

<b>Public Participation (Section 65583(c)(8))</b> (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/GS_publicparticipation.php">http://www.hcd.ca.gov/hpd/housing_element2/GS_publicparticipation.php</a> )		
	<i>Page(s)</i>	<i>Comments</i>
Description of diligent effort to include all economic segments of the community and/or their representatives in the development and update of the housing element (e.g., types of outreach, meetings, appropriate languages, list of invitees and general comments and how they were incorporated).	Pages 3 & 4 and Appendix G	Notice of the availability of the Draft Housing Element was provided to housing providers and advocacy groups; locally based and/or active residential development companies; surrounding jurisdictions; local churches; and other agencies on the Town's standard agency referral list. Extensive testimony received about housing needs and opportunities during the public hearings for the Danville 2030 General Plan which addressed the RHNA shortfall identified in the 2007-2014 Housing Element.

<b>Review and Revise (Section 65588)</b> (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/GS_reviewandrevise.php">http://www.hcd.ca.gov/hpd/housing_element2/GS_reviewandrevise.php</a> )		
	<i>Page(s)</i>	<i>Comments</i>
Progress in implementation – A description of the actual results or outcomes of the prior element's goals (i.e., what happened), objectives, policies, and programs. Include quantification of results where possible (e.g., number of units rehabilitated) and may be qualitative where necessary (e.g., mitigation of governmental constraints).	Pages 104-105 and Appendix C	Each Policy of each Program was reviewed as required in the section of Appendix C labeled "Unit Production" as a review of actual results.
Effectiveness of the element – For each program, include an analysis comparing significant differences between what was projected or planned in the earlier element and what was achieved. Analyze the differences to determine where the previous housing element met, exceeded, or fell short of what was anticipated.	Appendix C	Each Policy and Program reviewed as required in the section of Appendix C labeled "Evaluation and Recommendation".
Appropriateness of goals, objectives, policies and programs – A description of what has been learned based on the analysis of progress and effectiveness of the previous element. A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element	Appendix C	The Draft Housing Element indicates, in yellow highlight, how Policies and Programs are being changed in response to the analysis contained in Appendix C.

Housing Needs Assessment (Section 65583(a)(1 and 2)) (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/HN_home.php">http://www.hcd.ca.gov/hpd/housing_element2/HN_home.php</a> )			
	Page(s)	Data Source (if not identified in the housing element)	Comments
Quantification and analysis* of existing and projected housing needs	Pages 6-41	Section II. Housing Needs Assessment	N/A
Populations and employment trends, including documentation of projections	Pages 6-13 and Table 2a, Table 2b and Tables 3-6	See “Sources” at bottom of Tables 2a & 2b and Tables 3-6 (Pages 7, 8, and 10-12).	N/A
Housing and Household characteristics, including:		See “Sources” at bottom of Tables 8a & 8b and Table 11 (Pages 16, 17, and 31)	Minor changes were made in the update – largely limited to an update of the statistical information used. Also updates in narrative discussion.
• Level of payment compared with ability to pay (overpaying households)	• Pages 15-16 & Table 8a		
• Housing stock conditions	• Pages 30-31 & Table 11		
• Overcrowded households	• Pages 16-17 & Table 8b		
Existing and projected needs for all income levels, including:		See “Sources” at bottom of Table 1 (Page 2)	Minor changes were made in the update – largely limited to an update of the statistical information used. Also updates in narrative discussion.
• Regional Housing Need Allocation (RHNA)	• Pages 40-41 & Table 1		
• Existing housing need for extremely low income households	• Page 41		
• Projected housing need for extremely low income households based on RHNA or Census (see Section 65583(a)(1))	• Page 41		
* Analysis is defined as a description and evaluation of specific needs, characteristics and resources available to address identified needs			

<b>Persons with Special Needs (Section 65583(a)(7))</b> (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/HN_SHN_home.php">http://www.hcd.ca.gov/hpd/housing_element2/HN_SHN_home.php</a> )			
Identification and analysis of any special housing needs including:*	Page(s)	Data Source (if not identified in the housing element)	Comments
• Elderly	• Pages 18-19 and Tables 7 & 9	• See “Sources” at bottom of Tables 7 & 9 (Pages 14 and 20).	• New and/or amended language in update.
• Persons with disabilities, including developmental disabilities (See Memo at <a href="http://www.hcd.ca.gov/hpd/NoticeCoverLtrSB812.pdf">http://www.hcd.ca.gov/hpd/NoticeCoverLtrSB812.pdf</a> )	• Pages 19-26 and Tables 9 & 10	• See “Sources” at bottom of Tables 7 & 9.	• New and/or amended language in update.
• Large households	• Page 27 and Table 9	• See “Sources” at bottom of Tables 7 & 9.	• New and/or amended language in update.
• Farmworkers (seasonal and permanent)	• Page 27 & Pages 126-127 (Policy 3.1 and Program 3.1.7)	• (Per citation Page 27) 2012 Agricultural Census.	• New and/or amended language in update.
• Female headed households	• Pages 26 & 27 and Tables 7 & 9	• See “Sources” at bottom of Tables 7 & 9.	• New and/or amended language in update.
• Homeless (annual and seasonal) **	• Pages 28 & 29	• (Per cite Pg 28) Jan 2013 Homeless Census	• New and/or amended language in update.
• Single Parent Households	• Pages 26 & 27 and Tables 7 & 9	• See cite Pg 26 and See “Sources” at bottom of Tables 7 & 9.	• New and/or amended language in update.

\* Analysis is defined as a description and evaluation of specific needs, characteristics and resources available to address identified needs  
\*\* See Section 65583(a)(7) for additional information regarding this requirement

<b>At-risk Units (Section 65583(a)(9))</b> (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/EHN_atrisk.php">http://www.hcd.ca.gov/hpd/housing_element2/EHN_atrisk.php</a> )		
	Page(s)	Comments
Inventory of at-risk units (10 years from the housing element due date) (Section 65583(a)(9)(A))	Page 39 an 124-125 (Policy 2-7 and Programs 2.7.1 & 2.7.2).	Town has had success extending BMR terms from its inclusionary program.
Estimate of replacement versus preservation costs (Section 65583(a)(9)(B))	N/A	N/A
Identification of qualified entities Section 65583(a)(9)(C))	N/A	N/A
Identification of potential funding Section 65583(a)(9)(D))	N/A	N/A

Note: Section 65583(a)(9) has many detailed requirements. Agencies with at-risk units should review the specific statutory requirements to ensure a complete analysis.

<b>Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 and 6))</b> (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php">http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php</a> )		
<b>Potential Governmental Constraints</b> Include an analysis of actual and potential governmental constraints for each of the following:	<i>Page(s)</i>	<i>Comments</i>
<ul style="list-style-type: none"> <li>• Land use controls (e.g., parking, lot coverage, heights, unit sizes, open space requirements, floor area ratios, growth controls (e.g., caps on units or population or voter approval requirements))</li> </ul>	<ul style="list-style-type: none"> <li>• Pages 44-54 and Tables 21, 22, 23, 24a, and 24b (Pages 46, 47, 50, 55, 56)</li> </ul>	<ul style="list-style-type: none"> <li>• New discussion for “Palmer” decision and “affordable-by-design” added.</li> </ul>
<ul style="list-style-type: none"> <li>• Building codes and their enforcement (e.g., current CBC, any local amendments and local code enforcement programs)</li> </ul>	<ul style="list-style-type: none"> <li>• Page 68</li> </ul>	<ul style="list-style-type: none"> <li>• New discussion on accessibility requirements for physically disabled added.</li> </ul>
<ul style="list-style-type: none"> <li>• Site improvement requirements (e.g., street widths, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>• Pages 61 &amp; 64</li> </ul>	N/A
<ul style="list-style-type: none"> <li>• Fees and other exactions (e.g., analyze all planning and impact fees and impact on total development costs)</li> </ul>	<ul style="list-style-type: none"> <li>• Pages 61 &amp; 64 and Tables 25, 26, and 27 (Pages 61, 62, &amp; 63)</li> </ul>	N/A
<ul style="list-style-type: none"> <li>• Local processing and permit procedures (e.g., typical processing times, permit types by housing type, decision-making criteria and bodies)</li> </ul>	<ul style="list-style-type: none"> <li>• Pages 64-67 and Table 28 (Pages 65 &amp; 66)</li> </ul>	<ul style="list-style-type: none"> <li>• Minor changes in the form of new or amended language in update</li> </ul>
<ul style="list-style-type: none"> <li>• Housing for persons with disabilities (e.g., definition of family, concentration requirements, reasonable accommodation procedures)</li> </ul>	<ul style="list-style-type: none"> <li>• Pages 126-127 (Policy 3.1 and Program 3.1.5)</li> </ul>	N/A
<ul style="list-style-type: none"> <li>• Potential and actual constraints on the development of a variety of housing types for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters and transitional housing</li> </ul>	<ul style="list-style-type: none"> <li>• Various Policies and Programs within Section VI. Housing Plan (Pages 113-137)</li> </ul>	<ul style="list-style-type: none"> <li>• Several zoning text amendments (ZTAs) were adopted in 2014 – leading to inclusion of programs in the update to track their effectiveness.</li> </ul>

Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 and 6)) - Continued (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php">http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php</a> )		
	Page(s)	Comments
<ul style="list-style-type: none"> <li>Local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need.</li> </ul>	<ul style="list-style-type: none"> <li>Various Policies and Programs within Section VI. Housing Plan (Pages 113-137)</li> </ul>	<ul style="list-style-type: none"> <li>Several zoning text amendments (ZTAs) were adopted in 2014 – leading to inclusion of programs in the update to track their effectiveness.</li> </ul>
<ul style="list-style-type: none"> <li>Local efforts to remove governmental constraints that hinder meeting the need for housing for persons with:               <ul style="list-style-type: none"> <li>Disabilities</li> <li>Supportive housing</li> <li>Transitional housing</li> <li>Emergency Shelters</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Pages 126-127 (Policy 3.1 &amp; Programs 3.1.4, 3.1.5 &amp; 3.1.6)</li> <li>Pages 128-129 (Policy 3.3 &amp; Programs 3.3.1)</li> <li>Page 129 (Policy 3.4 &amp; Programs 3.4.1)</li> <li>Pages 127-128 (Policy 3.2 &amp; Programs 3.2.1, 3.2.2, and 3.2.3)</li> </ul>	<ul style="list-style-type: none"> <li>Several zoning text amendments (ZTAs) were adopted in 2014 – leading to inclusion of programs in the update to track their effectiveness.</li> </ul>
Transitional housing and supportive housing as a residential use of property and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone	Pages 54 and 55-56 (Tables 24a and 24b)	ZTAs adopted in 2014 to bring municipal code into compliance with SB 2.
<b>Potential Non-governmental Constraints</b> Include an analysis of actual and potential non-governmental constraints for each of the following:	Page(s)	Comments
<ul style="list-style-type: none"> <li>Availability of financing</li> </ul>	<ul style="list-style-type: none"> <li>Page 43</li> </ul>	<ul style="list-style-type: none"> <li>Minor revisions made in update to acknowledge implications of Great Recession.</li> </ul>
<ul style="list-style-type: none"> <li>Price of land</li> </ul>	<ul style="list-style-type: none"> <li>Page 42</li> </ul>	<ul style="list-style-type: none"> <li>Minor revisions made in update.</li> </ul>
<ul style="list-style-type: none"> <li>Cost of construction</li> </ul>	<ul style="list-style-type: none"> <li>Page 42-43</li> </ul>	<ul style="list-style-type: none"> <li>Minor revisions made in update.</li> </ul>

Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2)) (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php">http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php</a> )		
	Page(s)	Comments
Listing of properties by parcel number or other unique, reference showing for each parcel (Section 65583.2(b)(1) – (3):	Pages 76-84 (Tables 29, 30, and 31 and Figure A)	Sites on Table 29 with denotation “Drops Off” were included on Table 29 for the 2007-2014 Housing Element but have subsequently been fully developed (so no longer available). Table 29 has also been amended to add new sites (most notably the sites added in response to the RHNA “shortfall” identified in the 2007-2014 Housing Element) and has had sites renumbered to align with updated Figure A. Tables 30 and 31 also updated to reflect individual lots that developed by 2014 (Table 30) and RHNA “shortfall” sites added (Table 31)
• Size	• Under column heading “Property Size” for Table 29, “Acres” for Table 30, and “Net Acres” for Table 31	
• General plan designation	• Under column heading “GP Designation” for Table 29, “Land Use Designation” for Table 30, and “GP Designation” for Table 31	
• Zoning category	Under column heading “Zoning” all three tables	
• For non-vacant sites, description of existing uses	• Under column heading “Estimated Development Yield” Table 29 either lists sites as “vacant”, indicates a current non-residential use (e.g., “Comm. Nursery” for Entry A-9), or accounts for existing residential units to be retained or demolished with redevelopment of site (e.g., “-1 for existing sfr” for Entry B-1). Table 30 lists individual lots available for development. Table 31 indicates minimum to maximum density range by site.	
• Number of units that can be accommodated on each site	• Under column heading “Estimated Development Yield” for Table 29. Table 30 lists individual lots available for development. Under column “Yield” Table 31 indicates minimum to maximum density range by site given multifamily zoning of mixed zoning in place.	
* Sites available for Above Moderate income households and not served by public sewer need not be identified on a site specific basis (Section 65583.2(b)(6))		
	Page(s)	Comments
General description of environmental constraints to the development of housing (Section 65583.2(b)(4))	Pages 69-72	Very High Fire Hazard, Earth-quake Probability, & Flood Hazard Risk narrative added.
General description of infrastructure (planned/available) including water, sewer and other dry utilities, including availability and access to distribution facilities (Section 65583.2(b)(5))	Pages 72-74	Narrative added discussing water and sewer availability and needs of disadvantaged.
In determining the number of units on each site, indicate how the number of units was determined. • If development is required at minimum density, indicate the number of units at the minimum density. No further analysis is required. • If development is not required at minimum density, demonstrate how the number of units were determined and adjust, if necessary, for local land use controls.	Pgs.86-87 (final paragraph of Page 86) Also see Pg.49 for discussion of outcome of implementation of inclusionary housing regulations and Table 36 for a listing of the 40 projects that resulted in development of over 1,400 units.	Pg.49 “...the implementation of inclusionary housing program in the early 1990’s has seen the vast majority of projects subject to the program secure approvals at the top end of their respective allowable density ranges (i.e., 34 of 40 projects).”

Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2)) - Continued (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php">http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php</a> )		
For Non-vacant sites, specify the additional development potential for each site within the planning period and provide an explanation of the methodology to determine development potential considering factors, including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions and regulatory or other incentives to encourage additional residential development (Section 65583.2(b)(7))	<i>Page(s)</i>	
	Pages 94-95	Comments Describes action to address RHNA “shortfall” and action taken to establish zoning by right for sites.
Demonstration of zoning to accommodate the housing need for lower income households (Section 65583.2(c)(3) and (d) – (f))	Pages 94-95	
<ul style="list-style-type: none"> <li>• Indicate those sites that can accommodate lower income households</li> <li>• Indicate those sites where the density allowed is at the “deemed appropriate” [default] density (65583.2(c)(3)(B))</li> <li>• For sites that can accommodate lower income households, but with allowed densities less than the “deemed appropriate” density, provide analysis demonstrating how the adopted densities accommodate the need for lower income housing. The analysis must include:                             <ul style="list-style-type: none"> <li>o Market demand</li> <li>o Financial feasibility</li> <li>o Project experience w/i a zone providing housing for lower income households (65583.2(c)(3)(A))</li> </ul> </li> </ul>	Pages 82 (Table 31) & 93.	Development capacity for 118-138 LI (RHNA of 111 units) and for 219-263 VLI (RHNA of 196 units).
	N/A	N/A
	<i>Page(s)</i>	
Map of Sites included in the inventory (Section 65583.2(b)(7))	Page 83 (Figure A)	Updated from 2007-2014 version
Number of units built between the start of the projection period and the deadline for adoption of the housing element (Government Code Section 65583.1(d))	Pages 88 & 89 (	Row A of Tables 32 and 33 will show units
Number of units proposed using alternative (Section 65583.1). See checklist at <a href="http://www.hcd.ca.gov/hpd/housing_element2/examples/655831Checklist.pdf">http://www.hcd.ca.gov/hpd/housing_element2/examples/655831Checklist.pdf</a>	<i>Page(s)</i>	
<ul style="list-style-type: none"> <li>• Rehabilitation</li> <li>• Conversion</li> <li>• Preservation</li> <li>• Second units</li> </ul>	• N/A	• No by conversion assumed
	• N/A	• No by conversion assumed
	• Page 39	• 6 to 10 units by extending term of moderate income BMRs
	• Pages 90-91 (yield & affordability) – Also: Table 23 (pkg. req’t); Pgs.52-53 (opt. for inclusionary req’t); Pg.64 & Table 22 (fees); Table 29 (projected yield on sites); Table 34 (2007-2014 production); Policy 1.1 & Programs 1.1.1-1.1.4 (infill); Policy 1.3 & Programs 1.3.1-1.3.7 (2 <sup>nd</sup> dus)	• This planning cycle back off from number of 2 <sup>nd</sup> units assumed affordable by design setting “break” for affordable to low income for 2 <sup>nd</sup> units <650 sf – projecting 30 of 84 projected 2 <sup>nd</sup> units for 2014-2022).

Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2)) - Continued (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php">http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php</a> )		
Identification of zoning for a variety of types:	Page(s)	Comments
• Multifamily rental housing	• Page 56 (Table 24a - permitted and conditionally permitted uses)	• Zoning does not differentiate between for-rent multifamily and for-sale multifamily.
• Factory-built housing	• Page 56 and 57 (Tables 24a and 24b - permitted and conditionally permitted uses)	• By-right use in sfr zoning districts.
• Mobile homes	• Page 56 and 57 (Tables 24a and 24b - permitted and conditionally permitted uses)	• By-right use in sfr zoning districts - “mobile homes” and “manufactured homes” interchangeable in zoning.
• Housing for agricultural employees	• Pages 16 (“Special Needs Groups), 29 (Table 9 – Special Needs Groups), 27 (“Agricultural Workers”), and Pages 127-128 (Policy 3.2 & Programs 3.2.1 thru 3.2.3)	New Program 3.1.7 addresses directive of Health and Safety Code 17021.6 dealing with zoning regulations for farmworker employee housing.
• Emergency shelters (See Section 65583(a)(4) and the Department’s memo at <a href="http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf">http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf</a> )	• Pages 25 (definition of family), 29 (definition in municipal code), 54 (“Provision of a Variety of Housing”), 56 and 57 (Tables 24a and 24b), 57-58 (reference to SB 2 and Town’s 2014 zoning action), 86 (“Land Inventory Analysis”), and Pages 127-128 (Policy 3.2 & Programs 3.2.1 thru 3.2.3)	• Zoning Text Amendment acted on in 2014 established emergency shelters as a by-right use in DBD Area 3 – Old Town Mixed Use.
• Transitional and supportive housing (See Section 65583(a)(5) and the Department’s memo at <a href="http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf">http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf</a> )	Page 86	• Zoning Text Amendment acted on in 2014 established rights to establish transitional and supportive housing in residentially zoned areas as a by-right use.
	<i>Page(s)</i>	<i>Comments</i>
Carryover obligation (AB 1233: Section 65584.09 – See memo at <a href="http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_1233_final_dt.pdf">http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_1233_final_dt.pdf</a> )	N/A	N/A

Quantified Objectives and Housing Programs (Section 65583(b) and (c)(1 through 6)) (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/PRO_home.php">http://www.hcd.ca.gov/hpd/housing_element2/PRO_home.php</a> )		
	<i>Page(s)</i>	<i>Comments</i>
Provide statement of quantified objectives (Section 65583(b)):	• Pages 93-94 and Page 137 (Table 37)	Updated discussion to recognize sites designated as R - MF – High in Danville 2030 Plan to address RHNA “shortfall”.
Maximum number of units, by income group, including extremely low-income of:		
• New construction		
• Rehabilitation		
• Conservation		
Include programs (Section 65583(c) and (c)(7)) with:	<i>Page(s)</i>	<i>Comments</i>
• Schedule of specific actions	Pages 113-137 (various Policies and Programs within Section VI. Housing Plan)	• Each Program, where applicable, in the Housing Plan includes an indication of timeframe for action.
• Timeline for implementation with a beneficial impact in the planning period		• See above – plus some Programs “timeframe” is ongoing as action to be taken is ongoing.
• Identification of agencies and officials responsible for implementing each program		• Each Program in the Housing Plan includes an indication of the agencies and/or the officials responsible for implementing the program
Program(s) providing adequate sites (Section 65583(c)(1)):	<i>Page(s)</i>	<i>Comments</i>
• Programs to rezone and any other programs needed to address a shortfall of sites to accommodate the regional housing need, if applicable, and any programs included pursuant to Section 65583.2(h) and (i) or carryover obligation pursuant to Section 65584.09	N/A	No shortfall of sites for the 2014-2022 planning period.
• Programs to rezone and any other programs needed to address a shortfall of capacity for housing for farmworkers that could not be accommodated on sites identified in the inventory, if applicable.	Page 127 (Program 3.1.7)	New Program 3.1.7 addresses directive of Health and Safety Code 17021.6 dealing with zoning regulations for farmworker employee housing.
• If applicable, programs to facilitate a variety of housing types, including multifamily rental, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single room occupancy, emergency shelters and transitional and supportive housing	• Pages 113-137 (Various Policies and Programs within Section VI. Housing Plan)	• Several zoning text amendments (ZTAs) were adopted in 2014 clarifying by right status for all types of housing listed except SROs with the ZTAs prompting the inclusion of new Programs in the housing update to track their effectiveness to meet Goals and Policies in the housing element and the intent and requirements of SB 2, where applicable.

Quantified Objectives and Housing Programs (Section 65583(b) and (c)(1 through 6)) - Continued (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/PRO_home.php">http://www.hcd.ca.gov/hpd/housing_element2/PRO_home.php</a> )		
	<i>Page(s)</i>	<i>Comments</i>
Programs to assist in the development of housing for extremely low, very low, low and moderate income households (Section 65583(c)(2))	Pages 113-137 (various Policies and Programs within Section VI. Housing Plan)	N/A
Program(s) to address governmental constraints (Section 65583(c)(3)):	<i>Page(s)</i>	<i>Comments</i>
<ul style="list-style-type: none"> <li>Programs to address governmental constraints and where appropriate and legally possible, to remove constraints to the maintenance, improvement and development of housing</li> </ul>	Pages 113-137 (Policies and Programs within Section VI. Housing Plan – with following Programs being a commitment to “review and, if appropriate, amend the regulations...” implementation measure: 1.3.5; 1.8.2; 2.3.3; 2.4.1; 3.1.4; 3.1.5; 3.3.1; 3.4.1; 5.1.1; and 7.2.1	Other Programs (also Pages 113-137) that direct use of flexible standards, waiver of fees, etc. as means to address governmental constraints: 1.1.1-1.1.4; 1.1.2; 1.3.3; 1.6.1; 1.6.3; 1.8.1; 2.2.2; 3.1.1; 3.1.3; and 3.1.6.
<ul style="list-style-type: none"> <li>Program to remove constraints on housing for persons with disabilities and provide reasonable accommodation for housing for persons with disabilities</li> </ul>	<ul style="list-style-type: none"> <li>Pages 126-127 (Policy 3.1 and Programs 3.1.4 and 3.1.5).</li> </ul>	<ul style="list-style-type: none"> <li>Minor changes in the form of new or amended language in update Implements zoning text amendment action for regulations for reasonable accommodation approved in 2014 (Town Council Ord. No. 2014-09).</li> </ul>
Program(s) to conserve and improve the condition of the existing affordable housing stock (Section 65583(c)(4))	N/A	N/A
Program(s) to promote housing opportunities for all persons (Section 65583(c)(5))	<ul style="list-style-type: none"> <li>Various Policies and Programs within Section VI. Housing Plan (Pages 113-137)</li> </ul>	Minor to moderate changes in the form of new or amended language in update.
Program(s) to preserve at-risk units (Section 65583(c)(6))	Page 39	Minor changes in the form of new or amended language in update.

Other Requirements (See Building Blocks at <a href="http://www.hcd.ca.gov/hpd/housing_element2/OR_home.php">http://www.hcd.ca.gov/hpd/housing_element2/OR_home.php</a> ) and <a href="http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php">http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php</a> )		
Description of general plan consistency (Section 65583(c)(7))	Pages 4 and 5	Update expands discussion that had been included in adopted 2007-2014 Housing Element.
Analysis of construction, demolition and conversion of housing for lower income households in the Coastal Zone (Section 65588)	N/A	N/A
Description of opportunities for energy conservation in residential development (Section 65583(a)(8))	Pages 101-103 and Pages 121-122 (Policy 2.2 and Programs 2.2.1 through 2.2.4)	Expanded discussion that had been included in adopted 2007-2014 Housing Element, cited adoption of a Sustainability Action Plan (SAP) in concert with the adoption of the Danville 2030 General Plan – with corresponding changes/updates to Policy and Program language.
Water and Sewer Priority (Section 65589.7) See the HCD Memo at <a href="http://www.hcd.ca.gov/hpd/memo_sb1087.pdf">http://www.hcd.ca.gov/hpd/memo_sb1087.pdf</a> . *	Water and sewer service providers (i.e., EBMUD and CCCSD) were advised of the availability of the draft General Plan Update and the draft Housing Element Update.	In response to notification of the availability the draft Housing Element, both service providers submitted written comments. The service providers have documented their ability to serve property with residential designation within the Town.
SB 5 and AB 162 (Flood Hazard Land Management) See the HCD Memo at <a href="http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_162_stat07.pdf">http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_162_stat07.pdf</a> *	Pages 71 & 72	The adoption of the Danville 2030 General Plan in March 2013 included language to address requirements of SB 5 and AB 162.
SB 244 (Disadvantaged Communities) See Governor’s Office of Planning and Research for technical assistance at <a href="http://opr.ca.gov/">http://opr.ca.gov/</a> *	Page 74	Narrative in Draft Housing Element indicates the Town’s determination there are no disadvantaged areas present (within either Danville’s corporate boundaries or its existing or proposed SOI).
* These are not required for a complete housing element and are not required to be part of the housing element and have been include as an information item to assist local governments in meeting requirements triggered by the housing element update schedule.		