



Housing Element Update

Process and Schedule

February 2, 2021

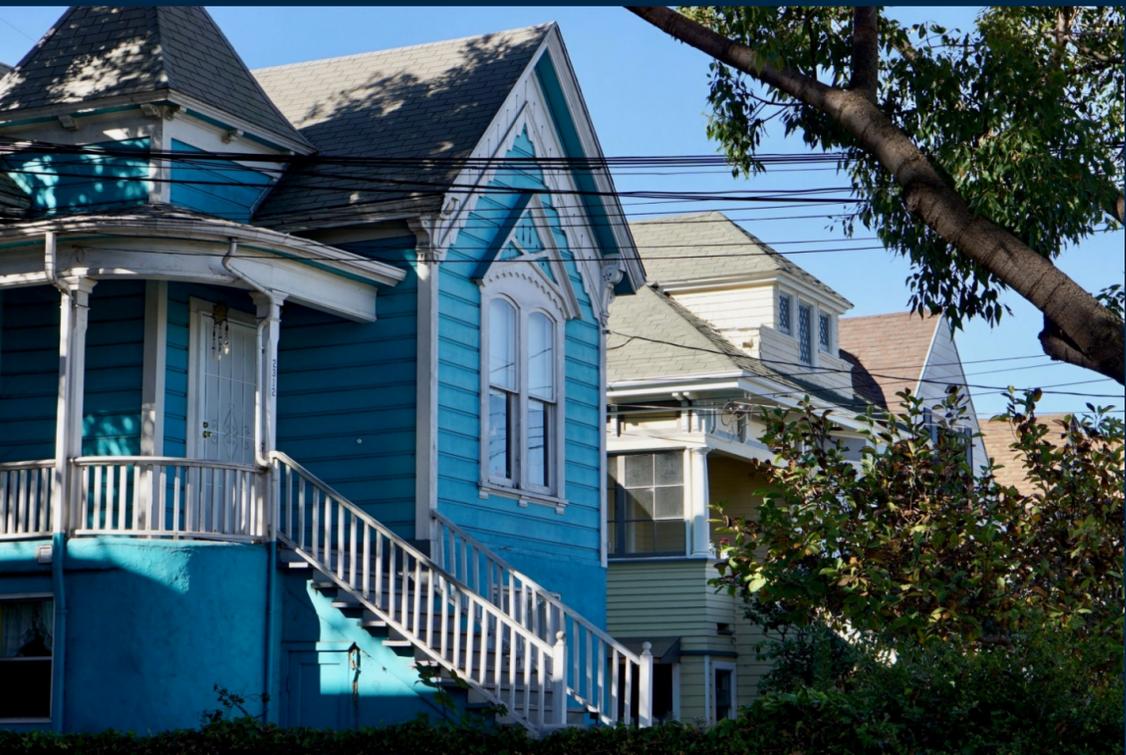


Workshop Objectives:

- Introduce proposed public process and schedule
- Opportunity for public and City Council to review, comment, suggest changes to public process and schedule.
- Team Effort: Staff, Planning Board, City Council, Community.
- Guest Speaker: Paul McDougall, HCD.



What is a Housing Element?



Required by State Law (Gov. Code, §§ 65000-66499.58), Must adopt and implement a general plan for the community, including a mandatory housing element.

Fair Housing: Housing Element must take responsibility to make adequate provision for the housing needs of all economic segments of the community.” (§ 65580, subd. (d).)

Multifamily Housing: Housing Element must identify sites as needed to facilitate and encourage the development of a variety of types of housing 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.” (§ 65583, subd. (c)(1).)

Density: Housing Element must 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 share of the regional housing need for each income level



Can Alameda accommodate its RHNA for 2023-2031?

Yes, but...

It will require:

Adopting General Plan and Zoning amendments in direct conflict with City Charter Article 26 to permit multifamily housing by right at residential densities in excess of 21 units per acre.

Same as in 2012 and in 2014.

HCD to Alameda (2009):

“Prohibiting multifamily or limiting density is a fundamental constraint with significant impacts on the cost and supply of housing and particularly a variety of housing types.....”

“Pursuant to Government Code Sections 65583.2 and 65583(c), the City is required to make zoning available to encourage and facilitate multifamily development and address and remove constraints. As a result, the element must include programs to address and remove or modify the constraint, including making zoning available to allow multifamily housing.”

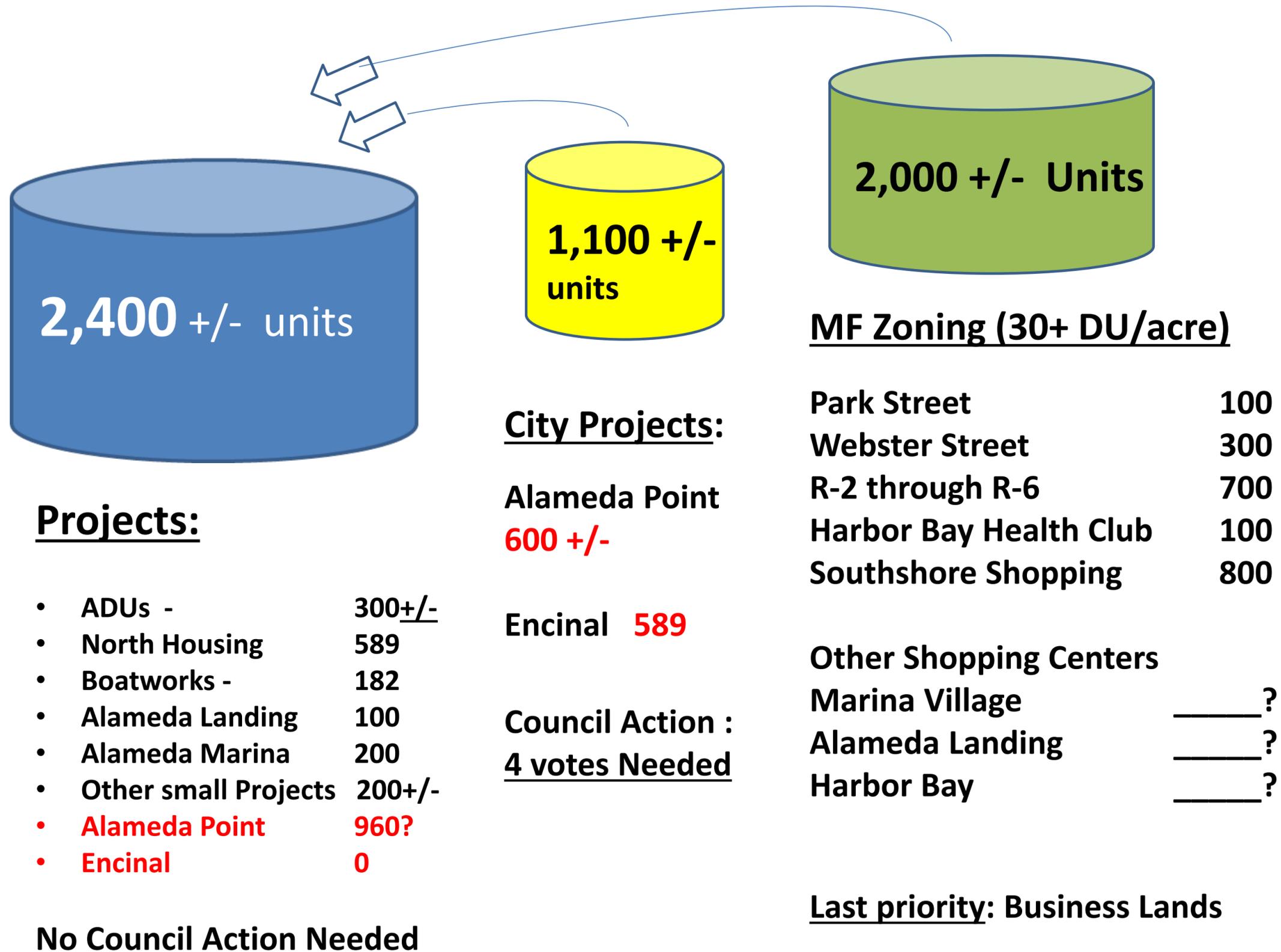
Request updated guidance from HCD for City Council

Housing Element

Initial Sites Inventory

5,400 units

Filling the 5,400 RHNA "Basket"





What is the Proposed Schedule and Process for the Housing Element?

2021-2022 - Housing Projects. Keep approving projects to increase project count in blue basket. (Goal: Get to 2,500 units).

Spring/Summer 2021

Alameda Point and Encinal Public hearings to re-entitle Encinal Terminals and Alameda Point. (Goal: Get to 3,500 units)

Request State Guidance. Request updated guidance from State HCD on how to reconcile State Law and Article 26. Guidance on MF Zoning approach.

Decide on Appeal. Public hearing to decide whether to appeal RHNA

Fall 2021 Direction Regarding MF Zoning. City Council public hearing to review responses from HCD and ABAG and provide final direction to staff and Planning Board on Housing Element and multifamily zoning designations to accommodate RHNA of 5,400 units.

Spring 2022 Planning Board Public Hearings. Planning Board public workshops and public hearings to finalize draft MF Zoning recommendations and final draft Housing Element.

Fall 2022 - Adoption. City Council public hearings and decision on draft Housing Element based upon HCD review.



**Public
Comment**

+

**City Council
Discussion**

