37
Chapter 4 AFFH	Access to Opportunity	9	The element should describe and analyze the access to jobs throughout the City and for protected classes.	Added narrative and maps	pp. 4-29 to 4-30 and summary or pp. 4-33 to 4-37
Chapter 4 AFFH	Access to Opportunity	10	The element should describe and analyze the access to transit throughout the City and for protected classes.	Added narrative and maps	pp. 4-30 to 4-32 and summary or pp. 4-33 to 4-37
Chapter 4 AFFH	Disproportionate Housing Needs	11	The element must analyze the areas of poor environmental outcomes and identify actions to address fair housing issues.	Added narrative and maps	pp. 4-32 to 4-35
Chapter 4 AFFH	Disproportionate Housing Needs	12	Describe any geographic concentration of cost burden, overcrowding by tenure, and substandard housing.	Added narrative and maps	pp. 4-39 to 4-46
Chapter 4 AFFH	Disproportionate Housing Needs	13	Describe and analyze areas sensitive to displacement, including displacement risk due to disaster.	Added narrative and maps	pp. 4-43 to 4-46
Chapter 4 AFFH	Site Inventory Analysis	14	The element must identify whether sites improve or exacerbate fair housing issues in the City. If sites exacerbate conditions, the element should identify further program actions that will be taken to promote equitable quality of life throughout the community (e.g., anti-displacement and place-based community revitalization strategies)	New subsections titled "Site Inventory Analysis Findings" were added to each section that addresses this question for race, income, disability, familial status, all fh factors related to access to opportunity and all fh factors related to disproportionate housing needs. New program actions	Throughout chapter 4, FHAF

				<p>were added and included in FHAP as well as in chapter 7 on policies and programs.</p>	
<p>Chapter 4 AFFH</p>	<p>Site Inventory Analysis</p>	<p>15</p>	<p>Address the income categories of identified sites with respect to location, the number of sites and units by all income groups, and how that affects the existing patterns for all components of the assessment of fair housing (e.g., segregation and integration, access to opportunity).</p>	<p>New subsections titled "Site Inventory Analysis Findings" was added to each section and provides this information in both narrative and table format.</p>	<p>Throughout chapter 4</p>
<p>Chapter 4 AFFH</p>	<p>Fair Housing Action Plan (Goals, Actions, Metrics, Milestones)</p>	<p>16</p>	<p>Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, milestones, geographic targeting and metrics or numerical targets and, as appropriate, address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.</p>	<p>New program actions were added where needed and programs were edited to provide milestones, metrics</p>	<p>New AFFH Programs include which respond directly to AFFH analysis are: 5-E 5-F, 5-1, 5-J, 5-L 5-N, 5-O, 5-P, 5-U 5-V, and 5-W</p>
<p>Chapter 2 Needs Analysis</p>	<p>Housing Stock Condition</p>	<p>17</p>	<p>Estimate of the number of units in need of rehabilitation and replacement (possible sources are: recent windshield survey, estimates from the code enforcement agency, or information from knowledgeable builders/developers, including non-profit housing developers or organizations).</p>	<p>analysis added</p>	<p>page 2-36</p>
<p>Chapter 2 Needs Analysis</p>	<p>Housing Costs</p>	<p>18</p>	<p>While the element includes estimated rents for residents, it utilizes American Community Survey (ACS) data. The element should supplement census data with other sources (e.g., local knowledge).</p>	<p>Additional rental data added</p>	<p>page 2-24</p>
<p>Chapter 2 Needs Analysis</p>	<p>Persons with Disabilities</p>	<p>19*</p>	<p>While the element quantifies the number of persons with disabilities, it must also analyze their special housing needs. For a complete analysis, the element should discuss challenges faced by the population, the existing resources to meet those needs, an assessment of any gaps in resources,</p>	<p>Analysis added for disability housing needs.</p>	<p>pages 2-40, 2-41</p>

			and proposed policies, programs, and funding to help address those gaps.		
Chapter 6 Sites Inventory	Progress Meeting RHNA	20	The City's RHNA may be reduced by the number of new units built since June 30, 2022; however, the element must demonstrate their affordability based on actual sales price, rent level, or other mechanisms ensuring affordability (e.g., deed restrictions). The element should also discuss the status, any barriers to development and other relevant factors to demonstrate their availability in the planning period.	10 dwellings have been constructed in the city since July 1, 2022. Paragraph added.	page 6-7
Chapter 6 Sites Inventory	Sites Inventory	21	The element must list sites by parcel number, parcel size, zoning, general plan designation, describing existing uses for nonvacant sites and include a calculation of the realistic capacity of each site. While the element includes most of these requirements, the inventory must include the calculation of units in whole number increments. In addition, sites that are identified for rezone must include existing and proposed general plan and zoning designations. The element must also ensure there are sufficient sites identified in the inventory, either with existing zoning or proposed rezones to meet the lower and moderate income RHNA.	See Table 6-4	pages 6-13 to 6-1
Chapter 6 Sites Inventory	Realistic Capacity	22	While the element provides assumptions of buildout for sites included in the inventory, it must also provide support for these assumptions (e.g., recent project examples). For example, the element should demonstrate what specific trends, factors, and other evidence led to the assumptions.	Most density assumptions are based on actual projects or projects submitted nearby for similiary situated sites.	page 6-16 and table 6-6
Chapter 6 Sites Inventory	Realistic Capacity	23	The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements and typical densities of existing or approved residential developments at a similar affordability level.	None of the unit estimates have been adjusted but more justification has been provided. Some of the estimates are based on submitted projects.	see Tables 6-5 and 6-6
Chapter 6 Sites Inventory	Realistic Capacity	24	The element should describe what factors were included in the realistic capacity assumptions, especially in the mixed-use zones.	Additional justification added	See table 6-6

Chapter 6 Sites Inventory	Realistic Capacity	25	<p>The element includes many sites in the transit-oriented development (TOD) which does not include a maximum density. Assumptions of realistic capacity should be supported with examples.</p> <p>The following project examples were added to support assumptions: 111 San Bruno, Mills Park, and 732 - 740 ECR.</p>	see page 6-16
Chapter 6 Sites Inventory	Realistic Capacity	26	<p>Some sites in the inventory assume over 200 units an acre (including site 1 on page 6-13). These assumptions should be supported with examples. Examples to support realistic capacity assumptions should also include affordability levels, and percent of maximum densities.</p> <p>Site #1 is the densest site in the inventory. No assumptions were made for this site because it is based on a submitted application. Staff noted projects with submitted applications are denser than staff previously anticipated. The density assumptions for sites without submitted applications was based on the project details of similar sites nearby. More information has been added to the justification to make this connection more explicit.</p>	Table 6-6
Chapter 6 Sites Inventory	Realistic Capacity	27	<p>The calculation of residential capacity must also account for the likelihood of residential development in zoning where 100 percent nonresidential uses are allowed. The analysis should be based on factors such as development trends including nonresidential, performance standards requiring residential uses or other relevant factors such as enhanced policies and programs. For example, the element could analyze all development activity in these nonresidential zones, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly.</p> <p>Discussion added.</p>	Page 6-11
Chapter 6 Sites Inventory	Zoning for Lower-Income Households	28	<p>The element must demonstrate zoning appropriate to accommodate housing for lower-income households. For sites with zoning meeting specified densities or default densities (30 units per acre in San Bruno), no analysis is required. Otherwise, the element must include analysis based on statutory factors. While the element identifies densities of at least 30 units per acre for many of the sites to accommodate</p> <p>The city imposes a 15% affordable housing requirement on all residential developments of 5+ units. This requirement applies to sites that don't meet the default density requirement.</p>	Page 6-10

		<p>housing for lower-income households, other sites do not meet the default density. As a result, if relying on densities less than 30 units per acre to accommodate the lower-income RHNA, an analysis must be included to demonstrate how the zoning encourages the development of units affordable for lower income households. Please see HCD's Building Blocks for more information.</p>		
<p>Chapter 6 Sites Inventory</p>	<p>Small and Large Sites</p>	<p>29</p>	<p>Sites smaller than half an acre or greater than ten acres are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated, with sufficient evidence, that sites of equivalent size and affordability were successfully developed during the prior planning period or unless the housing element describes other evidence to HCD that the site is adequate to accommodate housing for lower-income households. (Gov. Code, § 65583.2, subd. (c)(2)(A).) Based on the outcomes of the analysis, the element should add or modify programs.</p>	<p>The city imposes a 15% affordable housing requirement on all residential developments of 5+ units. This requirement applies to sites that don't meet the default density requirement.</p> <p>Page 6-10</p>
<p>Chapter 6 Sites Inventory</p>	<p>Suitability of Nonvacant Sites</p>	<p>30</p>	<p>The element must include an analysis demonstrating the potential for redevelopment of nonvacant sites. The description of existing uses should be sufficiently detailed to facilitate an analysis demonstrating the potential for additional development in the planning period. In addition, the element must analyze the extent that existing uses may impede additional residential development. For example, the element includes sites identified as former schools, and a gas station; but must also demonstrate whether these existing uses would impede development of these sites within the planning period. The element can summarize past experiences converting existing uses to higher density residential development, include current market demand for the existing use, provide analysis of existing leases or contracts that would perpetuate the existing use or prevent additional residential development and include current information on development trends and market conditions in the City and relate those trends to the sites identified. The element could also support, based on</p>	<p>Additional information has been added to Chapter 6.</p> <p>Table 6-6</p>

			<p>recent development trends, indicators such as age and condition of the existing structure, expressed developer interest, existing versus allowable floor area, low improvement to land value ratio, and other factors.</p>		
<p>Chapter 6 Sites Inventory</p>	<p>Suitability of Nonvacant Sites</p>	<p>31</p>	<p>The housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. For your information, the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the regional housing need allocation.</p>	<p>City needs to adopt a resolution</p>	<p>Finding included in resolution</p>
<p>Chapter 6 Sites Inventory</p>	<p>Tanforan Site</p>	<p>32</p>	<p>The element should describe feasibility and timing of development during the planning period and add or modify programs as appropriate. The element mentions an agreement with the developer for a minimum of 1,000 units but it should describe timing, whether a specific plan is needed, and affordability assumptions on the site. The element should also address any known constraints to development (e.g., airport compatibility) and modify programs to ensure the availability of the site or identify alternative sites.</p>	<p>Added to table 6-6</p>	<p>see page 6-24</p>
<p>Chapter 6 Sites Inventory</p>	<p>Sites Identified in Multiple Planning Periods</p>	<p>33</p>	<p>Sites identified in prior planning periods shall not be deemed adequate to accommodate the housing needs for lower-income households unless a program, meeting statutory requirements, requires rezoning within one or three years, whichever is applicable. If utilizing sites outside of the Transit</p>	<p>Identified sites that require from previous HE cycles in Table 6-4</p>	<p>see pages 6-13-6-15</p>

			<p>Corridors Specific Plan for the lower-income RHNA, the element should clarify if sites were identified in prior planning periods and if so, which sites and include a program. The program should ensure sites will meet density requirements and allow by-right approval for housing developments that include 20 percent or more of its units affordable to lower income households.</p>					
<p>Chapter 6 Sites Inventory</p>	<p>Accessory Dwelling Units (ADU)</p>	<p>34</p>	<p>The element projects 345 ADUs over the planning period or approximately 43 ADUs per year over the eight-year planning period. These trends are inconsistent with HCD records (6 reported in 2018, 17 in 2019, 7 in 2020, and 70 in 2021) and do not support an assumption of 43 ADUs per year. To support assumptions for ADUs in the planning period, the element should reduce the number of ADUs assumed per year and reconcile trends with HCD records, including additional information such as more recent permitted units and inquiries, resources and incentives, other relevant factors and modify policies and programs as appropriate. Further, programs should commit to additional incentives and strategies, frequent monitoring (every other year) and specific commitment to adopt alternative measures such as rezoning or amending the element within a specific time (e.g., 6 months) if needed. The element must also address affordability assumptions for ADU projections.</p>				<p>Estimated ADU production has been revised to be consistent with HCDs feedback. <u>Monitoring program added.</u></p>	<p>page 6-22</p>
<p>Chapter 6 Sites Inventory</p>	<p>AB 725</p>	<p>35</p>	<p>For jurisdictions that are considered Metropolitan, the element must identify at least 25 percent of the remaining moderate and above moderate RHNA on sites that allow at least four units of housing (e.g., four plex or greater). (Gov. Code, § 65583.2, subd. (c)(4).)</p>				<p>Of the 23 sites in the inventory, only the two San Marco sites allow less than four units of housing.</p>	
<p>Chapter 6 Sites Inventory</p>	<p>Quantified Objectives</p>	<p>36</p>	<p>The element generally did not address this requirement. The element must include quantified objectives for construction, rehabilitation, and conservation by income group, including extremely low-income households. Please see the Building Blocks for additional information.</p>				<p>Quantified objectives section added.</p>	<p>page 6-24</p>

<p>Chapter 3 Housing Constraints & Resources</p>	<p>Infrastructure</p>	<p>37</p> <p>While the element includes a general discussion on water and sewer capacity, it must demonstrate sufficient existing or planned water and sewer capacity to accommodate the RHNA for the planning period and add or modify programs if necessary.</p>	<p>Mostly addressed in chapter 3 but also mentioned in chapter 6.</p>	
<p>Chapter 3 Housing Constraints & Resources</p>	<p>Environmental Constraints</p>	<p>38</p> <p>While the element generally describes a few environmental conditions within the City, it must describe any other known environmental constraints or conditions within the City that could impact housing development in the planning period.</p>	<p>This section covered flooding, geology (earthquakes), noise, and air quality. Hazardous materials has been added to the discussion.</p>	<p>page 3-32</p>
<p>Chapter 3 Housing Constraints & Resources</p>	<p>Zoning for a Variety of Housing Types- Emergency Shelters</p>	<p>39</p> <p>The element should describe the development standards of the M-1 zone that allows emergency shelters by-right and should provide an analysis of proximity to transportation and services for these sites, hazardous conditions, and any conditions in appropriate for human habitability. In addition, the element should describe how emergency shelter parking requirements comply with AB 139/Government Code section 65583, subdivision (a)(4)(A) or include a program to comply with this requirement.</p>	<p>Emergency Shelters. Allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii). Adopt 65583(a)(4)(A)(ii). Adopt development standards for emergency shelters and ensure they are consistent with State law per California Government Code Section 65583(a)(4)(A)(ii).</p>	

<p>Chapter 3 Housing Constraints & Resources</p>	<p>Zoning for a Variety of Housing Types- Transitional Supportive Housing</p>	<p>40</p>	<p>Transitional housing and supportive housing must be permitted as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Gov Code, § 65583, subd. (c)(3)). The element must describe and analyze the City's transitional and supportive housing standards and codes and demonstrate consistency with Section 65583(c)(3) or add or revise programs to comply with the statutory requirements.</p>	<p>Pursuant to Government Code Section 65583, transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. The Zoning Ordinance allows supportive and transitional housing in all residential districts and in all zones that allow multifamily and mixed use development including nonresidential zones, per Government Code Sections 65583 and 65650. Program 21 include actions to comply with State Law regarding transitional and supportive housing types.</p>	<p>page 3-13</p>
<p>Chapter 3 Housing Constraints & Resources</p>	<p>Zoning for a Variety of Housing Types- By-Right Permanent Supportive Housing</p>	<p>41</p>	<p>Supportive housing shall be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65651. The element must demonstrate compliance with these requirements and include programs as appropriate.</p>	<p>These uses are defined as residential care facilities and are permitted in all zoning districts where housing is permitted.</p>	<p>page 3-13</p>
<p>Chapter 3 Housing Constraints & Resources</p>	<p>Zoning for a Variety of Housing Types- Low Barrier Navigation Centers</p>	<p>42</p>	<p>While the element includes a program to allow Low Barrier Navigation Centers, it is limited to emergency shelter zones. Low Barrier Navigation Centers shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65660. The element must demonstrate compliance with this requirement and include programs as appropriate.</p>	<p>Discussion added.</p>	<p>page 3-16</p>

<p>Chapter 3 Housing Constraints & Resources</p>	<p>Zoning for a Variety of Housing Types- Single Room Occupancy (SRO) Units</p>	<p>43</p>	<p>Single Room Occupancy (SRO) Units. The element must describe where SROs are allowed or add a program as appropriate.</p>	<p>Program added to allow SROs</p> <p>page 3-17</p>
<p>Chapter 3 Housing Constraints & Resources</p>	<p>Zoning for a Variety of Housing Types- Employee Housing</p>	<p>44</p>	<p>The element must demonstrate the City's zoning is consistent with the Employee Housing Act (Health and Safety Code, § 17000 et seq.), specifically, sections 17021.5 and, if necessary, add or modify programs. Section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone.</p> <p>Employee Housing Consistent with Health and Safety Code Sections 17021.5 and 17021.6, employee housing is permitted by right in every residential zone, including single family zones. Additionally, in 2012, the City amended its Zoning Code definitions to define "family" to include employee housing.</p> <p>page 3-17</p>	
<p>Chapter 3 Housing Constraints & Resources</p>	<p>Zoning for a Variety of Housing Types- Accessory Dwelling Units</p>	<p>45</p>	<p>While the City does have an ADU ordinance, it is currently under review by HCD for consistency with State ADU Law. HCD will provide communication of ADU compliance issues under a separate cover. If necessary, the element should add a program to update the City's ADU ordinance to comply with state law.</p> <p>City's ADU ordinance has been forwarded to HCD for review.</p>	

<p>Chapter 3 Housing Constraints & Resources</p>	<p>Land Use Controls</p>	<p>46</p>	<p>The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types. The analysis should analyze land use controls independently and cumulatively with other land use controls. The analysis should specifically address requirements related to parking, heights, lot coverage and limits on allowable densities. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities and include programs to address identified constraints. The element should analyze the interaction of the General Plan designation for high density residential allowing 24-40 dwelling units an acre, but the R-4 zoning district limits densities to 30 dwelling units an acre and whether the maximum density in the R-4 is a constraint. In addition, the element must analyze whether the garage setbacks apply to multifamily developments and whether they are a constraint on housing. On page 3-6, the element lists parking requirements for "general residential"; it should also clarify whether parking requirements for mixed-use zones differ than the general residential parking requirements and add a program as appropriate. Lastly, the element states that the full build-out of the sites located in the TCP would exceed the maximum of 1,610 units allowed under the current Environmental Impact Report (EIR). The element must analyze whether exceeding the allowed units is a constraint and either adjust capacity assumptions or add programs as appropriate.</p>	<p>Discussion added.</p>	<p>Page 3-16 See Program 1-</p>
<p>Chapter 3 Housing Constraints & Resources</p>	<p>Fees and Exaction</p>	<p>47</p>	<p>While the element describes many fees and the typical deposit range, it must describe all required fees for single family and multifamily housing development, including all impact and regional fees, and analyze their impact as potential constraints on housing supply and affordability. In addition, the analysis should identify the total amount of fees and their proportion to the development costs for both single family and multifamily housing.</p>	<p>Table 3-10 includes all required fees for SFD and MFD project types. A separate section on Impact Fees has been added but these fees are included in the amounts shown in the table.</p>	<p>page 3-24</p>

Chapter 3 Housing Constraints & Resources	Local Processing and Permit Procedures	48	While the element includes information about processing times, it should also describe the procedures for a typical single family and multifamily development. The analysis should address the approval body, the number of public hearing if any, approval findings and any other relevant information. The analysis should address impacts on housing cost, supply, timing, and approval certainty.	Section added.	page 3-9
Chapter 3 Housing Constraints & Resources	Design Review	49	The element must describe and analyze the design review guidelines and process, including approval procedures and decision-making criteria, for their impact as potential constraints on housing supply and affordability. For example, the analysis could describe required findings and discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint or it must include a program to address this permitting requirement, as appropriate.	Discussion added.	page 3-16 See Program 1-
Chapter 3 Housing Constraints & Resources	State Density Bonus Law	50	The City's current density bonus ordinance should be reviewed for compliance with current state density bonus law and programs should be added as necessary. (Gov. Code, § 65915.)	The city's density bonus ord was updated in 2021 and is consistent with state law. Density bonus section discussion has been added.	page 3-19
Chapter 3 Housing Constraints & Resources	Streamlining Provisions	51	While the element states that they followed SB 35 procedures for a prior project, it should clarify whether the City has procedures in place consistent with streamlining procedures pursuant to Government Code section 65913.4 and include programs as appropriate.	The City will comply with SB 35 (Gov. Code Section 65913.4) by maintaining a written policy and procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects. A program has been added to complete this work within one year of HE adoption.	page 3-19

<p>Chapter 3 Housing Constraints & Resources</p>	<p>On/Off-Site Improvements</p>	<p>52</p>	<p>The element must identify typical subdivision level improvement requirements, such as minimum street widths (e.g., 40-foot minimum street width), and analyze their impact as potential constraints on housing supply and affordability.</p>	<p>Subdivision improvements included with off-site improvements.</p>	<p>page 3-20</p>
<p>Chapter 3 Housing Constraints & Resources</p>	<p>Constraints on Housing for Persons with Disabilities</p>	<p>53</p>	<p>The element identifies approval findings for granting a reasonable accommodation including finding related to impacts on surrounding uses – essentially a conditional use permit finding. However, reasonable accommodation should be a unique exception process from a conditional use permit especially given its importance in addressing barriers to housing for persons with disabilities. The element should include a program to amend the Reasonable Accommodation Ordinance and remove constraints, including but not limited to the potential impact on surrounding uses approval finding. In addition, while the element states that unlicensed residential care facilities must require a license from the state licensing agency before operation, zoning and standards should simply implement a barrier-free definition of family instead of subjecting, potentially persons with disabilities, to special regulations. Zoning code regulations that isolate and regulate various types of housing for persons with disabilities may pose a constraint on housing choice for persons with disabilities. The element should include specific analysis of these and any other constraints for impacts on housing for persons with disabilities and add or modify programs as appropriate. Lastly, the element must describe and analyze any definitions of family used in zoning and land use for impacts on housing for persons with disabilities and add or modify programs as appropriate.</p>	<p>A program to update the city's reasonable accommodation findings was added to Chapter 7.</p>	<p>See program 4-E on page 7-23.</p>
<p>Chapter 3 Housing Constraints & Resources</p>	<p>Availability of Financing</p>	<p>54</p>	<p>The element must describe the availability of financing, including private financing and government assistance programs, is generally available in the community.</p>	<p>Homeownership financing and affordable housing financing added.</p>	<p>pages 3-27, 3-28</p>

Chapter 3 Housing Constraints & Resources	Developed Densities and Permit Times	55	The element must be revised to include analysis of requests to develop housing at densities below those anticipated, and the length of time between receiving approval for a housing development and submittal of an application for building permits that potentially hinder the construction of a locality's share of the regional housing need.	Permitting times and Development density sections added	pages 3-7, 3-24 3-25
Chapter 7 Programs	Program 1-E & 1-F	56	Programs 1-E (Publicly Post Status Updates) and 1-F (Consolidate Fee Schedules): These programs should clarify how often the listings will be updated.	Programs updated.	pp. 7-4 ; same program label
Chapter 7 Programs	Programs 2-A, 2-E, 3-B, 4-A, 4-E, 5-B, 8-A	57	Program 2-A (Study the South El Camino Real Corridor), 2-E (SB 9 Implementation Guidelines), 3-B (Displaced Residents), 4-A (Reasonable Accommodations), 4-E (Home Sharing Opportunities), 5-B (Affordable Housing Fund Resources), 8-A (Create an Affirmative Marketing Strategy): These programs should include proactive outreach and specify how often it will occur throughout the planning period.	All programs have been updated to include outreach component and frequency. Some of the goals and programs were reorganized, the new program reference numbers are listed in the following column.	Former 2-A was incorporated into an action item in former 2-B and 2-C was relabeled as 2-A. Former 3B is New 4-G; Former 4-A is an action item in the New 4-C; Former 4-E is New 4-M; Former 5-B is New 3-B; Former 8-A is an action item under New 4-A
Chapter 7 Programs	Program 2-B	58	Program 2-B (Evaluate Ballot Initiative): This program should include public outreach. In addition, the program must be implemented earlier in the planning period to ensure beneficial impact and include specific commitment to the action.	Included outreach component and reduced timeframe for implementation by half. This program was expanded to include six specific actions and it was also combined with Program 2A (Study the El Camino Corridor) which was closely related.	pp. 7-6; program 2-A and 2-B combined into current program 2-A

Chapter 7 Programs	Program 2-C	59	Program 2-C (Support Development of Housing Opportunity Sites): This program should clarify how often outreach will occur and whether incentives will be provided.	Outreach information and incentive information included.	pp. 7-6; program now 2-B
Chapter 7 Programs	Program 2-G	60	Program 2-G (Publicize Affordable Housing Financing Strategies): The program should clarify how often outreach will occur and sources will be updated.	Programs updated with frequency information.	pp. 7-8; program now 2-F
Chapter 7 Programs	Program 4-B	61	Program 4-B (Fair Housing Training for Landlords and Tenants): This program should commit to additional trainings during the planning period.	Program updated to minimum of one training per year.	pp. 22 Same program label
Chapter 7 Programs	Program 4-C	62	Program 4-C (Publicize Affordable Housing Financing Strategies): The program should clarify how often outreach and coordination will occur. In addition, it should include timing of when the in-lieu fee strategy will be developed.	Programs updated with frequency information and timing for in lieu fee strategy.	Former 4-B is New 2-F
Chapter 7 Programs	Program 4-D	63	Program 4-D (Nexus Study for Affordable Housing Program): The program should include an action and timing to implement the results of the study.	Added implementation action item and timeframe for implementation	Former 4-D is New 2-I; the language in 2-I was edited and includes former 4-D
Chapter 7 Programs	Program 4-G	64	Program 4-G (Affordable Unit Set-Aside): The program should include implementation beyond research as well as include proactive outreach.	Implementation, outreach, and timeframes have been added.	Former 4-G is New 4-O
Chapter 7 Programs	Program 4-I	65	Program 4-I (Increase Supply of Housing for Large Families): The program should clarify what actions will be taken to encourage large units, such as incentives. The element should also include outreach to developers	This program was added into new program 2-F on providing housing for residents with disproportionate housing needs and ELIs. Outreach info added. Some options for incentives were added but will be further considered.	Former 4-I is New Action Item under 2-F.
Chapter 7 Programs	Program 5-C	66	Program 5-C (Revise Affordable Housing Ordinance): The program should include back-up actions if the existing action is deemed infeasible.	Back up action and timing included.	Former 5-C is New 3-C

Chapter 7 Programs	Program 5-D	67	Program 5-D (Retain Public Land): This program should clarify what is being implemented and include timing.	Program clarified and timing included.	Former 5-D is Ne 3-D
Chapter 7 Programs	Program 5-E	68	Program 5-E (Expedite Review of 100% Affordable Housing Projects): The program should clarify what the timing is tied to if the program is continuing.	Revised program, this is a continuing program.	Former 5-E is incorporated into 1-C. Former 5-E and 1-C were similar programs. This is also an action item under 2-G (Encourage production of ELI
Chapter 7 Programs	Program 6-A	69	Program 6-A (Replacement of Below Market Rate Units): The timing of this program should be earlier in the planning period to ensure beneficial impact.	Timing updated from three years to one and a half years from certification.	Former 6-A is Ne 3-G
Chapter 7 Programs	Program 8-B	70	Program 8-B (Partner with Local Fair Housing Organizations): The program should include timing of how often training will occur.	Added timing of at least annually.	Former 8-B is Ne 4-B
Chapter 7 Programs	Program 2-F (Require a minimum of 1,000 Housing Units on Tanforan Mall Project):	71	This program should clarify whether incentives will be provided for affordable units, what actions will be implemented to ensure a set aside for persons with disabilities, how often outreach will occur, and clarify what will be implemented within the identified timeframe.	Information was added. See note.	pp. 7-8; see programs 2-F and 4-O
Chapter 7 Programs	Program 2-H (Release RFP for City-Owned Sites)	72	The element identified City-owned sites to accommodate a portion of the RHNA. The element should include a program with numerical objectives that ensures compliance with the Surplus Land Act, provides incentives and actions along with a schedule to facilitate development of City-owned sites. Actions should include outreach with developers, issuing requests for proposals, incentives, fee waivers, priority processing and financial assistance. In addition, a similar program should be added for school owned sites.	Expanded this program to include these items as a part of the housing development feasibility study. No program was added for school owned sites specifically because these sites have already completed the disposition process and have submitted development applications to the city.	Program 2-I

Chapter 7 Programs	ADD NEW PROGRAM	73	<p>The element must include a program(s) with specific actions and timelines to assist in the development of housing for extremely low-income households. The program(s) could commit the City to adopting priority processing, granting fee waivers or deferrals, modifying development standards, granting concessions and incentives for housing developments that include units affordable to extremely low-income households; assisting, supporting or pursuing funding applications; and outreach and coordination with affordable housing developers.</p>	Two new programs added.	Program 2-G and Program 2-H
Chapter 7 Programs	ADD NEW PROGRAM	74	<p>The element must also include a program(s) to assist in the development of housing for all special needs households (e.g., elderly, homeless, farmworkers, persons with disabilities, female-headed households). Program actions could include proactive outreach and assistance to non-profit service providers and developers, prioritizing some funding for housing developments affordable to special needs households and offering financial incentives or regulatory concessions to encourage a variety of housing types.</p>	New program added.	Program 2-F
Chapter 7 Programs	Programs 2-A and 2-B HEIGHTS	75	<p>Heights: Programs to address restrictions on heights (Programs 2-A and 2-B) should specifically commit to take an initiative to the ballot by a specified date and complete alternative actions by a specific date if the ballot initiative is not passed.</p>	Program expanded with additional detail. No backup plan needed because these units are not needed to meet our RHNA.	Program 1-L
Chapter 7 Programs	Short Term Rentals	76	<p>Short Term Rentals: As noted in the element, a program should be added or modified to conduct research and take action as appropriate by a specified date.</p>	New program added.	Program 1-H

Chapter 7 Programs	ADD NEW PROGRAM	77	<p>The element must include a program(s) to conserve and improve the condition of the existing stock, which may include addressing the loss of dwelling units. A program could provide grants for substantial rehabilitation, provide matching grants for homeowner improvements, or implement proactive code enforcement program.</p>	Added program.	Program 3-E
Chapter 7 Programs	Program 4-H (Promote Accessory Dwelling Unit Ordinance):	78	<p>The program should include proactive outreach throughout the planning period. In addition, the program should include incentives beyond the City's ordinance and webpage and commit to monitor permitted ADUs and affordability every other year and take appropriate action such as adjusting assumptions or rezoning within a specified time (e.g., 6 months) if assumptions are not realized.</p>	<p>This is program 4-P- revised to incorporate comments.</p>	<p>Former Program 4-H is new Program 4-P. Program was revised.</p>
Chapter 7 Programs	General Comment	79	<p>As noted in Finding B3, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.</p>	<p>Site analysis completed. New programs added.</p>	<p>New program 2-A (former 2-A and 2-B) was revised with new action items. New programs 2-G, 2-H, 2-I and 2-K.</p>
Chapter 7 Programs	Shortfall of Adequate Sites	80	<p>If the element does not identify adequate sites to accommodate the regional housing need for lower-income households, it must include a program(s) to identify sites with appropriate zoning to accommodate the regional housing need within the planning period. The program should identify the shortfall by income group, acreage, allowable densities, appropriate development standards and meet all by right requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i), including but not limited to permitting multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households.</p>	<p>Draft Element submitted to HCDD identified adequate sites to accommodate the regional housing need for lower income households.</p>	<p>No additional program required</p>

<p>Chapter 7 Programs</p>	<p>General Comment</p>	<p>81</p>	<p>As noted in Findings B4 and B5, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.</p>	<p>Analysis completed and new programs added.</p>	<p>New programs added 1-H, 3-E, 3-G and 3-H.</p>
<p>Chapter 7 Programs</p>	<p>General Comment</p>	<p>82</p>	<p>As noted in Finding B1, the element must include a complete analysis of Affirmatively Furthering Fair Housing (AFFH). The element must be revised to add goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends.</p>	<p>Analysis completed and new programs added.</p>	<p>New AFFH Programs added 4-E, 4-H, 4-I, 4-K 4-O, 4-L, 4-Q, 4-F and 4-S.</p>
<p>Chapter 5 Public Participation</p>	<p>Translation Services</p>	<p>83</p>	<p>While the element includes a summary of participation including outreach to the community, it must also describe whether translation services were available during public participation including, but not limited to, public workshops, Planning Commission, and City Council meetings.</p>	<p>Materials that were distributed were translated into Spanish and the city website uses a translation plug-in for translating content. Translation services were available at 21 Elements meetings but only available at local meetings upon prior request.</p>	
<p>Chapter 1 Introduction</p>	<p>Consistency with the General Plan</p>	<p>84</p>	<p>While the element discusses how internal consistency will be achieved with other elements of the general plan as part of the housing element update, it should also discuss how internal consistency will be maintained throughout the planning period.</p>	<p>General Plan language added.</p>	<p>page 1-5</p>

Exhibit D

GENERAL PLAN AMENDMENT TO POLICY HS-40

General Plan Policy	Existing Policy Language	Proposed Policy Amendment
HS-40	Prohibit new residential development within the 70+ Airport CNEL areas, as dictated by Airport Land Use Commission infill criteria.	Prohibit new residential development within the 70+ Airport CNEL areas, as dictated by Airport land Use Commission infill criteria, <u>unless, on a project by project basis, a proposed residential development is approved through the Local Agency Override process consistent with the Public Utilities Code Section 21675.1(d).</u>

Exhibit E

**CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)
REVIEW COMMENTS ON
SAN BRUNO'S 2023-2031 DRAFT HOUSING ELEMENT UPDATE SUBMITTED JULY 2022**