

City of Waterford
6th Cycle Housing Element Update
Response Matrix to HCD's Comment Letter of December 23, 2024
May 28, 2025

HCD Comment	Page Number/Response
Review and Revision	
<u>Adequate Sites Rezone:</u> As noted in HCD's prior review, while Ordinance 2018-06 addresses minimum density requirements and performance standards for mixed-use development, the element should still clarify that the requirements of Government Code 65583.2(h) and (i) were met. If the element does not demonstrate compliance with the statutory requirements, it must include a program to address these requirements, as appropriate. Please see HCD's prior review for additional guidance.	210. Updated Housing Element Program Implementation. 231, 234, 235. Updated Program 1.1 and added Program 1.5 to address this requirement.
<u>Special Housing Needs:</u> As noted in prior review, the element must provide an evaluation of the cumulative 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). Programs should be revised as appropriate to reflect the results of this evaluation.	203 through 207. Added cumulative effectiveness of goals, policies, and related actions.
Housing Needs, Resources, and Constraints	
<u>Enforcement and Outreach:</u> While the element now includes additional information regarding the City's ability to address fair housing issues, it should still address any past or current fair housing lawsuits, findings, settlements, judgements, or complaints. City of Waterford's 6th Cycle Revised Draft Housing Element Page 2 December 23, 2024 Additionally, the element briefly mentions the City of Ceres in relation to compliance with fair housing laws (p. 104). The element should be revised to limit discussion of compliance with fair housing laws to the City of Waterford.	110. Added language related to fair housing complaints. 111. Updated clerical error.
<u>Local Patterns and Trends:</u> While the element now discusses patterns of integration and segregation, it should still discuss local patterns and trends in disparities to access to opportunity (education, environmental, transportation, economic). The element should also analyze coincidences with other components of the assessment of fair housing. Additionally, the element should discuss and analyze any areas of the City with a higher number of units in need of rehabilitation and replacement.	124, 129, 135, 140, 147, 154. Updated AFFH analysis to include local knowledge and patterns.

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<u>Local Data, Knowledge, and Other Relevant Factors:</u> As noted in prior review, the element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues. Please see HCD's prior review for additional guidance.	124, 129, 135, 140, 147, 154.
<u>Contributing Factors to Fair Housing Issues:</u> Based on the outcomes of a complete analysis, the element should re-assess and prioritize contributing factors to fair housing issues.	Noted.
<u>Special Housing Needs:</u> While the element now includes more information about the housing needs of special housing needs populations, it should still describe and analyze existing resources available to extremely low-income (ELI) households to assess any gaps in addressing housing needs.	35. Added additional information and program references related to ELI Households.
<u>Farmworkers:</u> While the element quantifies the number of farmworkers, as noted in prior review, it should also discuss characteristics like income, health outcomes, housing disparities, and other challenges unique to farmworkers generally. For additional information on the disproportionate needs of farmworkers, see Farmworker Health in California: Health in a Time of Contagion, Drought, and Climate Change from the University of California, Merced at https://clc.ucmerced.edu/sites/clc.ucmerced.edu/files/page/documents/fwhs_report_2.2.2383.pdf .	52 through 55. Added information from two (2) farmworker studies and added reference to Housing Element Programs and regional programs.
<u>Existing Uses:</u> The element includes Table 51 (p. 91), which should be revised to add existing uses for each rezoned site and a description of existing uses if the sites are nonvacant.	Table 51 has been removed as Rezoning of sites to meet RHNA is no longer needed.

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<p><u>Small and Large Sites:</u> Table 51 (p. 91) should list acreage by parcel. If a parcel is less than one acre, the element should discuss potential consolidation and add or modify program(s) to encourage consolidation and affordability. The element could discuss common ownership, shared ingress/egress, whether a parcel requires consolidation for access, etc. Additionally, the element should add or modify program(s) to facilitate appropriate parceling (e.g., 8 acres) on Site V35, including establishing incentives by a specified date.</p>	<p>Table 51 has been removed as Rezoning of site to meet RHNA is no longer needed. 234 and 235. Added Program 1.5 to address the discrepancy between the General Plan Land Use Designation and the Zoning District. Added monitoring requirement to program to facilitate the development of the site. 85. Added representative projects in the region and additional information on large sites.</p>

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<p><u>Realistic Capacity:</u> The element notes that Site V35 (previously Site V44) has a General Plan land use designation of Low Density Residential (LD) and is zoned Mixed Use (MU). However, the LD designation only allows a maximum density of 6 dwelling units per acre, which is inconsistent with the maximum density of 40 dwellings per acre allowed by the MU zone (p. 75). This inconsistency warrants redesignation, which could trigger by-right requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i). To resolve this inconsistency, the element could amend Program 1.1 (Land Inventory) to permit residential uses on Site V35 by-right without discretionary approval.</p>	<p>234 and 235. Added Program 1.5 to require a General Plan Amendment.</p>
<p>Additionally, should Site V35 not be incorporated into Program 1.1, the element should address the likelihood of residential development on Site V35. This analysis should explain why 8.1 acres of the 27.1-acre site have been assumed to be developed with residential uses (p. 83). For example, the element could explain this assumption was made based on conversations with the property owner or developer(s).</p>	<p>234 and 235. Added Program 1.5 as noted above.</p>
<p><u>Suitability of Nonvacant Sites:</u> While the element now includes additional information relating to the suitability of nonvacant sites, it should still discuss how ranch homes and existing agricultural uses in particular will not impede additional development, especially given the location of the structures on identified sites. Additionally, the element should support capacity assumptions with development trends either from within the City, or from the surrounding area and the broader Central Valley region.</p>	<p>90. Added additional information related to nonvacant sites.</p>
<p><u>Specific Plan Areas:</u> While the element now includes some additional information on the Lake Pointe Master Development Plan, it should still discuss the planning horizon of the plan, including the current number of units built versus anticipated, past development trends, and the anticipated timeline for development, especially considering infrastructure constraints and rescale assumptions for the 8-year planning period based on past trends.</p>	<p>94. Added additional information regarding the Lake Pointe Master Development Plan.</p>
<p><u>Electronic Sites Inventory:</u> Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at https://www.hcd.ca.gov/planning-and-community-development/housing-elements for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.</p>	<p>Noted.</p>

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<p><i>Emergency Shelters:</i> While the element states emergency shelters are allowed by-right in the Residential High (RH) zone, it must also describe the development standards of the RH zone and any special requirements for emergency shelters. In addition, the element should demonstrate sufficient capacity (e.g., 25 beds) to accommodate at least one emergency shelter, including acreage, parcel sizes and any reuse opportunities.</p>	<p>170. Added detail to Emergency Shelters discussion. 251. Updated Program 5.11 to require creation of objective standards for emergency shelters.</p>
<p><i>Transitional and Supportive Housing:</i> The element states transitional and supportive housing is permitted in all residential zoning districts (p. 163). However, transitional and supportive housing must be permitted in <i>all zones allowing residential uses</i>, including mixed use zones and other nonresidential zones that allow residential uses, in addition to being subject only to those restrictions posed on dwellings of the same type in the same zone.</p>	<p>171. Added analysis and requirement to add Transitional and Supportive Housing as a permitted use in the Mixed-Use Compatibility Chapter of the Zoning Code. 251. Updated Program 5.11.</p>

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<p><u>Zoning and Fees Transparency:</u> The element states that the City's fee schedule is available on the City's website (p. 169); however, the element should also state whether the City's zoning and development standards are available on the City's website. If the zoning and development standards are not available on the City's website, the element should add a program to address this requirement pursuant to Government Code 65940.1(a)(1)(B).</p>	<p>170. Added information related to Gov't. Code Section 65940 and reference to Program 8.6. 260. Updated Program 8.6.</p>
<p><u>Local Ordinances:</u> As noted in prior review, the element must analyze any locally adopted ordinances that directly impact the cost and supply of residential development (e.g., inclusionary requirements, short term rentals, growth controls).</p>	<p>192. Added analysis for locally adopted ordinances that directly impact the cost and supply of residential development.</p>
<p><i>Group Homes:</i> The City's zoning code, as noted on page 181 of the element, appears to isolate and regulate various types of housing for persons with disabilities based on the number of people and other factors. The element should add a program to permit group homes in all zones that allow residential uses, regardless of licensing, subject only to those provisions for residential uses of the same type in the same zone. Please see HCD's prior review for additional guidance.</p>	<p>190 and 191. Updated analysis and added reference to new Program 5.11. 238. Updated Program 5.11 to update definitions for Residential Care, Limited and General.</p>
<p><i>Standards:</i> The element states that the zoning code does not have standards that would be a potential constraint of housing for persons with disabilities (p. 182); however, the element should add an affirmative statement that there are no special requirements such as siting, separation, or minimum distance requirements for residential care facilities or list and analyze standards as potential constraints.</p>	<p>190. Added an affirmative statement.</p>

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Housing Programs	
<p><u>Progress toward the Regional Housing Needs Allocation (RHNA)</u>: The element now demonstrates the availability and affordability of Carriage Square Estates and the Fahmy Subdivision, both of which are being counted toward the RHNA. The element should also add a program to monitor the status and development of these projects in the planning period. HCD will send sample program under separate cover.</p>	<p>72. Added language to Carriage Square Estates and Fahmy Subdivision of added Program 1.6. 235. Added Program 1.6 to monitor progress of the development of both projects.</p>
<p><u>Sites Identified from Prior Planning Periods</u>: Program 1.4 (Reused Sites) should be revised to clarify that the ministerial by-right approval process for developments in which at least 20 percent of units are affordable to lower-income households on sites identified in prior planning periods is not an “option”, but a requirement (p. 221). Additionally, pursuant to Government Code 65583.2(c), these rezones should be completed by one year from City of Waterford’s 6th Cycle Revised Draft Housing Element Page 6 December 23, 2024 the statutory deadline (December 31, 2023) and Program 1.4 should be revised accordingly.</p>	<p>234. Updated Program 1.4 to remove the “option”.</p>
<p><u>Special Housing Needs</u>: While Program 5.2 (Farmworker Housing) now includes proactive actions to assist in meeting the housing needs of farmworkers, the element must still add proactive actions targeting the needs of ELI households. Please see HCD’s prior review for additional guidance.</p>	<p>35. Added additional information related to ELI households and program references for proactive actions by the City.</p>
<p>As noted in Finding B4, the element requires a complete analysis of potential 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>Noted.</p>

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<p>As noted in Finding B1, the element requires a complete AFFH analysis. Depending upon the results of that analysis, the City may need to revise or add programs. 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 commitments, milestones, geographic targeting and metrics or numerical targets and, as appropriate, address housing mobility enhancement (housing choices and affordability across geographies), new housing choices and affordability in relatively higher opportunity or income areas, place-based strategies for community preservation and revitalization, and displacement protection. In addition, HCD encourages the City to incorporate additional actions addressing housing mobility and place-based strategies for community revitalization into the element's schedule of programs.</p>	<p>Noted.</p>
Public Participation	
<p>As noted in prior review, while the City made efforts to include the public through workshops and surveys, moving forward, the City should employ additional methods for public outreach efforts, particularly to include lower-income and special needs households and neighborhoods with higher concentrations of lower-income households. The element should include information on any additional public participation and outreach methods the City may have employed for this and subsequent housing element drafts.</p>	<p>Noted.</p>