

Exhibit 2.

Initial List of changes to *April Draft Housing Element* and *April Draft Zoning Amendments*:

Changes to Housing Element

Page 11. Add title to Redlining Graphic.

Page 13. Policy H-26 Education. Add references to resources to help the homeless, the City's new Care Program, and the shifting of primary emergency response from Police Department to Fire Department.

Page 15. Fix reference to Table E-3 "Project and Site Descriptions"

Page 19. Program 8 Affordable Housing. Revise bullet point regarding density bonus to emphasize benefits of density bonus program and concerns about use of waivers to waive local accessibility requirements or height limits.

Page 22. Program 12. Fair Housing Programs. Revise bullet point regarding education to reflect standing AUSD-City Council Subcommittee as venue to agendaize discussions related to improving educational outcomes in West Alameda relative to East Alameda; correct name of AUSD from Union to Unified. Update quantified objective reference to the RRAC to reflect current Alameda Rent Program efforts.

Page 23. Program 13. Tenant Protections. Eviction Protections statement. Revise to reflect current Just Cause provision currently in place in Alameda. Emphasis education and enforcement.

Add consideration of a Vacancy Tax.

Page 25. Program 17. Substantial Rehabilitation Program. Add language to use Rehab funds to create Accessory Units that are affordable.

Page 26. Program 19. Energy Conservation. Update references to "compact fluorescent lights" and revise to "EnergyStar Appliances"

Add Solar Rebates as program component.

Page 29. Change title of Table from "2015-2023" to "2023-2023"

Appendix E - Land Inventory. Separate out the C-1 Sites from the C-C Sites.

Appendix C – Housing Conditions. Modify Table C-3 to include Alameda County data for comparison purposes.

On page C-30, add information on process for contacting and qualifying for services.

Appendix D- Fair Housing Page D-18. Table D-1 Add Legend describing significance of colors in table.

Appendix D – Fair Housing. Page D-40. Educational Opportunity. Strike bullet encouraging AUSD to allow open enrollment. Add bullet about: encouraging higher income residents of new market rate housing in West Alameda to attend and invest in their home schools; encourage AUSD to promote efforts at

revenue sharing among district PTAs; promote “sister school” arrangements between higher resource and lower resource schools for fundraising, volunteers, and advocacy efforts to improve educational outcomes districtwide.

Changes to be reflected in both Housing Element Program Descriptions and the draft Zoning Amendments

Park Street and Webster Street (CC-District)

- Revise CC-District amendments to require that any building over 40 feet within the Park Street Historic District or the portion of Webster Street between Central Avenue and Lincoln Avenue provide a 15 foot setback for the floors above 40 feet. (This change is intended to maintain an “apparent” height of three stories, while allowing an “actual” height of 60 feet (five stories) in historic areas.)
- Revise reference to “public and private schools” to “schools”

North Park Street District

- Add minimum density of 30 units per acre in Gateway District.
- Revise open space provision to reflect CC District provisions (120 square feet)

Neighborhood Stations (C-1 District)

- Revise height limit to limit building heights to the maximum height of adjacent zoning residential district, if adjacent zoning district is higher than two stories, 30 feet.
- Revise to add minimum density standard of 30 units per acre with exceptions (similar to language in CC District.)
- Revise to require conditional use permits for restaurants and for upholstery stores.
- Revise reference to “public and private schools” to “schools”
- Revise ground floor retail requirement from “50%” of depth to “30 feet” of depth.

Shopping Center District (New MF Overlay)

Remove the maximum density standard and the associated “density transfer” provisions.

Residential Districts (R-1 through R-6)

Remove Transit Overlay District.

Add General Provisions (a general provision applies in all residential districts) that:

- Exempts adaptive reuse and remodeling of existing residential buildings to increase the number of units in the building from density standards and open space requirements.

- Clarifies that Accessory Dwelling units are exempt from density standards and exempt from multifamily building prohibitions in the R-1 and R-2 Districts.
- Establishes a “Small Unit Transit Proximity Bonus” for new buildings with small units (less than 1,000 square feet) within 1/8 mile (660 feet) of major transit routes (a route with 15 minute headways 5 days a week) from density standards, reduces open space requirements to 100 feet per unit, and waive citywide development impact fees. (ADUs and deed restricted units are already currently exempt.)

Multifamily Combining District (adopted in 2012)

- Add minimum residential density standard of 30 units per acre.
- Remove 30 DU/acre limit.
- Revise height limit to 65 feet to allow 5 story buildings.
- Revise parking standards to reflect current parking ordinance.

Multi Family Prohibition (AMC Section 30-50, 51, 52, and 53)

Delete Section 30-50 through 30-53 Multiple Dwelling Units Prohibited. (These sections implement a citywide prohibition of multifamily housing.)

Accessory Dwelling Units.

Revise design standards to provide more flexibility.

Definitions:

- Clarify difference between community care and senior care.
- Revise and clarify ADU definition.
- Revise definition of Shared Living.
- Add definition of “density”