

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ALAMEDA

Reporting Period 01/01/2017 - 12/31/2017

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

(CCR Title 25 §6202)

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Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
TriPointe	5+	Owner	0	0	1	21	22	0		Inc + DB	
2437 Eagle Ave	5+	Renter	17	2	1	0	20	0	TCAC, RDA, HOME, Local Housing Authority	DB	
Mulberry - 2100 Clement	5+	Owner	1	2	3	35	41	0		Inc + DB	
(9) Total of Moderate and Above Moderate from Table A3						5	66				
(10) Total by Income Table A/A3			18	4	5	66					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	4	0	0	6	0	10	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2015	2016	2017							Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	444	19	17	18	0	0	0	0	0	0	54	390
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	248	22	14	4	0	0	0	0	0	0	40	208
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		283	14	7	5	0	0	0	0	0	0	26	257
Above Moderate		748	192	61	66	0	0	0	0	0	-	319	429
Total RHNA by COG. Enter allocation number:		1723	247	99	93	0	0	0	0	0	0	439	1284
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Preservation of At-Risk Housing Units	Monitor existing units annually.	Ongoing	There were no projects at risk of converting in 2017.
Housing Choice Voucher Program (Section 8)	1,600 households assisted annually.	Ongoing	In 2017, the Housing Authority pursued creative ways to encourage participation by new landlords and to retain existing landlords in the Section 8 program. In 2017, the program assisted 1845 households.
Utility Assistance Programs	Provide up to \$100,000 annually to households in need.	Ongoing	In 2017, \$94,811 was provided to assist Alameda households with their utility bills.
Rent Review Advisory Committee	Four households assisted annually	Ongoing	The City Council reviewed the first Annual Report on the Rent Review, Rent Stabilization and Limitations on Evictions Ordinance on April 4, 2017. In 2017, the Rent Program staff reviewed 276 rent increase cases eligible for RRAC review. The RRAC heard 24 cases and other cases were resolved prior to the scheduled hearings. The Program staff determined that 91 termination notices required that tenants receive relocation assistance.
Housing Rehabilitation	Eight units rehabilitated annually for very low- and low- income households.	Ongoing	In 2017, one new project turning a single family home into a duplex began development through the Substantial Rehabilitation Program, one household was assisted with the Housing Rehabilitation Program, and 30 were assisted with accessibility modifications

Amnesty Program	Three units legalized annually	Ongoing	Three units were legalized through the Accessory Unit Program.
Fair Housing	Assist approximately 300 households annually with inquiries, complaints, audits, counseling, and conciliations.	Ongoing	In 2017, 294 households were assisted by ECHO Housing with inquiries, complaints, audits, counseling, and conciliations.
New Housing TDM Programs	Require of all projects over 10 units in size	Ongoing	In 2017, the City continued to require TDM programs for all major new housing developments of 10 units or more.
Existing Neighborhood Transportation Improvements	Improved transportation services for all Alameda residents	Ongoing	In 2017, the City adopted the Citywide Transportation Choices Plan, continued its work with AC Transit on a service extension plan, and with WETA to increase ferry service to Alameda. The new AC Transit Line 19 began service in December 2016, to serve the Northern Waterfront.
Transit Oriented Housing	Require of all projects over 10 units	Ongoing	In 2017, all the major housing projects under consideration by the City used density bonuses, parking maximums, and unbundled parking to maximize density on transit corridors.
Sustainable Development	Review progress annually	Ongoing	The City provided \$88,993 toward the Energy Assistance Program (Program 2.7) and \$5,972.12 toward Project EASE in 2017. In addition \$14,145 in residential customer incentives were provided, including Alameda Municipal Power's standard refrigerator and freezer rebates, and improved LED rebate.
Energy Conservation and Financial Assistance	Provide \$40,000 in energy services annually.	Ongoing	The City provided \$88,993 toward the Energy Assistance Program (Program 2.7) and \$5,972.12 toward Project EASE in 2017. In addition \$14,145 in residential customer incentives were provided, including Alameda Municipal Power's standard refrigerator and freezer rebates, and improved LED rebate.
Public Notice and Participation	Review procedures as part of annual report.	Ongoing	A review of the public notice and community involvement processes indicates that the City's processes are working. The Planning staff has worked successfully with neighborhood groups to ensure that all interested parties are informed about upcoming hearings. The Community Development Department made changes to its website to make it easier for the general public to keep informed about current applications and upcoming public hearings. The City's public hearings have been well attended.
Design Concepts	Review progress annually.	Ongoing	In 2017, the City continued to work with prospective housing developers and the Planning Board to develop preferred design concepts.
Design Review	Review ordinance annually as part of annual review.	Ongoing	The March 2017 public hearing included an annual review of the ordinance.
Employee Housing	Amend the Zoning Ordinance to specifically allow employee housing for six or fewer residents as a permitted use in residential zoning districts, in	June 2015	This Zoning Ordinance amendment was completed in June 2014

	compliance with Health and Safety Code Section 17021.5.		
Special Needs Housing	Identify and support two special needs projects between 2014 and 2022	Ongoing	<p>In 2017, the Housing Authority commenced construction of the 20-unit Eagle Avenue affordable housing project on a site formerly owned by the Alameda Unified School district and acquired for the Housing Authority through a land exchange between the city and the School District.</p> <p>In 2017, the City continued its work with the U.S. Navy to convey 15 acres of land at (North Housing) to the Housing Authority and Habitat for Humanity for development of permanent, service enriched housing for formally homeless individuals and families.</p>
Homeless Shelter Funding	Provide up to \$40,000 annually to Midway Shelter.	Ongoing	In 2017, the City exceeded its objective and granted \$68,923 to the Midway Shelter. In addition, in November 2017, the City granted the shelter \$350,000 for the replacement and upgrade of the bathroom trailer.
In-Law Units and Senior Housing	One secondary unit per year, and two senior housing projects between 2014 and 2022.	Ongoing	<p>In 2017, the City approved 6 building permit applications for accessory dwelling units.</p> <p>In 2017, the City continued its partnership with Eden Housing for 128-units of affordable senior and family housing on a site acquired from the U.S. Navy by the City at Alameda Point.</p> <p>In 2017, the City continued its partnership with Tim Lewis Communities and the Alameda Housing Authority to complete construction on 31 unit senior housing project at the Del Monte Site.</p>
Universal Design Ordinance	Complete ordinance within one year of Housing Element adoption	2014	The Planning Board recommended and the City Council approved the Universal Design Ordinance in 2017.
First-Time Homebuyer Program	One household assisted biannually	Ongoing	In 2017, four households were assisted by the Down Payment Assistance Program
Alameda County Mortgage Credit Certificate Program	One to two households assisted annually	Ongoing	In 2017, no households were assisted with the Mortgage Credit Certificate Program.
Annual Review	Complete Annual Review and Hold Annual Public Hearing.	Annually monitor	The Planning Board held the annual review at a publicly noticed public hearing in March 2017.
Inventory of Housing Sites	Update inventory regularly	Ongoing	The housing sites inventory is included in the City's Housing Element, which is available on the City's website.
Affordable Housing Development Review and Processing	Complete Design Review process in three months if no other entitlements required, and subdivision approvals within six	Ongoing	In 2017, the City staff and Planning Board continued to expedite the review and approval of affordable housing projects, including the Development Plan for 80 new affordable units at Rosefield Village and the Development Plan for

	months if no other entitlements required.		267 new affordable units at the Alameda Point Collaborative.
Inclusionary Housing Ordinance	Provide at least 15% affordable housing in all new housing projects with over nine units.	Ongoing	In 2017, all residential projects with 10 or more units included at least 15% affordable housing in accordance with the City's Inclusionary Housing Ordinance.
Funding for 5-year Pipeline Projects	Update the 2010¿2015 Report for the period of 2016¿2021, and provide financial assistance for one 100 percent affordable housing project biannually.	Ongoing	The City's current 5-Year Affordable Housing Pipeline Projects Report covers 2016-2021. The report was presented to City Council in 2015.
Affordable Housing Unit/Fee Ordinance	\$50,000 collected annually for affordable housing.	Ongoing	In 2017, the City collected \$38,093 for affordable housing. In December 2017, the fee was adjusted to keep pace with inflation by the City Council as part of the annual report for the ordinance for AB 1600 compliance.
Public Private Partnerships	Facilitate one new public private partnership project every other year.	Ongoing	No New public/private partnerships were initiated in 2017. In 2017, the City continued three public-private partnerships: A partnership between Tim Lewis Communities and the Alameda Housing Authority for the construction of 31 very low- and low-income senior affordable units at the Del Monte project site; a partnership between the Housing Authority and Resource for Community Development for construction of 32 affordable units at Alameda Landing (Stargell Commons), and a partnership with Eden Housing for development of 128 very-low and low-income units at Alameda Point Site A. Stargell Commons was completed in 2017, and the Del Monte affordable project will be completed in 2018. Eden housing secured a portion of its required funding during 2017.

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General Comments: