

Attachment 1:
Modifications to Draft Housing Element in Response to
Public Review and HCD Comments

The list of modifications corresponds to the chapters of the draft Housing Element:

- **Introduction**
 - addressed public comments the City has received and corresponding edits made to the Housing Element
- **Housing Needs Assessment**
 - summary of needs and resources for special needs groups in Capitola
- **Constraints**
 - clarification that the Affordable Housing Overlay will be removed from the City's Municipal Code and Zoning Map
 - addressed tools the City has regarding maximum densities
 - cumulative impacts of the City's land use controls
 - highlighting the City's recent efforts regarding ADUs
 - clarification on where residential care facilities are permitted in the City
 - explanation of the City's CUP process and findings
 - updates on the City's water rights
- **Housing Need and Opportunities**
 - recent trends of recycling land in Capitola, including for higher density uses
 - detailed list of criteria used in determining the sites in the Housing Element
 - FAR, Building Age and Improvement to Land Ratio
 - additional analysis and explanations about:
 - density assumptions for the sites inventory
 - how the city will facilitate lot consolidation
 - non-vacant sites and the likelihood of them being redeveloped
 - the Capital Mall site, including the previous application received by the City and proposed density
 - changes to site inventory
 - addition of Kings Plaza parking lot and Nob Hill parking lot
 - removal of State-owned sites
 - reallocation of lower density units for some of the inventory properties
- **Housing Plan**
 - Program 1.1
 - ADU assumption (50 ADUs over 8-year period) and additional assistance the City will provide to facilitate ADU development
 - removing the Affordable Housing Overlay
 - updating City documents related to the Mall being a high transit area. Change to occur once site qualifies as a high frequency transit area
 - Program 1.3
 - additional assistance the City will provide to facilitate ADU development
 - Program 1.4
 - expand the Incentivized Zone to key commercial corridors to facilitate mixed use development
 - Program 1.6
 - revise multi-family residential parking requirements
 - Program 1.7
 - new Shopping Center Redevelopment program

- Program 1.8
 - new Religious Facility Housing program
- Program 1.9
 - new SB 9 support program
- Program 2.5
 - encourage developers and contractors to hire local labor
- Program 4.2
 - reinstate the Rental Housing Assistance program
- Program 7.1
 - changes made to the Fair Housing Actions table to increase fair housing opportunities for Capitola residents
- **Appendix D – Sites Inventory**
 - changes to sites inventory table
 - sites 37, 38 and 78 were removed (state-owned properties)
 - site added (site 45)
 - reallocation of lower income units on several sites
 - max FAR column was added
 - shading was added to show sites that meet selection criteria
- **Appendix E – AFFH**
 - additional language about fair housing laws
 - information about displacement risk
 - additional information about persons experiencing homelessness
 - language about the City's Zoning Code updates
 - local knowledge including development patterns and planned capital improvements
 - new housing and mobility strategies
 - new tables and maps based on the Element's revised sites inventory
 - prioritizing contributing factors