



# General Plan Annual Report and Housing Element Update Workshop

May 3, 2022





# What is a Housing Element?



## A Housing Element is required by State Law

It must:

Affirmatively Further **Fair Housing**

Provide for the housing needs for **all economic segments and needs of the community.**

**Allow for all types of housing** *including multifamily rental housing*, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.”

Provide sites zoned to accommodate **Regional Housing Need (RHNA)**; and

There are **Consequences** for non-compliance.



# Consequences:

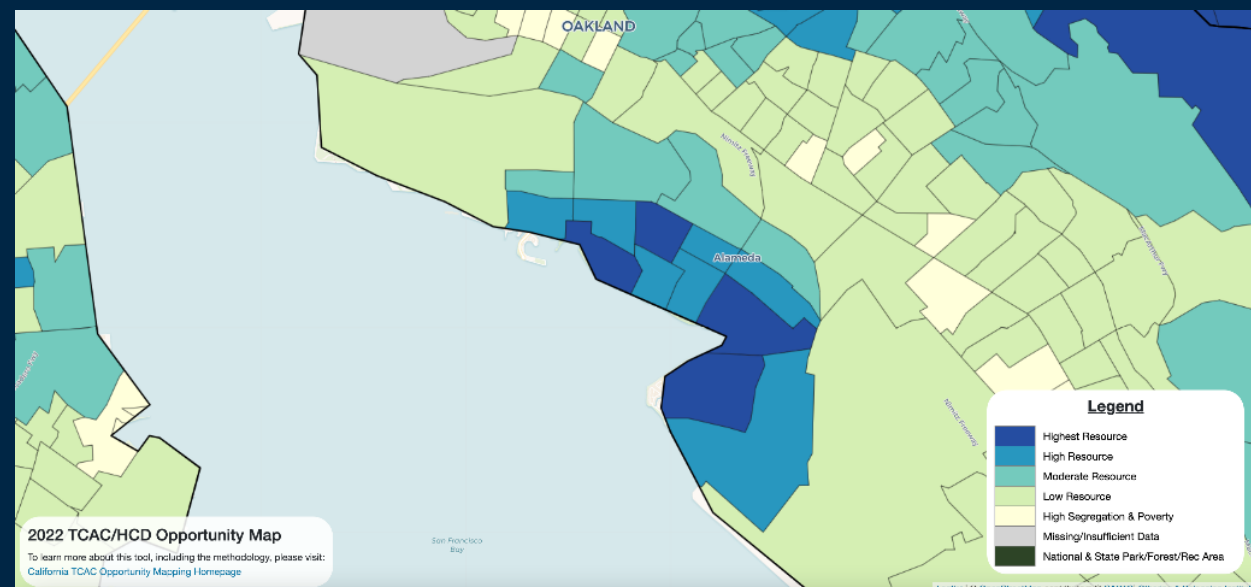
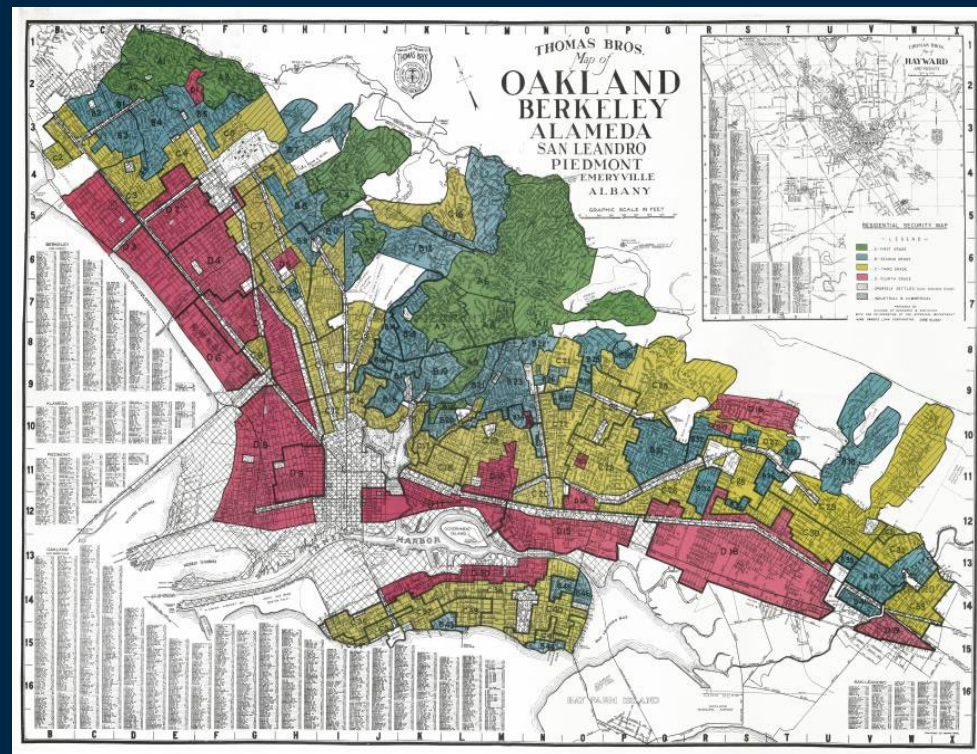


## Failure to Adopt is a Violation of State Law.

- Loss of State funding for parks, transportation , affordable housing (millions of dollars lost to City of Alameda.)
- Lawsuits (millions in legal costs)  
April 20, 2022 - Housing group sues six Southern California cities over failure to plan for housing.
- Fines: \$10,000 and \$600,000 per month
- Loss of Land use Control
- Court can approve projects that do not conform to Alameda Zoning.



# Affirmatively Furthering Fair Housing



## Alameda City Charter Article 26.

- Citywide prohibition of multifamily housing (the most affordable housing type)
- Citywide prohibition on residential densities above 22 units/acre (the densities that support affordable housing).

## November 29, 2021 Letter from State of California:

- Article 26 “*conflicts with state law and is unenforceable*”
- Article 26 “*denies fair housing and is fundamentally contrary to furthering fair housing*”

## April 2022 Draft Housing Element:

- No justification to prohibit housing types and densities that are affordable housing types.
- Remove multifamily prohibition and residential density prohibition from shopping centers, Park street and Webster street and R-2 through R-6 zones.



# Height Limits



Commercial Stations: Change to height of adjacent residential district.

Park Street:

- Existing height Limit: 5 stories, 4 stories on side streets
- Housing Element: 5 stories on side streets.

Webster Street:

- Existing: 3 stories
- Housing Element: 5 stories

Shopping Centers: No change, unless less than 5 stories.

Residential Districts: No Change



**RHNA: 5,353 units**

**Plus Buffer (10-30%)**  
*("strongly recommended")*

**With 10%: 5,888**

**With 20%: 6,424**



<b>Ten Projects:</b>	<b>2,200</b>	<b>(no buffer - McKay/AAPS)</b>
<b>Alameda Point:</b>	<b>1,482</b>	<b>(no buffer - (4 votes needed))</b>
<ul style="list-style-type: none"><li>• Site A</li><li>• West Midway/RESHAP</li></ul>		
<b>Shopping Centers:</b>	<b>1,200</b>	<b>(No buffer Zoning changes)</b>
<ul style="list-style-type: none"><li>• South shore: 800</li><li>• Harbor Bay: 300</li><li>• Alameda Landing: 100</li></ul>		
<b>Park/Webster</b>	<b>100-400</b>	<b>(Zoning changes)</b>
<b>ADUs:</b>	<b>328-400</b>	
<b><u>Residential Districts</u></b>	<b><u>400- 720</u></b>	<b>(Zoning changes)</b>
<b>Total:</b>	<b>5,710-6,413</b>	

2022

# Housing Element

## Next Steps

May	Complete changes and send HE to HCD
June - August	HCD reviews HE
June – August	Planning Board <b>Public Hearings:</b> Zoning
Aug - Sept	Planning Board <b>Public Hearings:</b> review HCD comments/revise HE
October	Planning Board <b>Public Hearings:</b> transmit HE and Zoning to City Council
Nov.- Dec.	City Council <b>Public Hearings:</b> action on HE and Zoning Amendments





Questions,

Public  
Comment

+

Discussion

