

To: Honorable Mayor and Members of the City Council

From: Jennifer Ott, City Manager

Date: March 8, 2024

RE: Supplemental Memo regarding Recommendation to Accept the 2023 Annual Reports on the General Plan/Housing Element, Active Transportation Plan, Vision Zero Action Plan, Transportation Choices Plan, the Climate Action and Resiliency Plan, and Climate Adaptation and Hazard Mitigation Plan. California Environmental Quality Act (CEQA) Determination: Endorsement of the Annual Reports is Statutorily Exempt from Environmental Review Pursuant to CEQA Guidelines Section 15061(b)(3). (Planning, Building, and Transportation 20962710, 20962743, 10062032)

SUPPLEMENTAL INFORMATION

This memo is being provided to supplement the staff report already published for March 19, 2024 City Council meeting.

After publication, staff discovered an error on page 7 of the Annual Report exhibit on the General Plan and Housing Element. The exhibit reported that 972 building permits were issued for new housing in 2023 when there only 141 building permits were issued. The exhibit was also missing a breakdown of the housing units by affordability.

This error was discovered earlier in an administrative draft of the exhibit and was inadvertently included in the document during final publication. Staff carefully reviewed the content and are attaching a corrected version of page 7 to the Annual Report exhibit.

Respectfully submitted,
Allen Tai, Planning, Building and Transportation Director

Exhibit:

1. Corrected Page 7 of Annual Report

+ HOUSING CONSTRUCTION 2023

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 office and general commercial properties. New applications are anticipated along the Northern Waterfront, Marina Village, and Alameda Point.

In 2023, the City issued building permits for just 141 dwelling units. Accessory dwelling units accounted for 51 units located throughout existing neighborhoods. There were 47 affordable housing units.

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 migration and employment realignment. In light of this, 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 (15% of the total)



2,246 UNITS

For market-rate income households (42% of the total)

BUILDING PERMITS ISSUED BY AFFORDABILITY SUMMARY	
Income Level	Current Year
Very Low	14
Low	14
Moderate	19
Above Moderate	94
Total Units	141

