

General Plan Housing Element and AMC Amendments

- Resolution approving Housing Element General Plan Amendments
- Introduction of Ordinance amending Alameda Municipal Code (AMC)

California Law

- City must maintain an up-to-date General Plan and GP EIR Updated 2021
- City must maintain an up-to-date Housing Element to accommodate RHNA and Affirmatively Further Fair Housing (AFFH) - 2022
- City must amend AMC to accommodate RHNA and AFFH - 2022

Consequences of Non-Compliance

- Invalid General Plan and “Builders Remedy”;
- Loss of State funding for transportation, parks, and housing;
- Fines for non-compliance until Element is adopted; and
- Lawsuits.

2 years
30 public workshops and hearings
Thank You!

The Alameda community, Planning Board, Historic Advisory Board, Transportation Commission, Commission on People with Disabilities, HEWG, AAPS, APC, ACT, EBHO, HCD, Renewed Hope, Chamber of Commerce,

Place works Consulting, Heather Little consulting, and Planning Staff, Allen Tai, David Sablan, Henry Dong, Brian McGuire, and Deirdre McCartney.

HCD August 25, 2022 Letter: Compliant Draft Housing Element

If City Council approves recommended Housing Element and AMC amendments “as is”, HCD will certify the City of Alameda in compliance with State Housing Law.

Associated AMC amendments are “crucial” to certification

Recommendations

Approve the Housing Element Resolution;
Approved first reading of AMC amendments; and
Avoid consequences of non-compliance.