

November 2021 Draft

HOUSING ELEMENT



The Housing Element is Alameda's blueprint for how and where the community will meet the housing needs of its current and future members of the community, including seniors, families, single person households, single parent households, people with disabilities, lower-income households, and people experiencing or facing the prospect of homelessness.

Contents:

I. Introduction.

II. Lands Available for Housing

III. Goals and Policies

IV. Implementation Programs

V. Appendices (*not yet completed for this draft*)

- a. Community Engagement and Consultation
- b. Evaluation of the prior Housing Element,
- c. Local housing conditions and needs,
- d. Review of the constraints to housing development
- e. Resources available to support the development of housing.

Spotlight: What are the requirements for a Housing Element?

State law (Government Code Section 65583) requires the City to adopt a Housing Element that includes an analysis of existing and projected housing needs, an inventory of land suitable for housing, an analysis of potential constraints on housing, a fair housing analysis, an analysis of any special housing needs, identification of zone(s) where emergency shelters are allowed by-right, an evaluation of the previous element, an analysis of opportunities for residential energy conservation, and analysis of assisted housing developments that are “at-risk” and eligible to change from low-income housing uses, and goals, policies, and implementation programs

Introduction

Housing continues to be one of the biggest challenges facing the City of Alameda and the State of California. With some of the highest increases in rent in recent years and home prices continuing to rise, Alameda is facing an unprecedented housing crisis. As housing becomes less affordable and the demand outpaces supply, it is becoming harder for residents, especially low- and middle-income families and individuals, to afford housing. Displacement pressures have intensified, the number of homeless individuals in Alameda continues to increase, and Alameda's most vulnerable communities, including low- and middle-income households and communities of color, continue to be disproportionately affected by the housing crisis.

The Housing Element establishes the goals, policies and action programs necessary to ensure an adequate supply of housing to meet the Regional Housing Needs Allocation (the "RHNA") for the period 2023-2031 and foster inclusive communities free from barriers that restrict access to housing. The Element identifies the land currently available for future housing development and the changes to local zoning standards and regulations needed to affirmatively further fair housing and accommodate the wide variety of types of housing needed, including but not limited to multifamily rental housing, senior assisted living, supportive housing, shared and single-room occupancy housing, accessory dwelling units, transitional housing, and emergency shelters for the unhoused.

Equity, inclusion, and anti-displacement are themes that are woven throughout the document to ensure that Alameda is an equitable and inclusive city that provides for those residents who are most vulnerable and prioritizing community resources for historically disadvantaged communities. Housing Element policies and programs ensure that all people and all neighborhoods are considered equal and will have equal opportunities to provide for a safe, high quality of life for themselves and their families free from discrimination, exclusion, displacement, and exposure to environmental or public health hazards.

The Housing Element is designed to achieve four (4) goals for the Alameda community:

GOAL 1: Provide an ample supply of housing to meet the existing and projected housing needs.

GOAL 2: Ensure housing stability for households of all income levels through the preservation and enhancement of Alameda aging and vulnerable housing stock.

GOAL 3: Support a diverse, inclusive and equitable community by creating racially and socially inclusive neighborhoods that correct past historic racial, ethnic, and social discrimination.

GOAL 4: End and prevent homelessness in Alameda.

Spotlight: What is Fair Housing?

State Law requires that Alameda ensure that its laws, programs and activities affirmatively further fair housing. Affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” Meaningful actions include actions that will promote fair housing opportunities for low- and moderate- income tenants and tenants of affordable housing, including subsidized housing.

The Housing Element must contain an Assessment of Fair Housing, and the housing element land inventory and identification of sites must be consistent with a jurisdiction’s duty to affirmatively further fair housing. A program to affirmatively further fair housing must include meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity for all groups by replacing segregated living patterns with integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement); and fostering and maintaining compliance with civil rights and fair housing laws.

Meeting the Regional Housing Needs Allocation

The City of Alameda's Regional Housing Needs Allocation (RHNA) for the eight year period from 2023 to 2031 is 5,353 units. Table 1 shows the City's RHNA by income category. The City's RHNA reflects the severe need for housing units affordable to very low, low, and moderate income households in Alameda and the region. The need for 5,353 total units includes the need for 1,421 units for extremely low- and very low-income households, 818 units for low-income households, and 868 units for moderate income households.

Table 1: City of Alameda Regional Housing Needs Allocation 2023-2031	
Very Low Income Households (<50% of AMI)	1,421 Units
Low Income Households(50%-80% of AMI)	818 Units
Moderate Income (80%-120% of AMI)	868 Units
Above Moderate Income (>120% AMI)	2,246 Units
Total	5,353 Units

The RHNA is established by State of California law that seeks to ensure that all cities and counties are planning for enough housing to accommodate all economic segments of the community. The State assigns each region in California a region wide housing allocation that must be distributed to each jurisdiction. For this 2023-2031 Housing Element, the State issued an allocation of 441,176 housing units to be distributed among the 101 cities and counties in the San Francisco Bay Area region. State Law requires the Association of Bay Area Governments (ABAG) to develop a regional methodology for distributing the Bay Area's allocation to local governments within the nine-county region that is consistent with State requirements and the regional Sustainable Communities Strategy. The ABAG methodology is a formula designed to:

- Support a pattern of housing growth for the Bay Area that meets the needs of all Bay Area residents.
- Increase housing supply and mix of housing types, tenure and affordability in all cities and counties in an equitable manner;
- Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns and achieve greenhouse gas emissions reduction targets;
- Promote improved intraregional jobs housing relationship, including balance between low wage jobs and affordable housing;
- Balance disproportionate household income distributions; and
- Affirmatively further fair housing.

The Land to Accommodate Alameda's RHNA Table 2 and Figure 1 provide a summary of sites throughout the City citywide that are available for housing construction during the 2023-2031 period. These sites represent the City's plan to accommodate the RHNA and increase housing opportunities in Alameda and in each neighborhood of Alameda over the next 10 years. The land inventory includes:

- Residential projects that are fully entitled and are scheduled to begin construction during the 2023-2031 period;
- Residential projects that require City Council action to approve conveyance of City owned lands in order to be financially feasible and able to construct housing over the 2023-31 period, and
- Underutilized lands that must be re-zoned to facilitate and allow residential development that was previously infeasible to develop due to local governmental constraints related to housing types allowed and residential densities allowed.

Table 2: Housing Opportunity Sites Inventory						
Site #	Site Name	Neighborhood (See Map below)	Lower Income Units	Mod. Income Units	Total Units	Status
Approved Projects						
1	Alameda Housing Authority - North Housing	West End	586	0	586	All discretionary entitlements issued. Construction of first 155 units expected to begin 2023.
2	Habitat for Humanity on Mosely Avenue	West End	30	38	68	Requires Planning Board Design Review approval.
3	Admiral's Cove at Mosely Avenue	West End	16	14	190	Requires Planning Board Design Review approval.
4	McKay Wellness Center	West End	90	0	90	All discretionary permits issued.
5	Pennzoil Project on Grand	Northern Waterfront	8	7	90	Requires Planning Board Design Review approval.
6	Alameda Marina Phase 3	Northern Waterfront	8	14	200	All discretionary permits issued. Phase I and 2 currently under construction. Phase III construction expected to begin 2023.
7	Boatworks	Northern Waterfront	13	8	182	Project re-entitled in 2020. Construction expected to begin 2023.

8	Alameda Housing Authority-Tilden	East End	36	0	36	Requires Planning Board Design Review approval.
	Subtotal				1,442	
Projects requiring land from City of Alameda						
9	Encinal Terminals	Northern Waterfront	45	35	589	Requires City Council action to exchange lands with private property owner
10	Alameda Point Site A	Alameda Point	230 est.		750 est.	Requires City Council action to convey lands for residential development
11	Alameda Point West Midway/RESHAP	Alameda Point	143 est.		532 est.	Requires City Council action to convey lands for residential development.
	Subtotal		tbd	tbd	1,871 est.	
Lands requiring zoning changes by City of Alameda to reduce local governmental constraints						
12	Shopping Center Districts:					Zoning Changes: - Remove MF prohibition - Increase allowable density to 43 du/acre - Exempt existing buildings from density standards
12a	Southshore	Southshore			800	
12b	Harbor Bay	Bay Farm			Tbd	
12c	Marina Village	N. Waterfront			Tbd	
12d	Alameda Landing	West End			Tbd	
13a	Park Street	East End and East Central			150 est.	Zoning Changes: - Remove MF prohibition - Increase allowable density to 60 du/acre - Exempt existing buildings from density standards
13b	Webster Street	West End and West Central			150 est.	Same as Park Street.
14	Residential Districts R-1 through R-6	Citywide			1,000 est. (Include S ADUs.)	Zoning Changes: - Remove MF prohibition - Permit two units on all R-1 property - Increase allowable density in each district.

						Exempt existing buildings from density standards
	Subtotal	Citywide	Tbd	Tbd	2,240	
	Total	Citywide	Tbd	Tbd	5,553	
	RHNA		2,239	2,246	5,353	
	Delta		Tbd	Tbd	+200	



Site Descriptions

Approved Projects.

Site 1: North Housing Project. The Alameda Housing Authority owns 15 acres of multifamily residentially zoned land on Singleton Avenue. The City of Alameda approved a Tentative Map and final Development Plan for the construction of 569 units in 2020. The Authority plans to begin construction of the first phase of 155 units for low income household in 2023, with the remaining phases to be completed during the sixth cycle.

Site 2: Habitat for Humanity Project. Habitat for Humanity owns two acres of multifamily zoned land on Mosely Avenue to construct approximately 68 units for lower income and moderate income families.

Site 3: Admirals Cove Project. Carmel LLC., owns 15 acres of multifamily zoned lands on Singleton Avenue in West Alameda which is currently occupied by 150 rental units. Carmel plans to construct an additional 190 rental units in a multifamily building at the vacant center of the site.

Site 4: McKay Wellness Center Project. In 2020 and 2021, the City approved the final design plans for the 90 residential units and an accompanying respite center for un-housed community members in need of medical rehabilitation services.

Site 5. Pennzoil Project In 2020 and 2021, the Shell Company closed their distribution facility in Alameda, demolished all the existing building on the property, and concluded all necessary site remediation activities to allow for construction of the Clement extension, the Cross Alameda Trail, and 90 attached townhomes on the 4.75 acres of residentially zoned land.

Site 6: Alameda Marina Project The 776 unit Alameda Marina project is being constructed in phases. Phases I and II are currently under construction. The third a final 200 unit phase will be issued building permits in late 2023 or 2024. .

Site 7. Boatworks Project. In 2020, the City of Alameda concluded over 10 years of litigation with the property owner with the adoption of a Development Agreement and Tentative Map for the construction of 21 very low and low income units and 161 market rate residential units on 9 acres of residentially zoned land.

Site 8: Tilden Project The Alameda Housing Authority owns 1.5 acres of land on Tilden Avenue in 2021 to construct 36 units for lower income families on the residentially zoned land.

Projects Requiring Land from City of Alameda

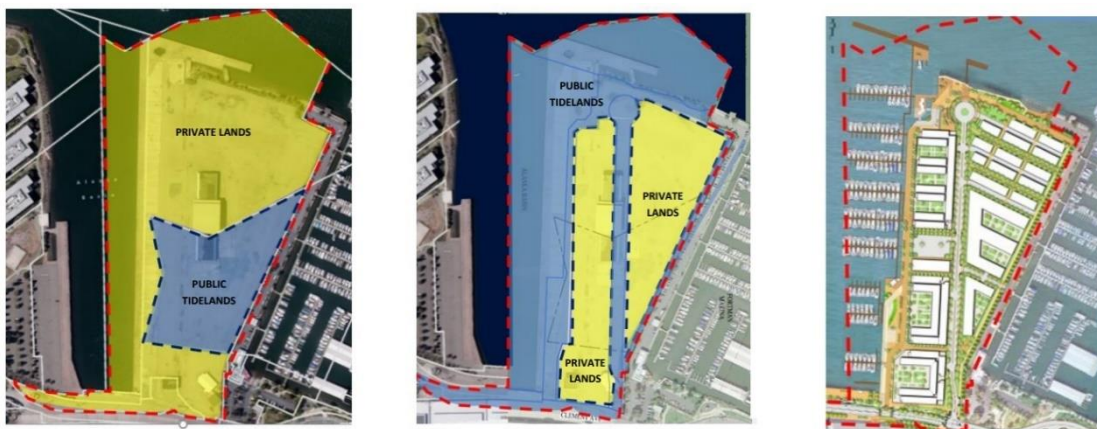
The following residential projects that require City Council action to approve conveyance of City owned lands in order to be financially feasible and able to construct housing over the 2023-31 period three projects.

Site 9. Encinal Terminals Project: The Encinal Terminals property is located at 1521 Buena Vista Avenue within the City of Alameda's Northern Waterfront Priority Development Area. The Encinal Terminals property is comprised of four separate vacant parcels, one of which is owned by the City. The current configuration of the property lines between the private and public parcels make redevelopment of the property physically and financially challenging. One of the four parcels that comprise the site is owned by the City (APN 072-0382-009). The other three parcels are owned by North Waterfront Cove, LLC (a residential builder). The City parcel is located at the center of the property.

In 2012, the City Council zoned the site for multi-family housing. In 2018, the City Council approved a Master Plan and Density Bonus application the privately held lands for 589 residential units. Since September 2018, the project has been unable to attract investment to develop the property with the current property line configuration. (See Exhibit 1, Letter from Applicant.) As a result, the site remains vacant and continues to deteriorate.

On March 8, 2021, the Planning Board unanimously approved Resolution No. PB-21-02 recommending that the City Council approve a reconfiguration of the properties to make the project financially feasible. On May 24, 2021, the Planning Board unanimously approved resolutions recommending that the City Council approve an amended Master Plan and Density

Figure 2: Encinal Terminals Property Line Reconfiguration



Bonus application and Development Agreement designed to reconfigure the parcel lines and make the project financially feasible to develop for housing.

On January [REDACTED], 2022, the Alameda City Council approved an amended Tidelands Exchange Master Plan, Development Agreement, Development and Disposition Agreement, and Land Exchange and Title Settlement Agreement for the Encinal Terminals Project to eliminate the constraints that made the project infeasible to develop.

As of January 2023, the City will have built 544 market rate units (Site A blocks 6, 7, 9 and 11) and 128 deed restricted units (Site A block 8). Therefore, 962 market rate units may be constructed at Alameda Point during the 2023-2031 Housing Element. Per a settlement agreement with Renewed Hope, the City requires construction of one deed restricted affordable housing unit for every three market rate units (the “25% affordable” requirement). Affordable deed

An aerial photograph of a neighborhood in San Francisco, California, centered around the Alameda Scaplane Lagoon Ferry. The image shows a grid of streets including Main St, Orion St, W Tower Ave, W Midway Ave, W Ranger Ave, and W Atlantic Ave. Residential buildings are interspersed with commercial areas, including a large parking lot and a building with a red roof. The Alameda Scaplane Lagoon is visible in the bottom left corner. The text 'Alameda Scaplane Lagoon Ferry' is overlaid in the bottom left corner.

restricted units are exempt from the Navy Cap; therefore, the 962 market rate units will be accompanied by 374 deed restricted affordable units for a total of 1,282 units during the 2023-2031 period.

To ensure development of the 1,282 new housing units and 200 very low income new replacement units during the 2023-2031 cycle, the City Council took the following actions:

- On [REDACTED] 2022, the City of Alameda City Council approved amendments to existing agreements and entitlements for Site A Phase II to ensure construction of 528 market rate units and at least 230 deed restricted affordable units at Site A Phase II between 2023 and 2031.
- On [REDACTED] 2022, the City Council approved agreements and entitlements for West Midway and ReShap to ensure construction of 429 market rate units, 143 deed restricted affordable units, and 200 lower income replacement units at West Midway- ReShap.

Lands requiring re-zoning by City of Alameda to reduce local governmental constraints

Site 12: Shopping Center District Rezoning Alameda's five (5) shopping centers provide the opportunity to construct 1,000 units during the 2023-2031 period. The five shopping centers comprise approximately 98 acres of land that is occupied by low density, single story commercial and service buildings. Approximately 50% of the land is devoted to surface parking lots.

Due to local Alameda zoning constraints, no housing has been built on these properties. Local zoning regulations adopted in 1973 to prohibit multifamily housing on these sites and zoning regulations adopted in 1991 to prohibit residential densities over one unit per 2,000 square feet of land effectively prevent construction of housing at these sites.

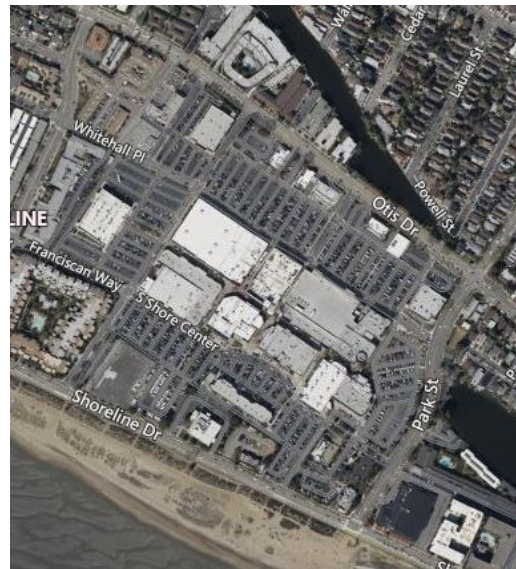
On [REDACTED] 2022, the Alameda City Council removed these local governmental constraints to allow for housing development on the shopping center sites. To facilitate housing development at the Southshore shopping center, Blanding shopping center, Harbor Bay shopping center, Marina Village shopping center and Alameda Landing shopping center sites, the City Council amended the C-2, MX, and NP-W zoning districts to:

- Remove the multifamily housing prohibition;
- Remove the prohibition on residential densities above one unit per 2,000 square feet and permit at least five units on lots of 5,000 square feet (one unit per 1,000 square feet or 43.5 units per acre);
- Require that all new residential and mixed use development to be at least 30 units per acre;
- Exempt rehabilitation and adaptation of existing buildings with no increase in floor area from all multifamily residential density limitations; and
- Permit residential use by right, including multi-family housing, shared housing, co-housing, congregate housing, single room occupancy housing, transitional housing, supportive

housing, senior assisted living, and emergency shelters, provided that at least 75% of the ground floor space at the shopping center be reserved for commercial retail and service uses;

With these governmental constraints removed, the realistic capacity for housing development on these sites is comprised of:

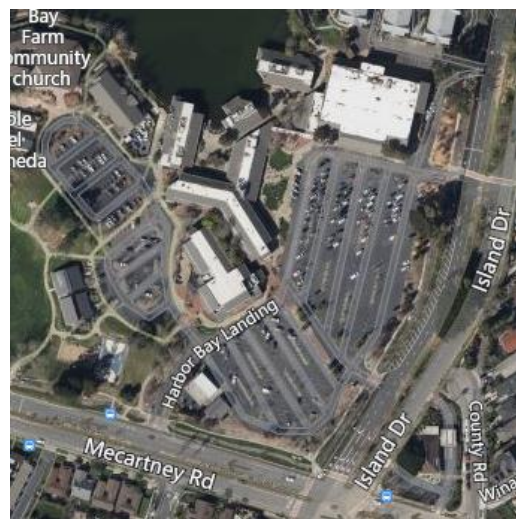
Southshore:	800 units
Marina Village	 units (TBD)
Harbor Bay	 units (TBD)
Alameda Landing	 (TBD)
Knob Hill on Blanding	 (TBD)



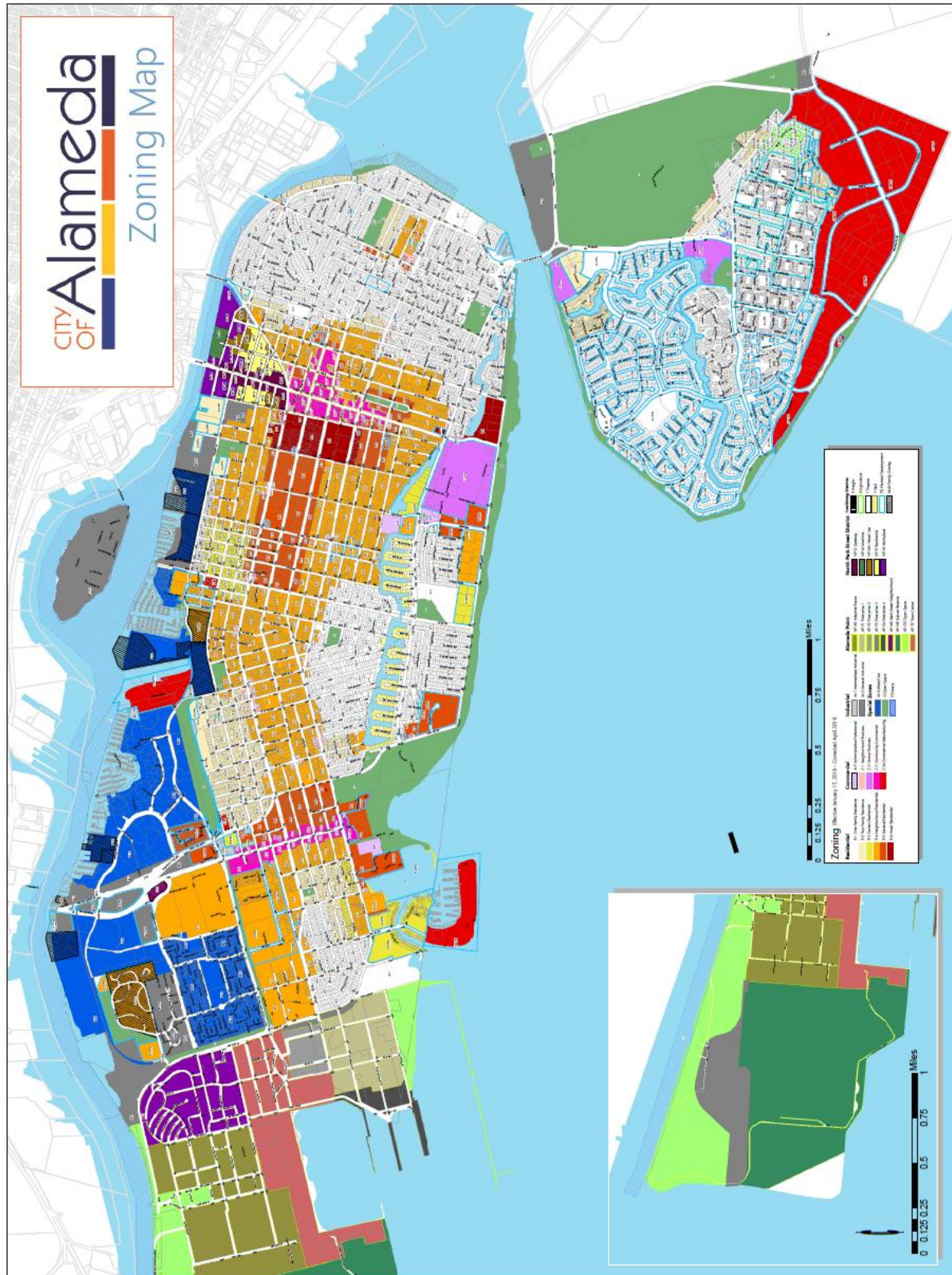
Southshore Shopping Center -44 acres



Marina Village Shopping Center



Harbor Bay Shopping Center – 10 acres



Site 13 and 14. Park and Webster Street Rezoning

Alameda's Park Street and Webster Street mixed use commercial "main street" corridors provide opportunities for 200 additional housing units during the 2023-2031 housing cycle. The primary constraints on these mixed use corridors are the limited number of underutilized sites, the small size of those sites, and the local governmental constraints that have prevented any residential development on these mixed use, transit oriented corridors since 1973. Since 1973, no new residential units have been constructed on these transit oriented, mixed use corridors.

All of the housing built on Park Street and Webster Street between 1900 and 1973 was multifamily housing with residential densities over 21 units per acre. Zoning changes enacted in 1973 to prohibit multifamily housing and zoning changes in 1991 to prohibit residential densities over 21 units per acre effectively ended the construction of housing on Park Street and Webster Street. Since 1973, no housing has been constructed on Park or Webster Street.

To facilitate and enable housing development on the Park Street and Webster Street commercial corridors, in 2022, the City amended the C-1 and CC zoning districts to:

- Remove the multifamily housing prohibition,
- Remove the prohibition on residential densities above one unit per 2,000 square feet and permit one unit per 750 square feet (60 units per acre)
- Require that all new residential and mixed use buildings to be at least 30 units per acre,
- Exempt rehabilitation and adaptation of existing buildings with no increase in floor area from all multifamily residential density limitations, and
- Permit residential use by right, including multi-family housing, shared housing, co-housing, congregate housing, single room occupancy housing, transitional housing, supportive housing, senior assisted living, and emergency shelters, provided that ground floor space facing Park Street or Webster Street must be reserved for non-residential and commercial retail uses;

Spotlight:

What does density look like on commercial corridors?

57 units per acre on Park Street



78 units per acre look on Encinal Avenue



Site 15: Residential District Rezoning. Alameda's R-1, R-2, R-3, R-4, R-5, and R-6 residential districts are currently accommodating approximately 60 accessory dwelling units each year.

As the result of the removal of governmental constraints on accessory dwelling unit (ADU) construction in Alameda in 2017, ADU production in Alameda increased from approximately one unit every 4 years to 60 units per year on average. Over the eight-year period from 2023 through 2031, an annual production of 60 units per year will result in 480 units.

However these same districts are only producing approximately one (1) non-ADU unit each year. The goal of the Residential District rezoning it to double the production in the residential districts from approximately 60 units per year to approximately 125 units (ADU and non-ADU units) per year. To accomplish this goal, in 2022, the City Council amended the R-1 through R-6 zoning districts to:

- Remove prohibitions on at multifamily housing in the R-1 District and allow at least two units on each property, as required by SB 9.
- Remove prohibitions on multifamily housing in the R-2 through R-6 residential districts.
- Remove the citywide prohibition on residential densities above one unit per 2,000 square feet and permit at least one unit per 1,250 feet in R-1, one unit per 1,000 square feet in R-2, R-3, and R-4, and one unit per 750 feet in the R-5 and R-6 districts.
- Require that any new residential and mixed use buildings on a vacant site be at least 30 units per acre (net);
- Exempt rehabilitation and adaptation of existing buildings with no increase in floor area from all multifamily residential density limitations; and
- Permit shared housing, co-housing, congregate housing, single room occupancy housing, transitional housing, supportive housing, and senior assisted living in all six residential districts;

Spotlight:

What does 43.5 units per acre look like in Alameda neighborhoods?



Two Buildings, Two Stories, One Lot

5,000 square foot lot

5 residential units

1 unit per 1,000 square feet of land

43.5 units per acre



Nine buildings, One Story, One Lot

10,000 square foot lot

10 residential units

1 unit per 1,000 square feet of land

43.5 units per acre

Goals and Policies

The goals and policies shall direct City action to achieve Housing Element goals. The four (4) goals define success. For each goal, policies guide future decision making to achieve the goal. The goals are to:

1. Provide an ample supply of housing to meet the existing and projected housing needs.
2. Ensure housing stability for households of all income levels through the preservation and enhancement of Alameda aging and vulnerable housing stock.
3. Support a diverse, inclusive and equitable community by creating racially and socially inclusive neighborhoods that correct past historic racial, ethnic, and social discrimination.
4. End and prevent homelessness in Alameda.

Goal #1:

Provide an ample supply of housing to meet the existing and projected housing needs.

Policies:

H-1

Housing Production Maintain an adequate supply of appropriately zoned land and take all necessary actions to support the production of at least 5,353 housing units in Alameda between 2023 and 2031 to accommodate the local and regional housing need.

H-2

Services and Amenities for Housing. Plan for and provide sufficient services and amenities to support the existing and planned population.

HE-3

Transportation and Housing. Continue to improve transit and transportation services and facilities to serve the existing and planned population. (Also see Mobility Element for related policies.)

H-4

Equitable Distribution. Allocate citywide regional housing allocations, supportive housing and special needs housing across all neighborhoods and increase affordable housing in higher opportunity areas and in neighborhoods that currently have fewer affordable units to provide access to high quality amenities and services for new lower income residents, and affirmatively further fair housing.

HE-5

Special Need. Expand rental and for-sale housing for people of all income levels in all Alameda neighborhoods and prioritize actions that result in additional affordable housing units for extremely low-, very low-, low-, moderate-income and special needs households, including people with disabilities, senior citizens, and people in need of assisted, supportive, and/or transitional housing.

HE-6

Affordable Housing Inclusionary Requirements. Continue to require that 15% of all housing units in new residential developments be deed restricted for households with very low, low, and moderate incomes, and continue to require that 25% of all new units at Alameda Point be deed restricted. Consider revising the distribution of required inclusionary units to increase the supply of deed restricted units for very low income households.

Spotlight: What is Inclusionary Zoning?

Inclusionary Zoning policies require that a percentage of new development be deed-restricted affordable housing. Plan Bay Area 2050 recommends requiring between 10-20% of units in all major housing projects as deed-restricted affordable housing, depending on the local context. The City of Alameda, as of July 2021, requires 15% of units in projects of 5 or more units be deed-restricted affordable housing for 55 years and 25% of all units in projects at Alameda Point.

H-7

Diverse Housing for Diverse Needs. Facilitate the construction of a wide range of different housing types to address the housing needs of the city's diverse community by amending the Zoning Code to allow for a greater diversity of housing types, including multifamily housing, courtyard housing, single room occupancy housing, supportive housing, transitional housing, assisted living housing, and other forms of housing needed to support the housing needs of all household types and income levels in all neighborhoods and mixed use shopping center sites and Main Streets. (Also see Land Use Element for related policies.)

HE-8

Accessory Dwelling Units. Continue to promote and permit accessory dwelling units on existing residential properties to increase the supply of smaller, more affordable rental units within existing neighborhoods. Continue to provide streamlined review and pre-approved building plans to reduce the cost of building permits by 75%.

HE-9

Permit Process Time and Cost. Streamline the housing approval process, particularly for affordable housing by:

- a. Maximizing the use of prior environmental reviews, tiered environmental reviews, and statutory and categorical exemptions to streamline the review of housing projects and reduce entitlement costs.
- b. Maintaining adopted Objective Design Standards to ensure consistent review and approval criteria for new residential development that is fair, objective, streamlined, clear and consistent.
- c. Offering ministerial/staff-level review for affordable housing and housing for the homeless that is consistent with Objective Design Standards.

HE-10

Public Lands. Prioritize the use of public land for affordable housing.

- a. **Alameda Point.** Take all necessary actions to approve and construct at least 1,282 new housing units and 200 lower income replacement units at Alameda Point between 2023 and 2031.
- b. **Navy Fee at Alameda Point.** Work with regional and federal partners and the US Navy to remove the U.S. Navy fee on housing at Alameda Point to enable the construction of more than 1,506 market rate units at Alameda Point in the future.
- c. **Labor** Ensure that City imposed requirements for project labor agreements do not constrain housing construction on city owned land.

Goal #2:

Ensure housing stability for households of all income levels and preservation and enhancement of Alameda aging and vulnerable housing stock.

HE-11

Stability Preserve and increase the supply of affordable rental and ownership housing in Alameda to provide housing stability for Alameda's most vulnerable communities.

HE-12

Preservation. Require the preservation and replacement of affordable housing, so demolitions and conversions do not result in the net loss of the City's stock of accessible, safe, healthy and affordable housing.

HE-13

Rehabilitation of Public Affordable Housing. Support the Alameda Housing Authorities efforts to rehabilitate and improve aging, publically owned, affordable housing units.

HE-13

Displacement. Require the right of first refusal to ensure displaced households may occupy suitable replacement housing units.

HE-14

Protections. Maintain tenant protections and tenants' rights. Continue to implement and enforce the Alameda Rent Stabilization Act to help maintain affordability and prevent displacement for Alameda renters.

H-15

Resources for Affordable Housing. Develop and facilitate the dedication of financial resources for construction of affordable housing such as the City of Alameda Affordable Housing Fee Ordinance, which imposes a housing impact fee on new commercial development in the City to fund affordable housing.

HE-16

At Risk Units. Facilitate the renewal of existing affordable housing covenants, and promote opportunities for acquisition of units with expiring covenants to preserve affordability

HE-17

Long Term Housing. Limit short-term rentals, conversions to hotels, and prolonged vacancies, which reduce the supply of long term housing units for sale or rent.

HE-18

Home Ownership. Promote more affordable ownership opportunities and ownership retention strategies to create stability and wealth building for underserved communities with ownership models such as shared and limited equity ownership and programs such as the City of Alameda First-Time Homebuyer Program which provides down payment assistance to low- and moderate-income first-time homebuyers.

HE-19

Housing Conservation and Rehabilitation. Preserve, conserve and improve Alameda's aging housing stock to ensure decent, safe and healthy conditions. Provide resources to incentivize rehabilitation and improvement of existing housing, such as the City of Alameda Substantial Rehabilitation Program, which creates new rental units in existing vacant or underutilized residential structures; the Housing Rehabilitation Program, which provides grants and low-interest loans to help low- and very low-income homeowners repair and improve their homes; and the Minor Home Repair program.

HE-21

Existing Buildings. Provide incentives and promote flexibility for the conversion of existing structures to provide new housing or additional housing units in order increase the supply of housing and reduce the greenhouse gas emissions resulting from demolition and new construction.

HE-22

Climate Friendly Sustainable and Healthy Housing. To reduce greenhouse gas emissions and improve interior residential health and safety:

- a. **Green Buildings.** Provide streamlined review, incentives and flexibility for residential buildings that promote energy and resource conservation particularly those that exceed existing green building standards.
- b. **Energy Conservation Programs.** Continue to offer residential customer energy conservation services, including but not limited to a weatherization cash grant program, a rebate program for energy efficient lights, a meter lending program, a rebate program for Energy Star refrigerators, a second refrigerator pickup program, free energy audits, and an Energy Assistance Program to help low-income residents reduce their energy use.
- c. **Renewable Energy Generation and Distribution.** Continue to support rooftop solar and other local renewable energy improvements to lower energy use and costs for housing.
- d. **Education.** Provide materials and education to property owners, tenants and homebuilders regarding environmentally sustainable residential development practices.

HE-23

Resilient Housing. Promote disaster and climate resilience to mitigate the impacts and financial disruption of emergencies in order to minimize displacement in the event of a natural disaster by:

- a. Identifying risks to the housing supply from natural disasters and the impacts of climate change.
- b. Identifying funding and other resources to support the retrofitting of existing buildings to improve resilience and minimize risks.
- c. Planning for emergency housing needs that will result from disasters and climate events and post-disaster housing recovery that ensures an equitable response that considers the needs of Alameda's most vulnerable communities.
- d. Educating homeowners, tenants and landlords about disaster risk and mitigations.

GOAL 3:

Support a diverse, inclusive and equitable community by creating racially and socially inclusive neighborhoods that correct past historic racial, ethnic, and social discrimination.

HE-24

Equal Opportunity. Ensure that housing opportunities are accessible to all residents without discrimination on the basis of race, color, ancestry, sex, national origin, color, religion, sexual orientation, gender identity, marital status, immigration status, family status, age, intellectual,

developmental, and physical disability, source of income and student status or other arbitrary reason.

HE-25

Inclusive and Equitable Plans, Standards and Regulations. Promote inclusive and equitable housing plans, policies, and zoning regulations that are inclusive, non-discriminatory, culturally responsive, reduce disparities, promote equitable access, minimize the impacts of income disparity, minimize displacement and promote fair and affordable housing.

HE-26

Equitable Access to High Quality Facilities and Services. Ensure that all households, including lower income households have equal access to neighborhoods with good schools, good parks, good transit access and good protection from environmental or public health hazards.

HE-27

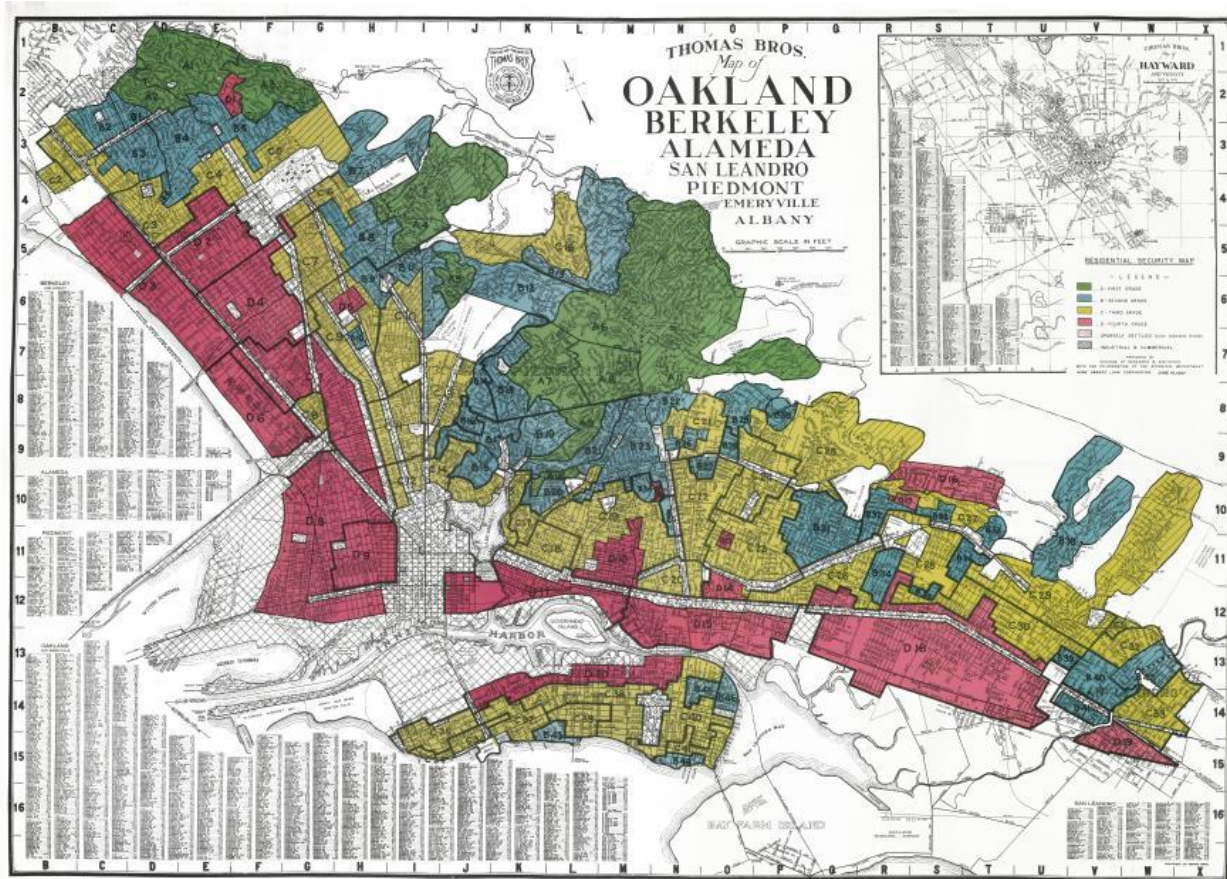
Barriers. Eliminate barriers to housing that disproportionately affect populations in protected classes, lower income households, and special needs populations. Rescind or otherwise mitigate housing development standards that are exclusionary, discriminatory, or otherwise impede the development of housing and multifamily housing that is affordable to lower income households, such as single family restrictions, low density zoning, minimum lot size requirements, setback requirements, on-site open space, or parking requirements that add to the cost of housing and make it less affordable to lower income households.

HE-28

Understanding. Expand knowledge and understanding of land use regulations and the history of racist policies, planning, zoning and real estate practices that shaped current land use patterns and socioeconomic disparities.

Spotlight: What is redlining?

(Insert text in next draft)



HE-29

Fair Housing. Ensure equal housing opportunities by taking appropriate actions, when necessary, to prevent housing discrimination in the local market and provide services to counsel tenants and landlords on their rights and responsibilities.

HE-30

Equal Representation. Ensure that a cross section of the community is represented on city appointed boards and commissions addressing housing policy and regulation.

HE-31

Fair and Inclusive Decision Making. Ensure inclusive community participation in all housing planning, public investment, and development review decision making by actively engaging all segments of the community, especially those that have historically been less engaged in city decision-making such as lower-income families, people of color, and youth.

GOAL 4:
End and prevent homelessness in Alameda.

HE-32

Prevention. Promote and facilitate prevention, placement and support programs and strategies that reduce the likelihood of residents experiencing homelessness, as well as shorten the time someone experiences homelessness.

HE-33

Housing-First. Implement a Housing-First approach and coordinate service provision, appropriate housing and the efficient access to information so as to rapidly match available services and housing to those most in need.

HE-34

Partnerships Strengthen the capacity of the affordable housing development community to locate, construct and manage housing facilities for the homeless.

HE-35

Support Services Partner with Alameda Council and local and regional agencies to provide an adequate supply of short-term and permanent housing in addition to supportive services throughout the City that are appropriate for and meet the specific needs of all persons who are homeless or at-risk of homelessness.

HE-36

Emergency and Transitional Housing Provide an adequate supply of emergency and transitional housing for people who are homeless or are at a risk of becoming homeless. Continue to support and improve the existing shelter for women and develop an emergency shelter for men in Alameda.

HE-37

Temporary Housing. Provide zoning exceptions and building code flexibility for alternative housing like tiny homes and temporary housing solutions

HE-38

Outreach Provide a high level of outreach targeted to chronically homeless people to inform them of their rights and opportunities to move into safe, permanent housing with appropriate support services.

HE-39

Education. Provide opportunities for communities to dialogue and learn about root causes of homelessness, ways to help, and effective approaches to preventing and ending homeless, in an effort to correct common misunderstandings.

Implementation Programs

Implementing the City's housing plan will require ongoing management, oversight, resources, and collaboration. The timing of implementation is based upon a careful consideration of available city and partner organization resources, funding availability, and staff resources.

Each program is an action to implement a Housing Element goal. Each program is implemented by a City departments, agency and/or partner. Quantified objectives describes the number of housing units that the City expects to be constructed, maintained and preserved within the planning period by that action.

The City will continually monitor progress and report on these programs annually to the City Council and to the California Department of Housing and Community Development (HCD).

Program HP-1. Annual Review. 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 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 the California Department of Housing and Community Development as defined by Government Code Section 65400(a)(2)(B).

- a. **Inclusionary Housing Ordinance** Annually review the inclusionary housing ordinance (AMC Section 30-16), to ensure the ordinance allows for the maximum feasible number and income distribution of affordable units in all market rate housing developments and ensure that it does not pose a constraint on the development of housing.
- b. **Off-Street Parking Ordinance.** Annually review and revise as necessary the off-street parking standards to ensure they do not contain the development of housing. Additionally, The City will amend the AMC to comply with Government Code Section 65583(a)(4)(A)(ii) to ensure that parking standards are sufficient to accommodate all staff, provided they do not require more parking for emergency shelters than other residential or commercial uses within the XX zone.
- c. **Design Review Ordinance.** Annually review and revise the design review ordinance (AMC Section 30-36) standards to ensure they are objective and to do not constrain the development of housing.
- d. **State Density Bonus Ordinance.** Annually review and revise the density bonus ordinance (AMC 30-17) to ensure compliance with State Law (Government Code Section 65915, as revised).

Quantified Objectives:

- o 5,353 new units constructed over 8 years.
- o 670 new units constructed annually
- o 280 lower income units constructed annually

Time Frame: Annual Review

Responsible: Planning Building and Transportation Department

Program HP-2. 5-year Pipeline Report. Community Development Department staff will continue to prepare and annually present a 5-Year Affordable Housing Pipeline Projects Report coordinated with the Housing Element Housing Production Annual Report.

Time Frame:	Annual Review
Responsible:	Community Development Department
Quantified Objective:	Increase lower income housing production from approximately 50 units per year to 280 units per year.

Program HP-3. Remove Local Governmental Constraints to Housing Development. The Planning Board and City Council will consider and take action on the following zoning amendments to remove local governmental constraints to housing development.

- a. **Streamlined Affordable Housing Development Review.** Amend the Alameda Municipal Code (AMC) Section 30-36 Design Review to establish ministerial design review based upon adopted objective standards for housing projects with 50% or more of the units affordable to households earning 60% or less of AMI to provide for affordable housing and assist with displacement.
- b. **Shopping Center Housing Amendments.** Amend the Alameda Municipal Code (AMC) Section 30-4-____ (C-2) district to:
 - Remove the multifamily housing prohibition;
 - Remove the prohibition on residential densities above one unit per 2,000 square feet and permit at least five units on lots of 5,000 square feet (one unit per 1,000 square feet or 43.5 units per acre);
 - Require that all new residential and mixed use buildings to be at least 30 units per acre;
 - Exempt rehabilitation and adaptation of existing buildings with no increase in floor area from all multifamily residential density limitations.
 - Permit residential use by right, including multi-family housing, shared housing, co-housing, congregate housing, single room occupancy housing, transitional housing, supportive housing, senior assisted living, and emergency shelters, provided that at least 75% of the ground floor space at the shopping center be reserved for commercial retail and service uses;
- c. **Park Street and Webster Street Housing Amendments.** Amend the Alameda Municipal Code (AMC) Section 30-4.____ (CC and C-1) districts to:
 - Remove the multifamily housing prohibition;
 - Remove the prohibition on residential densities above one unit per 2,000 square feet and permit at least five units on lots of 5,000 square feet (one unit per 750 square feet or 60 units per acre);
 - Require that all new residential and mixed use buildings to be at least 30 units per acre (net); and
 - Exempt rehabilitation and adaptation of existing buildings with no increase in floor area from all multifamily residential density limitations.
 - Permit residential use by right, including multi-family housing, shared housing, co-housing, congregate housing, single room occupancy housing, transitional housing, supportive housing, senior assisted living, and emergency shelters above ground floor commercial space.
- d. **Residential Zoning Amendments.** Amend the Alameda Municipal Code (AMC) Section 30-4.____ (R-1 through R-6) districts to:

- Remove prohibitions on at multifamily housing in the R-1 District and allow at least two units on each property, as required by SB 9.
 - Remove prohibitions on multifamily housing in the R-2 through R-6 residential districts.
 - Permit shared housing, co-housing, congregate housing, single room occupancy housing, transitional housing, supportive housing, and senior assisted living in all six residential districts;
 - Remove the citywide prohibition on residential densities above one unit per 2,000 square feet and permit at least one unit per 1,250 feet in R-1, one unit per 1,000 square feet in R-2, R-3, and R-4, and one unit per 750 feet in the R-5 and R-6 districts.
 - Require that any new residential and mixed use buildings on a vacant site be at least 30 units per acre (net);
 - Exempt rehabilitation and adaptation of existing buildings with no increase in floor area from all multifamily residential density limitations
- e. **Low-Barrier Navigation Centers.** Amend the Alameda Municipal Code (AMC) to allow low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting. Government Code section 65662.
- f. **Supportive Housing:** Allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).
- g. **Innovative Housing Opportunities.** The Planning Board and City Council will consider and take action on strategies to support innovative and alternative housing options that provide greater flexibility and affordability in the housing stock, such as: Further reduction in regulatory barriers for ADUs and junior ADUs, tiny houses, micro homes and other alternative housing types as well as explore a variety of densities and housing types in all zoning districts.

Timeframe: 2022

Responsible: Planning Building and Transportation Department staff

Quantified Objective:

- Increase housing production on Park Street and Webster Street from zero units per year to 25 units per year.
- Increase housing production on shopping center sites from zero units per year to 125 units per year.
- Increase housing production in Alameda neighborhoods from 1 unit per year to 25 units per year.
- Increase housing production in Alameda neighborhoods from 1 unit per year to 38 units per year.

Program HP-4. Remove Federal Governmental Constraints to Housing Development at Alameda Point. Work with federal, state, regional, and local partners to advocate for the removal of the Navy's per unit financial fee on residential development at Alameda Point.

Time Frame: 2025/2026

Responsible: Community Development Department

Quantified Objective: Ability to construct more than 1,509 market rate units at Alameda Point.

Program HP-5. Fair Housing Program. To comply with AB 686, the City will develop an action plan to Affirmatively Further Fair Housing by addressing with meaningful actions significant disparities in housing access and needs for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Government Code Section 65008, and any other state and federal fair housing and planning law.

The City will use the findings of this plan to target development of a variety of housing types in areas of concentrated overpayment to reduce displacement risk as well as promote inclusion and support integration of housing types based on income to facilitate mobility opportunities in high resource areas and areas of high median income.

Specific actions include:

- Posting Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity bulletins and other fair housing materials and posters twice per year in a variety of locations throughout the community, such as the City Hall, library, post office, and Chamber of Commerce, as well as post on the City's website.
- Providing fair housing materials to all appropriate organizations and agencies working to provide low-income housing in the community.
- Annually provide materials to property managers on the benefits of subsidized housing units. Encourage 3 landlords/property owners to register their units as a participating voucher property.
- Providing information on the City's website about affordable homeownership and rental options in the City and update as new opportunities become available. By request, help lower-income households locate affordable housing opportunities.
- Referring people experiencing discrimination in housing to the Department of Fair Employment and Housing or Legal Services of Northern California for help.
- Working with a nonprofit affordable housing developer, such as XX, to develop XX projects
- Meeting annually with transit agencies to assess the need for increased service between neighborhoods to improve residents' access to employment and identify mechanisms to fund expansion. Encourage the addition of a transit stops to meet the needs of special needs groups in this area.
- Meeting with service providers for special needs groups by May 2022, and annually thereafter, to identify funding and other mechanisms to expand availability of services and housing for special needs groups.
- By December 2021, complete the current community outreach efforts to educate the public on the variety of housing types that can be affordable and gather their input on preferences.
- Meeting with developers by December 2021 to identify mechanisms to remove barriers to develop housing for special needs groups and identify opportunity areas.

- Encouraging and facilitating integration of housing affordable to lower-income units in the development of the sites identified to meet the lower-income RHNA.

Time Frame: _____
Responsible: _____
Quantified Objective: _____

Program HP-6. Incentives for Affordable Housing and Special Needs Housing The City will continue to implement incentive programs to promote the development of subsidized rental housing that is affordable to extremely low-, very low-, and low-income persons and that meets the needs of all special needs groups, including seniors, female-headed households, persons with physical and/or developmental disabilities, farmworkers, extremely low-income households, and the homeless.

The City will publicize financial and regulatory incentive opportunities to developers and other parties interested in the construction of subsidized rental housing for special needs groups through informational flyers available at City Hall and by posting information on the City's website.

Time Frame: By December 2023, make information on incentives available on the City website and through flyers at City Hall by December 2023 and provide materials on incentive eligibility and benefits to developers at annual meeting to discuss affordable housing opportunities.
Responsible: Community Development Department staff
Quantified Objective: Increase affordable housing production to _____ per year.

Program HP-7. Affordable Housing Fee Waivers. Continue to waive Development Impact Fees for affordable housing units and accessory dwelling units.

Program HP-8. Developmental Disabilities. The City will work with the Regional Center of the East Bay to implement an outreach program that informs families within the City about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure, posting information about services on the City's website, and/or providing housing-related training for individuals/families through workshops.

Program HP-9. Incentives for Accessory Dwelling Units. The City shall promote accessory dwelling units as an affordable housing option in Alameda through the following actions:

- Amend the AMC to further streamline the ADU permitting process and support the use of pre-fabricated small units to reduce the cost of accessory dwelling unit construction.
- Develop and promote "pre-approved" prototypes in high resources areas with complete services to facilitate mobility between low- and high- resources areas.
- Establish incentives for deed restrictions for lower income households.
- Provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources and present homeowner associations with the community and neighborhood benefits of accessory dwelling units, inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to State law, and ask homeowner associations to encourage such uses.

- Develop and implement a monitoring program to track ADU approvals and affordability. The City will use this monitoring program to track progress in ADU development and adjust or expand the focus of its education and outreach efforts through the 2023-2031 planning period. The City will evaluate ADU production and affordability two years into the planning period (2025) and if it is determined these units are not meeting the lower-income housing need, the City shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).

Time Frame: 2025/2026 Evaluate effectiveness of ADU approvals and affordability by 2023, rezone if necessary, by 2024, and continue to monitor every two years

Responsible: Planning Building and Transportation Department staff

Quantified Objective: Increase ADU production from 60 units per year (three year average) to 80 units per year (three year average).

Program HP-10 Mills Act Program. The Historical Advisory Board and City Council shall consider and take action on a proposed Mills Act program designed to encourage preservation and rehabilitation of existing historic residential buildings that include an increase in residential units within the building.

Time Frame: 2025/2026

Responsible: Planning Building and Transportation Department staff

Quantified Objective: Increase housing in existing residential buildings from _____ to _____ per year. .

Program HP-11. Senate Bill 35 Streamlining. The City shall establish a written procedure, and other guidance as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Responsible Entity: Planning Building and Transportation Department

Timeframe: Develop an SB 35 streamlining approval process by January 2022 and implement as applications are received. Provide pre-applications by request.

Program HP-12. Affordable Housing Data Base and At-Risk Housing Units.

The City will 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 one year of affordability expiration to discuss the desire to preserve complexes as affordable housing.
- Reach out to owners to see their intent on renewing affordability restrictions. In addition, the City will coordinate with owners of expiring subsidies to ensure the required notices of potential conversion to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.

- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.
- Assist with completion of funding applications.

Time Frame: Annually monitor and apply for funding as Notices of Funding Availability are released
Responsible: Community Development Department staff

Program HP-13. Housing Choice Voucher Program (Section 8). The Alameda Housing Authority shall continue to issue vouchers and promote the use of Housing Choice Vouchers in high-opportunity areas to facilitate mobility between high- and low- resources areas regardless of income. Encourage landlord participation by waiving the rent program fee for landlords that participate in the program.

Time Frame: Ongoing as interested persons contact the Housing Authority.
Responsible: Alameda Housing Authority staff
Quantified Objective: Maintain 1,500 active vouchers per year.

Program HP-14. Utility Assistance Programs. Continue to provide funding assistance to qualified households in need of help with their electric bills.

Time Frame: 2025/2026
Responsible: Alameda Municipal Power staff
Quantified Objective: ____ units per year, of these, xx will be lower-income households to prevent displacement due to utility costs, particularly in areas of concentrated overpayment.

Program HP-15. First-Time Homebuyer Program. Continue to administer the First-Time Homebuyer Program which provides assistance to low- and moderate-income households with the down payment in the purchase of a home and facility economic mobility.

Time Frame: Ongoing and as first-time homebuyers' applications are pursued and as funding is available.
Responsible: Community Development Department staff
Quantified Objective: ____ units per year XX in areas of concentrated poverty.

Program HI-16. Alameda County Mortgage Credit Certificate Program. Continue to participate in the Countywide Mortgage Credit Certificate Program to increase economic mobility opportunities for low- to moderate-income first-time homebuyers to qualify for mortgage loans.

Housing Policy: HE-____
Time Frame: 2025/2026
Responsible: Community Development Department staff
Quantified Objective: 60 units per year. XX in areas of high opportunity and XX in concentrated poverty.

Program HI-17 Rehabilitation Programs The City shall continue to apply for federal and state funds to fund the City's housing rehabilitation program to assist in the improvement of owner- and renter-occupied housing units in the City. Apply for funding annually and as NOFAs are released. Publicize available funding on the City's website as it becomes available. The City will market the program in XX and areas of concentrated poverty to assist residents with the cost of repairs and thus reduce risk of displacement due to costs or housing condition.

Continue to operate housing repair and/or rehabilitation programs that assist lower-income households occupying housing in need of repair, including the Minor Home Repair Program, which offers forgivable loans to low-income homeowners whose homes have one or more health and safety hazards. Identify areas of concentrated rehabilitation need, beginning with areas with a higher concentration of lower-income households as identified in the Assessment of Fair Housing, to assist in repairs and potential mitigation of costs, displacement, and relocation impacts on residents. Provide information on available housing repair programs to homeowners by having flyers in multiple languages (English, Hmong, Chinese, Vietnamese, Spanish) available on the City's website and at City Hall, and through mailings of the City newsletter.

The City will also assist homeowners to identify and apply for rehabilitation funding and will develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so that the unit can be occupied

Time Frame: Ongoing, as homeowners approach the City. Identify neighborhoods every two years.

Create flyers in multiple language within by June 2022.

Responsibility: Community Development Department

Potential Funding Source(s): CDBG funds (when available)

Quantified Objective: ____.

Program HI-18. Code Enforcement Program Continue a proactive code enforcement program aimed at ensuring code compliance and general housing habitability. The Planning Department will facilitate place-based revitalization by identifying high priority multifamily projects (in terms of law enforcement, code enforcement, and blight conditions) and will pursue the transformation or conversion of properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds. The City will target these efforts in areas of low opportunity, overpayment, and rehabilitation need and will connect any residents displaced by the loss of subsidized affordable housing units with all other available affordable housing programs in the City.

Responsible Agency: Planning Building and Transportation Department

Time Frame: Annually identify properties. Continue to proactively inspect all rental property on a consistent basis, currently on a 3- or 7-year rotation depending on the number of units at a property.