

City of Alameda
General Plan and Housing Element
Annual Report
2025

This Annual Report is prepared for the review and consideration by:

The Alameda City Council:

Mayor Marilyn Ezzy Ashcraft
Vice Mayor Michele Pryor
Council Member Greg Boller
Council Member Tony Daysog
Council Member Tracy Jensen

The Alameda Planning Board:

President Xiomara Cisneros
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The residents and businesses of the City of Alameda, California.

This Annual Report was prepared by the City of Alameda Planning, Building and Transportation Department

Executive Summary

Pursuant to Government Code § 65300 et seq., every city and county in California is required to adopt and maintain an up-to-date, integrated, internally consistent and compatible statement of General Plan policies to guide physical development and protect the general health, safety and welfare of the community. The Government Code also requires that the City Council annually review the adequacy of the General Plan and progress made to implement the city's regional housing need allocation by April 1 of each year. The City of Alameda General Plan and Housing Element are available for review on the City website. www.alameda2024.org

This annual report on the status of the General Plan provides an opportunity for the City Council and its advisory boards and commissions to consider the adequacy of the Alameda General Plan, progress made over the last year towards implementation, and priorities for the upcoming year.

Government Code section 65400 (a) requires that the planning agency (Planning, Building, and Transportation Department) annually make recommendations to the legislative body (the City Council) regarding "reasonable and practical means for implementing the general plan or element of the general plan so that it will serve as an effective guide for the orderly growth and development, preservation and conservation of open-space land and natural resources...".

Following adoption of the General Plan in 2022, the city set some priorities for General Plan implementation in 2023 with adoption of its three-year Strategic Plan. This tool helps City Council to guide staff's work by developing a shared vision and priorities with specific projects and is reviewed and updated annually. In 2025, the City prepared a progress report to show the implementation status on its various priorities.

PBT's 2025 Strategic Projects:

- **Enhance Community Safety & Services:**
 - Gas-powered leaf blower ban enforcement.
 - Study zoning regulations for liquor stores.
- **Build Resilience to Climate Change & Water Level Rise:**
 - Update 5-year CARP including GHG inventory.
 - Implement EV charging at public parking lots and across the City.
 - Complete and implement an Urban Forest Plan.
 - Implement Equitable Building Decarbonization pilot programs.
- **Invest in Transportation, Infrastructure, Economic Opportunities & Historic Resources:**
 - Implement Vision Zero Rapid Response – after fatal crashes program.
 - Implement a free public water shuttle pilot program.
 - Advocate for AC Transit service enhancements for Alameda Point and Northern Waterfront.
 - Protect historic resources.
- **House All Alamedans & End Homelessness:**

- Streamline housing production.
- Propose a new Short Term Rental Ordinance.

Major Housing Projects 2025 Updates:

- **Alameda Housing Authority North Housing:** The project consists of the Alameda Housing Authority's efforts to provide low-income affordable housing at the North Housing site.

Progress: The project received Certificates of Occupancy for 2 buildings with a total of 109 units in 2025, of those 82 units are provided at 30% AMI and 25 units at 40% AMI, the remaining two units are manager units.

- **RESHAP Project.** The project consists of construction of 309 lower income and special needs households and the associated support services and facilities on 10 acres of City-owned land at Alameda Point.

Progress: The developer received Design Review planning entitlement for phase 1A and 1B, which consists of 166 total units including a four-story, 80-unit supportive housing facility that will provide services for formerly unhoused families in partnership with Alameda Point Collaborative (phase 1A), as well as a four-story, 86-unit supportive housing facility that will provide housing for formerly unhoused veterans in partnership with Operation Dignity.

- **West Midway Project.** The project consists of 478 residential units and 10,000 square feet of non-residential uses on nearly 23 acres of City-owned land at Alameda Point.

Progress: The developer submitted new applications for planning entitlements related to the tentative map and construction of 62 residential buildings containing 284 residential units on an approximately 12-acre portion of the project site in 2025.

- **Alameda Marina Townhomes.** The project consists of market-rate and affordable townhome-style condominiums with amenities located along the northern waterfront.

Progress: The project received Certificates of Occupancy for 11 buildings with a total of 67 units in 2025. The applicant has indicated that they intend to continue this rate of construction in 2026.

- **Grand and Clement Condominiums (2015 Grand).** The project consists of 90 market-rate and affordable townhome-style condominiums on an approximately 4-acre site.

Progress: The project received Certificates of Occupancy for 3 buildings with 18 units and 3 ADUs and received building permit issuance on 2 additional buildings with 11 units in 2025.

- **Mariner Square Loop Housing Development.** The project consists of a 7-story building comprising 356 apartment units, of which 54 would be deed-restricted as affordable, on a 2.4 acre site that is zoned for conversion from low density commercial office to high density residential.

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Progress: The project received entitlements from the Planning Board in July of 2025. The developer is assembling investor funding before proceeding with building permits.

- **Housing Regulations:** Hold public hearings to consider amendments to the:
 - **Inclusionary Housing Ordinance** (AMC Section 30-16) to focus inclusionary requirements on the income groups with the greatest need for deed restricted housing.

Progress: In 2025 the Planning Board and City Council conducted public workshops to discuss possible amendments to the inclusionary housing ordinance with the intent to provide more robust affordable housing opportunities than the current ordinance provides for.
 - **Universal Design Ordinance** (AMC Section 30-18) to address accessibility and visitability in townhome residential design.

Progress: Final passage of the ordinance amendment was approved by Council in June and took effect in July of 2025.
 - **Short Term Rental Ordinance** to preserve Alameda's permanent rental housing supply.

Progress: In 2025 the Planning Board conducted a hearing to vet various approaches and hear community concerns with the intent to bring proposed amendments for public workshops in 2026.

General Plan 2040

In December 2021, the Alameda City Council adopted the first comprehensive update of the General Plan in 30 years. *Alameda General Plan 2040* includes:

- Introduction and Themes
- Land Use and City Design Element
- Conservation and Climate Action Element
- Mobility Element
- Open Space and Parks Element
- Health and Safety Element.

In July 2022, the City Council adopted additional amendments to the Health and Safety and Conservation and Climate Action Elements concurrent with the adoption of the 2022 Disaster Preparedness Plan.

In November 2022, the City Council adopted a comprehensive update of the Housing Element and the associated zoning amendments necessary to accommodate the regional housing needs allocation (RHNA) for the eight-year period from 2023 through 2031, as required by State law.

The General Plan is being implemented pursuant to the Council's Strategic Plan priorities.

Housing Construction 2025

Government Code Section 65400 requires the City to annually consider the prior year's progress in meeting the City of Alameda's regional housing needs allocations (RHNA).

In 2022, the City Council adopted the City's Housing Element for the period 2023 through 2031. The new Housing Element includes the policies and programs necessary to construct at least 5,353 housing units over the eight-year period, or an average of 670 units per year. These units are intended to meet a variety of housing needs, addressing affordability, accessibility, equitable access to community resources, transportation, and employment, and other community goals.

Concurrently, the City Council adopted zoning text and map amendments to facilitate a number of objectives related to overall housing production, affordable housing, and equitable housing. These amendments are influencing decisions by landowners and developers as they consider infill housing development at existing underused offices and general commercial properties. New applications are anticipated along the Northern Waterfront, Alameda Point, and within existing shopping centers.

In 2025, the City issued building permits for a total of 65 dwelling units. Of these, 11 were attached ownership units and 2 were conversions of existing spaces. Of these, there were 2 very-low income deed restricted affordable housing units. Accessory dwelling units accounted for another 52 units located throughout existing neighborhoods.

The City is undergoing an extended recovery from the COVID-19 pandemic, and the housing market is similarly finding its footing in the new marketplace of higher interest rates, continuing cost escalation, and uncertain rental and sales demand in light of immigration and employment realignment. Due to these conditions, the City is taking a long-term view of the eight-year housing goals.

In the 2023-2031 planning period, the need (RHNA) for affordable housing includes:

- 1,421 units for very low-income households (27% of the total)
- 818 units for low-income households (15% of the total)
- 868 units for moderate-income households (16% of the total)
- 2,246 for market-rate income households (42% of the total)

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Every project of more than 5 units in Alameda provides a minimum of 15% affordable housing. In addition, the projects on City owned land at Alameda Point provided a minimum of 25% of the units as affordable housing, and the Alameda Housing Authority constructs projects which are 100% affordable. As a result, approximately 22% of all the housing constructed in Alameda over the previous eight-year period was deed restricted for lower-income or moderate-income households. The same trends are expected to continue for the current period. The RHNA allocation is 58% affordable units for very-low to moderate income households. Reaching this objective will likely require achieving a higher total number of units and special efforts to build 100% affordable projects in partnership with various providers.

As mentioned above, the City issued permits for 52 accessory dwelling units in 2025. Although these units are not deed restricted, a study of accessory dwelling units in the Bay Area by the Association of Bay Area Governments (ABAG), approximately 30% of ADUs serve very low income households, 30% serve low income households, 30% serve moderate income households, and the remaining 10% serve above moderate income households. The study acknowledges that the affordability of ADUs is significantly affected by the fact that many ADUs are occupied by family members who may not be paying any rent at all or far below market rents due to their familial connections to the property owner. Based upon this study, the City added an additional 15 very low income units, 15 additional low income units, and 15 additional units serving moderate income households.

In 2025, the City of Alameda:

- Did not deny any housing applications submitted for land that was zoned for housing.
- Did not reduce the number of units proposed in any of these applications.
- Did not receive any SB 35 applications.
- Did not receive any SB 330 project applications.
- Did receive and began processing a single application submitted under SB 9 for a small lot subdivision.

Housing Programs 2023-2031

The Housing Element for 2023-2031 includes 22 programs designed to facilitate and support construction of at least 5,353 housing units over the 8-year period.

The 22 programs represent an eight-year work program for the City of Alameda. The programs are summarized below in the order in which they are described in the Housing Element. The full text for each program can be found starting on page 16 of the Housing Element. Following each program summary below, staff has identified past progress for 2025 and recommended priorities for 2026, the fourth year of the eight-year period.

Program 1: Alameda Point

This program requires the City to take all necessary actions to facilitate and support the construction of 1,482 new housing units at Alameda Point at Site A in the Waterfront Town Center Specific Plan area and the adjacent RESHAP and West Midway are in the Main Street Neighborhood Specific Plan area.

Progress and Priorities. In 2024 RESHAP phase 1 demolition was completed, site preparation work is underway, and the applicant has submitted for Design Review planning entitlement. In 2025 the City approved a Design Review planning entitlement for RESHAP (166 units) and received two applications for planning entitlements related to West Midway for 284 and 194 units respectively.

Program 2: Shopping Center Zoning Amendments

This program requires the City to up-zone approximately 100 acres of land at four shopping centers in Alameda that are occupied by low density, single-story commercial and service buildings, and large surface parking lots to allow for the development of at least 1,200 housing units.

Progress and Priorities. The sites were rezoned in 2022. In 2025 an application was received for redevelopment of the Harbor Bay Landing shopping center. The application was a preliminary review, and was withdrawn after receiving feedback on the initial design that did not meet city standards for retaining commercial uses at the site. The City also received correspondence expressing interest in the redevelopment of a portion of the South Shore shopping center.

Program 3: Commercial Transit Corridor Zoning Amendments

This program requires the City to amend the Community Commercial Zoning District (C-C District), the Neighborhood Business District (C-1 District), and North Park Street District (NP District), comprising approximately 110 acres of land designated for commercial and residential mixed use in the General Plan along the Park Street and Webster Street transit rich commercial corridors to encourage development of at least 499 residential units.

Progress and Priorities. In 2024, the City did not receive any applications for Transit Corridor housing consistent with the new zoning regulations. In 2025 the City received one application for a Transit Corridor housing project per the updated zoning regulations, a mixed use two unit building.

Program 4: Residential District Zoning Amendments

This program requires the City to amend the Municipal Code for R-1, R-2, R-3, R-4, R-5, and R-6 residential zoning districts and rezone five parcels to remove barriers to housing construction and support construction of at least 995 units.

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Progress and Priorities. In November 2022 the City approved the amendments to residential zoning districts. In 2025 the City issued 13 non-ADU building permits for new residential units in residentially zones areas.

Program 5: Accessory Dwelling Units

The City shall promote and facilitate accessory dwelling unit (ADU) construction to facilitate an annual production of 50 units per year (400 units during the 6th cycle) by promoting, streamlining, evaluating and monitoring ADU construction in Alameda.

Progress and Priorities. In 2024, the City issued 58 ADU Building Permits. In 2025 the City issued 52 ADU Building Permits.

Program 6: Large Sites and Multifamily Housing

To facilitate the development of affordable housing and provide for development phases of 50 to 150 units, the City will give high priority to processing density bonus applications and subdivision maps or other parceling that include affordable housing and multifamily rental housing. Projects with higher percentages of affordable housing and/or higher residential densities shall be given priority over projects with lower density and higher priced units. All multifamily rental projects and affordable housing projects will be reviewed against adopted Objective Design Standards, and no discretionary process will be used to reduce the number of units in the project below the number of units permitted by the applicable zoning district.

Progress and Priorities. In 2024, the City issued building permits for 60 market rate multifamily units and 121 affordable multifamily units. In 2025 the City issued final approval for 109 units of the North Housing at two large sites, 82 units at 30% AMI, and 25 units at 40% AMI.

Program 7: Inclusionary Housing Ordinance

Continue to implement the required 15 percent affordable housing requirement on all projects over 5 units in size. Consider modifications to the ordinance to lessen or eliminate the 7% moderate income units and increase the 4% requirement for low- income units and 4% very low income units, or alter the percentages for each level or required units in some other way, given the larger need for lower income units.

Progress and Priorities. In 2025, the City entered into an Agreement for Assignment and Assumption of Affordable Housing Agreement with Risewell Homes from LandSea Homes for Alameda Marina's affordable units. In 2025 the Planning Board and City Council conducted public workshops to discuss possible amendments to the inclusionary housing ordinance with the intent to provide more robust affordable housing opportunities than the current ordinance provides for.

Program 8: Affordable Housing Incentives and Waivers

The City will work with housing developers to expand opportunities for affordable lower-income housing for special-needs groups including persons with physical and developmental disabilities, single-parent households, large families, extremely low-income households, and persons experiencing homelessness by creating partnerships, providing incentives, and pursuing funding opportunities. Support affordable housing development for special-needs groups throughout the city, including in areas that are predominantly single-family residential. The target populations include seniors; persons with disabilities, including developmental disabilities; single parent-headed households; and homeless persons to reduce the displacement risk for these residents from their existing homes and communities.

Progress and Priorities: On September 25, 2025, there was a grand opening for North Housing PSH I (Estuary I) and Linnet Corner which created 45 new units for homeless families and individuals and 64 new units for seniors and formerly homeless veterans. The next phase of the North Housing Master Plan is expected to start at the end of 2026. The property will be known as North Housing PSH II (Estuary II). Additionally, the City will be funding the Day Center Relocation project which will create more space for additional beds and parking spaces for individuals experiencing homelessness. Construction is expected to begin in March-April 2026. Also in 2025 the City approved amendments to its Universal Design Ordinance to facilitate townhome style developments while discouraging the use of the waiver process.

Program 9: Extremely Low-Income Housing Incentives and Waivers

Encourage additional housing resources for extremely low-income Alameda residents, particularly seniors and persons with physical or developmental disabilities. Assist nonprofit and for-profit developers with financial and/or technical assistance in a manner that is consistent with the City's identified housing needs. Provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, persons with disabilities, and persons experiencing homelessness.

Progress and Priorities: In 2025, the City supported Eden Council for Hope and Opportunity and Family Violence Law Center who provide essential housing counseling and legal services to seniors and low-income residents in Alameda. In addition, we administered a small residential rehabilitation grant program for low to moderate income homeowners for safety repairs and energy upgrades. This program prioritized seniors and people with disabilities.

Program 10: Assistance for Persons with Developmental Disabilities

The City will coordinate with the Regional Center of the East Bay to inform Alameda families of the resources available to them and to explore incentives so that a larger number of future housing units include features that meet the needs of persons with developmental disabilities and other special needs. The City will continue to support the development of small group homes that serve developmentally disabled adults and will work with the nonprofit community to encourage the inclusion of units for persons with developmental disabilities in future affordable housing developments. The City will pursue funding sources designated for persons with special needs and disabilities.

Progress and Priorities: In 2024, the City established a semi-regular meeting schedule with Regional Center of the East Bay to discuss potential programs to assist people with developmental disabilities or other special needs. In 2025, the City continued to seek funding opportunities for building affordable housing for persons with disabilities, and held a series of public hearings before the City's Commission on Persons with Disability, Planning Board, and City Council, and successfully amended the Universal Design Ordinance (AMC Section 30-18) to address accessibility in townhome residential design.

Program 11: Resources for Persons Experiencing Homelessness

The City will continue to provide annual funding assistance to the Midway Shelter, a 24-bed, service-enriched shelter for women and children, and develop and implement a plan to establish a service-enriched shelter for men in Alameda. Additionally, the City will continue to implement the strategies identified in the "The Road Home: A 5 Year Plan to Prevent and Respond to Homelessness in Alameda" to address homelessness in Alameda.

Progress and Priorities: The City continues to provide annual investments to the support Midway Shelter operations. In addition, in 2025, the city expanded the capacity of the winter warming shelter. This program serves 29 individuals a night and operates for a 5-month period. The city has developed an internal engagement team supporting people who live on the street to transition into shelter or permanent housing and providing prevention services by supporting people at risk of becoming homeless with services and funding to maintain their housing. The city funds three additional shelters with combined bed total of 109 beds.

Program 12: Fair Housing Programs

Continue to affirmatively further fair housing. Continue to support the Rent Program (Alameda's Fair Housing and Tenant Protection Ordinance) efforts to prevent displacement and moderate rent increases for tenants of all income levels.

Progress and Priorities: The City will continue to enforce the Fair Housing and Tenant Protection Ordinance. The City Attorney's Office hosted its annual Fair Housing Workshop on April 17, 2025. Participants heard presentations on fair housing topics from City staff, Alameda County D.A.'s Office, local legal aid organizations, and more. The City Attorney's Prosecution and Public Rights Unit also assists tenants through a Mediation Program. The Section 8 tenant-based Housing Choice Voucher (HCV) assistance program is funded by the federal government and administered by the Housing Authority of the City of Alameda for the jurisdiction of the City of Alameda. The City of Alameda's Rent Program provides a financial incentive to the landlord by waiving the annual fee for the unit. The city continues to waive the Rent Program's annual fee for rental units leased to Housing Choice Voucher (HCV) recipients to encourage landlord participation. As of year-end 2025, staff had verified 726 rent-subsidized units eligible for fee waivers, representing approximately \$120,508 in fees waived. The City Attorney's Office also assists tenants through a Mediation Program. For the 2025 calendar year, 47 housing-related complaints were resolved utilizing the Mediation Program, more than doubling the total for both 2023 and 2024. Additionally, the office responded to more than 1,100 inquiries regarding the mediation program and fair housing-related issues.

Program 13: Tenant Protections

The City will take actions to reduce displacement risk due to discriminatory actions. Ensure all tenants have access to legal counseling, and landlords are aware of their rights and responsibilities. Support coordination of biannual workshops for landlords and property managers on discriminatory practices, reasonable accommodation requirements, and resources and an annual presentation to staff on fair housing practices, beginning in 2023. Continue to enforce just cause eviction ordinance requirements to reduce displacement due to discrimination and enforce anti-discrimination regulations. Distribute clear actionable information regarding tenant protections to all landlords and tenants at least annually on the City's website, through social media, and other standard City information outlets.

Progress and Priorities: The City will continue to provide and improve tenant protection programs. During calendar year 2025, the City assisted 132 tenants through the Fair Housing Counseling program. There was a total of 36 fair housing inquiries, 29 fair housing complaints investigated, 10 fair housing system audits, 53 housing counseling sessions and 4 mediation sessions for tenants and property managers. The City's Rent Ordinance provides tenant protections including limits on rent increases and terminations of tenancy for which the tenant is not at fault. In 2025, Rent Program staff intervened in 212 cases to ensure the rescission of invalid rent increases, resulting in \$502,863 in reimbursements to tenants. Additionally, 12 invalid terminations of tenancy not in compliance

with local law were reviewed and rescinded. In 2025, Rent Program staff responded to over 9,000 inquiries from the public and conducted 22 public workshops, providing valuable program information to landlords and tenants about their respective rights and obligations. The Rent Program also provides information on tenant protections at alamedarentprogram.org, including guides to the City's Rent Ordinance and links to resources for state law. The website logged more than 35,700 visitors in 2025.

Program 14: Replacement Housing

To facilitate place-based revitalization for households at risk of displacement due to new development, the City will require replacement housing units subject to the requirements of Government Code Section 65915, subdivision (c)(3), when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished.

Progress and Priorities: The City will continue to require replacement housing units subject to the requirements of Government Code Section 65915. In 2025, the City did not receive any new applications for the demolition of affordable residential units, nor are there any such units at risk of being demolished.

Program 15: Affordable Housing Monitoring

The City shall maintain and update the affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the City shall contact property owners of units at risk of converting to market-rate housing within three years of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months. Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California and local Alameda law.

Progress and Priorities: The City will continue to monitor the deed restricted affordable housing stock. In 2025 there were no units at risk of converting

Program 16: First-Time Homebuyer Program

The Community Development Department will continue to assist first time home buyers by participating in the Alameda County Housing & Community Development Department Mortgage Credit Certificate (MCC) and Down Payment Assistance (DPA) programs, which provides down payment assistance to low- and moderate-income first-time homebuyers, homebuyer workshops. The Community Development Department will advertise this program through mailers or similar strategies in areas with high rates of renter-occupied households, such as in west Alameda, to increase awareness of housing mobility opportunities. The City will assist lower-income residents locate affordable housing opportunities, such as through a database or website of retail listings, realtor contact information, or other strategies.

Progress and Priorities: The City no longer has a down payment assistance program. The City has focused on providing below market ownership units with reduced down payment requirements. In 2025, there were 11 new moderate-income (120% AMI), 6 new low-income (80% AMI), and 1 new very low-income (50% AMI) BMR first-time homebuyers.

Program 17: Neighborhood Revitalization

The City shall continue to assist in the improvement of lower income owner- and renter-occupied housing units in the city through a variety of programs that provide funding to lower income households to create new lower income rental units in existing vacant or underutilized residential structures, to repair and improve their homes, assist property owners with low- and very low income tenants repair and improve their units, and assist eligible seniors and persons with disabilities in making modifications to their residences. Programs include: the Rental Rehabilitation Program, the Housing Rehabilitation Program, the Substantial Rehabilitation Program, the Soft Story Structural Assessment Grant, the Fire Department's Housing Safety Program, the Minor Home Repair Program, the Accessibility Modification Program, and the Amnesty Program.

Progress and Priorities: Continue to implement the City's neighborhood revitalization programs. On December 16, 2025, the City Council held a public hearing to consider amendments to the Action Plan for implementation of CDBG funds for assistance with residential rehabilitation projects. Housing and Homeless Services continues to manage the Community Development Block Grant (CDBG) program and the Home Investment Partnerships (HOME) program and continues to pursue funding sources to support the rehabilitation and improvement to existing residential structures.

Program 18: Utility Assistance Programs

Alameda Municipal Power (AMP) will continue to provide funding assistance to lower income households in need of help with their electric bills. Fund at least \$150,000 annually to lower income households to reduce displacement risk due to utility costs.

Progress and Priorities: Continue to implement the Utility Assistance program. In 2025 the Energy Assistance Program (EAP) provided \$345,490 by way of a 25% discount on income qualified customer's electric utility bills. In 2025 the Energy Assistance through Supportive Efforts (EASE) provided \$9,942 for short term emergency assistance to residential customers who are unable to pay their electricity bill and/or at risk of having their power shut off, and the Low Income Energy Assistance Program (HEAP) provided \$70,356 for additional assistance/payments towards customer's electricity bill funded by the US Dept of Health and Human Services. The total for 2025 was \$425,788

Program 19: Promote Energy Conservation

Continue to offer residential customer energy services that include the weatherization cash grant program, rebate program for energy efficient lights, meter lending program, rebate program for energy efficient appliances, second refrigerator pickup program, free energy audits, energy Assistance Program to help low-income residents reduce their energy use. Provide annual funding in the amount of \$150,000 to lower income households to promote rehabilitation through weatherization or other energy conservation measures for at least 15 households.

Progress and Priorities: The City will continue to implement the Energy Conservation program. AMP currently provides 22 building electrification and clean transportation programs. To further assist low-income residents, AMP has incorporated equity components in over 50% of programs. In 2025, AMP provided 449 electrification, clean transportation, and energy efficiency rebate incentives to residential customers for a total amount of \$460,921.

Program 20: Environmental Health

Facilitate place-based revitalization of neighborhoods, such as the NAS Alameda Priority Development Area in west Alameda and the Northern Waterfront Priority Development Area along the Estuary, which are more heavily impacted by hazardous wastes from prior industrial uses, lead based paint remediation, diesel particulate matter from proximity to regional freeways and the Port of Oakland. Continue to work with the US Navy, DTSC, and property owners to remove hazardous materials, such as lead based paint and other hazards resulting from prior uses in West Alameda and the Northern Waterfront.

Progress and Priorities: The City will continue to work with local property owners and regional and national agencies to improve environmental health. The City of Alameda continues to require all new development projects to provide open green space. No new projects were approved in 2025 with new parks proposed.

Program 21: Municipal Code Amendments to Remove Constraints

The City will annually review, and amend as necessary, the Municipal Code to ensure consistency with State Housing Law requirements and remove or lessen constraints on new housing development, pertaining to but not limited to emergency shelters, transitional and supportive housing, Low-Barrier Navigation Centers, and Residential Care Facilities.

Progress and Priorities: The City will continually evaluate AMC provisions for unnecessary or inappropriate constraints on housing. In 2025 the City began internal work toward updating the Municipal Code regarding the inclusionary housing ordinance, the short-term rental ordinance, universal design ordinance, and the ADU/condo conversion ordinance, all stemming from efforts to lessen constraints on housing development.

Program 22: Annual Review, Monitoring, and the 5-Year Pipeline Report

The Planning Board shall hold an annual public hearing in February or March to evaluate progress toward meeting housing goals and regional housing needs obligations. The review will examine annual quantitative housing production goals and monitor vacant and non-vacant sites in the sites inventory, and if the City is not meeting those quantitative goals, the staff will make recommendation to the Planning Board on adjustments to processes or requirements to improve performance. At the public hearing, the Planning Board will make recommendations for City Council consideration and action.

The annual review will include a review of the Annual Progress Report on the Housing Element implementation in the format required by HCD as defined by Government Code Section 65400(a)(2)(B).

Progress and Priorities: The City will hold a public hearing to evaluate housing goals, accomplishment, and priorities for upcoming year. This report was presented to the Planning Board for annual review on March 10th. The City Council also will evaluate the past year's housing production at a public hearing on March 17th. The evaluation of the past calendar year concluded that the City did not meet the quantitative goals for many of its programs, however largely for reasons outside of the City's control. The marked decrease in units issued in 2025 is also partially a function of the cyclical nature of permitting. That is to say, the large number of issued permits in 2024 was the result of a large number of applications filed in 2023, and likewise the comparatively lower number of permits issued in 2025 was the result of lower number of

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applications filed in 2024. Therefore, given that the number of applications filed in 2025 roughly in between the two previous years, in 2026 we can expect a slight increase in number of permits issued compared to 2025, but likely not at the same volumes as in 2024.

Jurisdiction	Alameda	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/01/2023 - 01/01/2025	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bt Applic		
1	2	3	4	5	6	7	8										9	10	11					
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVE D Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L.7	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	0	35	0	45	16	0	16	0	16	15	143	143	0			
072-0356-015-00	1529 PACIFIC AVE, #8A, ALAMEDA, CA 94501	ADU25-0001	ADU	R	1/8/2025														1	1	0	NONE	No	No
074-1020-002-09	506 FITCHBURG AVE, UNIT 8, ALAMEDA, CA 94501	ADU25-0005	ADU	R	1/28/2025														1	1	0	NONE	No	No
069-0013-004-00	3115 OTIS DR, #8A, ALAMEDA, CA 94501	ADU25-0006	ADU	R	2/5/2025														1	1	0	NONE	No	No
072-0297-001-00	1718 MINTURN ST, ALAMEDA, CA 94501	ADU25-0009	ADU	R	2/19/2025														1	1	0	NONE	No	No
072-0374-004-00	1108 SANTA CLARA AVE, #8F, ALAMEDA, CA 94501	ADU25-0011	ADU	R	2/25/2025														1	1	0	NONE	No	No
073-0419-023-00	731 HAIGHT AVE, ALAMEDA, CA 94501	ADU25-0012	ADU	R	2/26/2025														1	1	0	NONE	No	No
073-0410-027-00	4832 NINTH ST, UNIT A, ALAMEDA, CA 94501	ADU25-0015	ADU	R	3/12/2025														1	1	0	NONE	No	No
074-0448-017-00	437 SANTA CLARA AVE, UNIT A, ALAMEDA, CA 94501	ADU25-0017	ADU	R	3/20/2025														1	1	0	NONE	No	No
069-0109-069-02	3243 FAIRVIEW AVE, UNIT A, ALAMEDA, CA 94501	ADU25-0019	ADU	R	3/27/2025														1	1	0	NONE	No	No
073-0417-008-00	729 PACIFIC AVE, UNIT E, ALAMEDA, CA 94501	ADU25-0021	ADU	R	4/2/2025														1	1	0	NONE	No	No
073-0413-008-00	729 PACIFIC AVE, UNIT F, ALAMEDA, CA 94501	ADU25-0022	ADU	R	4/2/2025														1	1	0	NONE	No	No
072-0365-009-00	1807 SHERMAN ST, UNIT C, ALAMEDA, CA 94501	ADU25-0024	ADU	R	4/7/2025														1	1	0	NONE	No	No
074-1036-038-00	250 BEACH RD, UNIT A, ALAMEDA, CA 94502	ADU25-0027	ADU	R	4/16/2025														1	1	0	NONE	No	No
069-0086-030-00	3220 CENTRAL AVE, UNIT A, ALAMEDA, CA 94501	ADU25-0028	ADU	R	4/22/2025														1	1	0	NONE	No	No
071-0232-036-00	2122 BUENA VISTA AVE, UNIT 2, ALAMEDA, CA 94501	ADU25-0032	ADU	R	5/21/2025														1	1	0	NONE	No	No
071-0232-036-00	2122 BUENA VISTA AVE, UNIT 8, ALAMEDA, CA 94501	ADU25-0033	ADU	R	5/21/2025														1	1	0	NONE	No	No
069-0130-146-00	2936 WINDSOR DR, UNIT A, ALAMEDA, CA 94501	ADU25-0034	ADU	R	5/21/2025														1	1	0	NONE	No	No
071-0235-035-00	2142 SANTA CLARA AVE, UNIT A, ALAMEDA, CA 94501	ADU25-0037	ADU	R	6/10/2025														1	1	0	NONE	No	No
			SFD	O														1	1	1	0	NONE	No	No
069-0090-016-00	1368 GROVE ST, ALAMEDA, CA 94501	CB25-0147			5/8/2025																	SB 9 (2021) - Residential Lot Split	No	No
074-0447-015-00	439 TAYLOR AVE, #8A, ALAMEDA, CA 94501	ADU25-0043	ADU	R	7/9/2025														1	1	0	NONE	No	No
069-0072-009-00	1226 FOUNTAIN ST, ALAMEDA, CA 94501	ADU25-0047	ADU	R	8/19/2025														1	1	0	NONE	No	No
069-0106-014-00	3024 THOMPSON AVE, UNIT A, ALAMEDA, CA 94501	ADU25-0048	ADU	R	8/27/2025														1	1	0	NONE	No	No
072-0368-035-00	1528 BAY ST, ALAMEDA, CA 94501	ADU25-0049	ADU	R	8/27/2025														1	1	0	NONE	No	No
071-0261-006-01	1715 CHESTNUT ST, UNIT A, ALAMEDA, CA 94501	ADU25-0050	ADU	R	8/25/2025														1	1	0	NONE	No	No
073-0392-045-00	925 Central Ave, #8A 94501	ADU25-0053	ADU	R	9/2/2025														1	1	0	NONE	No	No
073-0392-045-00	925 Central Ave, #8B 94501	ADU25-0054	ADU	R	9/2/2025														1	1	0	NONE	No	No
069-0104-039-00	3277 GARFIELD AVE, UNIT A, ALAMEDA, CA 94501	ADU25-0060	ADU	R	10/16/2025														1	1	0	NONE	No	No
074-0442-026-00	1440 FIFTH ST, ALAMEDA, CA 94501	ADU25-0061	ADU	R	11/10/2025														1	1	0	NONE	No	No
074-1080-019-00	347 MATTLAND DR, ALAMEDA, CA 94502	ADU25-0064	ADU	R	11/19/2025														1	1	0	NONE	No	No
070-0180-012-00	1647 Broadway, UNIT A, ALAMEDA, CA 94501	ADU25-0085	ADU	R	12/31/2025														1	1	0	NONE	No	No
071-0272-021-00	1834 SAN JOSE AVE, #8A, ALAMEDA, CA 94501	ADU25-0002	ADU	R	1/13/2025														1	1	0	NONE	No	No
071-0237-034-00	2128 ALAMEDA AVE, ALAMEDA, CA 94501	ADU25-0003	ADU	R	1/15/2025														1	1	0	NONE	No	No
071-0237-033-02	2124 ALAMEDA AVE, ALAMEDA, CA 94501	ADU25-0004	ADU	R	1/21/2025														1	1	0	NONE	No	No

Legend

- ADU - Accessory Dwelling Unit
- CB - Combined Building Permit
- SFA - Single Family Attached
- SFD - Single Family Detached
- R - Rental Unit
- O - Ownership Unit

Jurisdiction	Alameda	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2										3	4
			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)		
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	44	-	-	-	-	-	-	-	-	-	44
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	1,421	47	1	65	2	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	8	12	15	15	-	-	-	-	-	-	-	209
Low	Deed Restricted	818	-	2	4	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	11	9	14	15	-	-	-	-	-	-	-	55
Moderate	Deed Restricted	868	82	6	7	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	5	13	14	15	-	-	-	-	-	-	-	142
Above Moderate		2,246	67	92	80	18	-	-	-	-	-	-	-	257
Total RHNA		5,353												
Total Units			220	135	243	65	-	-	-	-	-	-	-	663

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.