

## Nancy McPeak

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**From:** Alameda Citizens Task Force <alamedacitizenstaskforcembrshp@gmail.com>  
**Sent:** Monday, May 9, 2022 4:55 PM  
**To:** City Clerk; Nancy McPeak; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; Alan Teague; Hanson Hom; Ronald Curtis; Xiomara Cisneros  
**Subject:** [EXTERNAL] Planning Board Meeting- Item 7-C  
**Attachments:** petition\_signatures\_jobs\_32975009\_20220509195837.csv

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Planning Board Members,

Please see attached signatures pertaining to Item 7-C-- comments regarding Housing Element.  
<https://www.change.org/p/preserve-alameda-s-residential-neighborhoods-and-livability>

Dear Mayor Ashcraft and City Councilmembers,

It has recently come to our attention that the City Planning Department is proposing radical changes that would permanently affect Alameda's small-town character and livability.

•We strongly object to the proposed "unlimited density" of ALL of Alameda's residential neighborhoods, allowing for runaway growth without adding infrastructure to the island. It is irresponsible and unnecessary to propose blanket upzoning to meet the Regional Housing Number Allocation (RHNA) gap of 198 units. The Planning Department should concentrate on allocating those units at Alameda Point where there is substantial available acreage. We do not need to add thousands of units as a "buffer".

•We ask that you maintain height limits along Park St., Webster St. and the historic "Stations" along Lincoln Ave., Encinal Ave and Central Ave. to no more than 35', in harmony with existing Victorian commercial buildings and the surrounding residential neighborhoods.

•We remind you that over 60% of Alameda's voted to uphold Measure A. \_\_\_\_\_

### BACKGROUND INFO:

In November of 2020, Measure Z was put on the ballot by Mayor Ashcraft and Councilmembers Oddie, Knox-White and Vella with the express purpose of repealing Article 26 of the City Charter that limits maximum residential density to 21 units per acre. 60% of Alameda voters rejected Measure Z, so Article 26 remains on the books today. It's the law, and that should be the end of the story, but, sadly, it is not.

There is a State Housing Element Law that requires every city to include a "housing element" in its General Plan that is revised every eight years and contains an inventory of land available for new

housing construction in all income categories, with the number of units to be available for development in each category determined by a methodology dictated by the Law.

The Law requires that parcels qualifying as available to people in the lower income categories (Income up to 80% of the county median) must be zoned to allow at least 30 units per acre. The conflict created by our 21 units per acre limit was resolved in our 2015-2023 housing element by selecting about 100 acres of vacant land that was formerly zoned as commercial or mixed use and upzoning it to allow residential development of up to 30 units per acre. This was lawful because Article 26 is preempted to the extent required to comply with state law. Since this upzoning did not impact our existing R-2 thru R-6 residential districts, it constituted a minimal exception to Article 26.

The City Planning Department's new housing element for the 2023-2031 cycle clearly identifies sufficient parcels of land to meet the state determined number of units needed in all income categories without increasing the 21 units per acre density in our residential neighborhoods (known as R-2 thru R-6 zoning districts). Nevertheless, they propose to massively increase the density of these neighborhoods by asserting that state fair housing law requires every zoning district in the city to be densified to allow lower income units to be developed. **THERE IS NOTHING IN THE LAW THAT SAYS THAT.** It only requires that lower income residents not be isolated in "low opportunity" areas of a city. To Alameda's credit, it has consistently required market rate developers to provide at least 11% of their project at rents or prices affordable to lower income folks. These units are all being built adjacent to the market rate units. (See Alameda Point, Alameda Marina, Alameda Landing and DelMonte projects)

City Planning Director Andrew Thomas has consistently supported repeal of Article 26 for several years. We believe that his proposed massive densification of these residential districts has little to do with any requirements of state law and everything to do with his steadfast distaste for Article 26. Having failed to repeal the Article with Measure Z, he now seeks to eradicate it without voter approval.

If you agree with our conclusions, it is important for you to sign this petition.

Thank you.  
Sincerely,

Alameda Citizens Task Force



THESE COMMENTS REFLECT AND SUPPLEMENT THOSE IN AAPS' 5/8/22 LETTER TO THE ALAMEDA PLANNING BOARD.

# City of Alameda

## 2023-2031 Housing Element

Public Review Draft | April 2022

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*The Housing Element is Alameda's blueprint for how and where the community will meet the housing needs of 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.*



Prepared By: PlaceWorks

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PROVIDE A MORE LEGIBLE MAP WITH CLEARER BOUNDARIES BY SHOWING STREET NAMES ALONG BOUNDARIES AND SHORBLINKS.

City of Alameda

2022 TCAC/HCD Opportunity Map



USE ALPHA-NUMERIC DESIGNATIONS RATHER THAN BULLS THROUGHOUT DOCUMENT TO FACILITATE REFERENCE

**H-4**

**Affordable Housing.** Expand rental and for-sale housing for people of all income levels in all Alameda neighborhoods with 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 by.

- **Affordable Housing Impact Fees.** Developing and expanding financial resources for 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.
- **Inclusionary Housing.** Maintaining inclusionary affordable housing requirements for all new housing construction to ensure that at least 15 percent of all new housing units in new residential developments are deed restricted for households with very low, low, and moderate incomes, and at least 25 percent on-City owned land at Alameda Point.
- **Density Bonuses.** Continuing to promote the City Affordable Housing Density Bonus program to increase the number of deed restricted units in each development.
- **Land Trusts and Cooperatives.** Creating opportunities for land trusts and affordable housing providers to purchase multifamily buildings and operate them as cooperatives and keep them permanently affordable.
- **Creative Home Ownership Programs.** Creating programs to assist tenants to purchase their buildings.

**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 percent and 20 percent 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 percent of units in projects of five or more units to be deed-restricted affordable housing for 55 years and 25 percent of all units in projects at Alameda Point.



**H-5 Alameda Point Public Lands for Affordable Housing.** Maximize opportunities for additional affordable housing in the Main Street Neighborhood Specific Plan area, in the Town Center Waterfront Specific Plan area, and in the former residential buildings in the Adaptive Reuse area of Alameda Point by:

- Reducing construction costs by utilizing public resources, federal and state grants, and proceeds from land sales at Alameda Point to fund infrastructure improvements for affordable housing and lessen the city's reliance on the private capital and market rate housing to fund needed infrastructure and affordable housing.
- Advocating for Federal and State funding for infrastructure and housing construction for lower and moderate-income housing construction.
- Supporting and providing land at no cost for affordable and mixed income home ownership projects.
- Maintaining public ownership of lands use for affordable rental housing.
- Supporting less costly manufactured or modular construction to reduce construction costs on public lands as Alameda Point.

**H-6 Accessory Dwelling Units.** Continue to promote, facilitate, and permit accessory dwelling units in residential neighborhoods and mixed-use areas to increase the supply of smaller, more affordable rental units within existing neighborhoods.

**H-7 Permit Processing Time and Cost.** Streamline the housing approval and construction process by:

- 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.
- Maintaining adopted Objective Design Standards to ensure consistent review and approval criteria for new residential development that is fair, objective, streamlined, clear, and consistent.
- Offering ministerial review for affordable housing and housing for the homeless.

**H-8 Sustainable and Resilient Housing.** Improve the resiliency and reduce the greenhouse gas emissions from Alameda's housing stock by:

- Minimizing displacement in the event of a natural disaster by identifying risks to the housing supply from natural disasters and the impacts of climate change; identifying funding and other resources to support the retrofitting of existing buildings to improve resilience and minimize risks; and 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.
- Providing incentives and promote flexibility for the conversion of existing structures to provide new housing and reduce the greenhouse gas emissions resulting from demolition and new construction.

FOR  
CONSISTENCY  
WITH  
SECTION  
37-37.2(6)(19)  
OF  
ZONING  
AMENDMENTS  
DESIGN  
REVIEW  
EXEMPTIONS

where required by state law

WHAT DOES THIS MEAN?

City of Alameda

- Providing streamlined review, incentives, and flexibility for residential buildings that promote energy and resource conservation, particularly those that exceed existing green building standards.
- Continuing 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 EnergyStar refrigerators, a second refrigerator pickup program, free energy audits, and an Energy Assistance Program to help low-income residents reduce their energy use.
- Continuing to support rooftop solar and other local renewable energy improvements to lower energy use and costs for housing.
- Providing materials and education to property owners, tenants, and homebuilders regarding environmentally sustainable residential development practices.



*The adaptive reuse and expansion of the historic Del Monte Warehouse will provide for 360 multifamily rental units. Residents will begin moving in in 2022.*



City of Alameda

**H-14 Discrimination in Housing.** Provide services to counsel tenants and landlords on their rights and responsibilities.

**H-15 Rent Stabilization Act.** Maintain tenant protections by continuing to implement and enforce the Alameda Rent Stabilization Act to help maintain affordability and prevent displacement for Alameda renters.

**H-16 Monitor the Supply of Affordable Housing.** Continue to monitor the number and expiration date of existing deed restrictions and covenants and take action to minimize the loss of affordable housing as the result of expiring restrictions. *ALSO MONITOR NON-DEED RESTRICTED RENT CONTROL RENTAL HOUSING REGISTER CAN ASSIST WITH THIS.*

**H-17 Right of First Refusal.** Maintain right of first refusal for tenants that are or have been displaced from their homes in Alameda.

**H-18 Short-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.

**H-19 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.



New multifamily rental housing coming online in 2022 at the Alameda Marina project on Clement Avenue.

*PROVIDE MORE INFORMATION ON THIS.*

**H-20 Housing Conservation and Rehabilitation.** 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.



**Goal 2: Affirmatively further fair housing to foster inclusive neighborhoods and remove barriers to housing for vulnerable communities.**

**H-10 Inclusive and Equitable Plans, Standards, and Regulations.** Promote inclusive and equitable housing plans, policies, and zoning regulations that are inclusive, nondiscriminatory, and culturally responsive; reduce disparities; promote equitable access; minimize the impacts of income disparity; minimize displacement; and promote fair and affordable housing.



**H-11 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 Native American tribes.
- Ensuring that a cross-section of the community is represented on city-appointed boards and commissions addressing housing policy and regulation.

HOW IS THIS ACCOMPLISHED?  
DISCUSS.

**H-12 Barriers.** Eliminate barriers to housing that disproportionately affect populations in protected classes, lower income households, and special needs populations by rescinding or mitigating development standards that are exclusionary, discriminatory, or otherwise impede the development of housing that is affordable to lower income households, such as prohibitions on multifamily housing, prohibitions on density above 21 units per acre, and other standards that increase the cost to construct housing.

**H-13 Universal Design.** Require universal design in all new housing to ensure equal access to new housing for persons with disabilities. Advocate for changes to State Density Bonus law to prohibit waivers from local universal design requirements.

**Spotlight: What Is Fair Housing?**

State law requires Alameda to ensure that its laws, programs, and activities affirmatively further fair housing. Affirmatively furthering fair housing means "taking meaningful actions, in addition to combating 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 map shown at right is an example of a map used by real estate professionals and others to exclude people of color from purchasing property in specific areas of Alameda. People of color were limited to the red areas, hence the name "redlining."

GOOD ↑



## 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 is occupied by low density, single-story commercial and service buildings, and large surface parking lots (see Table E-3 in Appendix E – Housing Sites Inventory) to allow for the development of at least 1,200 housing units. The sites are currently designated in the general plan for residential mixed use. The up zoning shall:

- Remove the multifamily prohibition and permit multifamily housing, shared housing, transitional housing, supportive housing, senior assisted living, and low barrier navigation centers by right. "By right" means the use shall not require a conditional use permit, planned unit development permit, or other discretionary review or approval.
- Replace the 21 unit per acre maximum density with a minimum density of 30 units per acre (net).
- ~~Permit the 21 unit per acre maximum density with a minimum density of 30 units per acre (net).~~

The Zoning Amendment shall be adopted prior to the start of the planning period (January 31, 2023). If that does not occur, the City will ensure compliance with Government Code Sections 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i), which includes a requirement that at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses, or b) if accommodating more than 50 percent of the low- and very low-income regional housing need on sites designated for mixed uses, all sites designated for mixed uses must allow 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project. Adoption by January 31, 2023 also allows the City to count small sites of less than 16 units towards the RHNA.

Time Frame: Adoption of Zoning Amendments by December 2022.

Funding Source: Community Planning Fee

Responsible Agency: Planning Building and Transportation Department and City Council.

Quantified Objectives: 1,200 units during cycle, improving access to jobs and services and encouraging place-based revitalization of underutilized areas.

## Program 3: Commercial Transit Corridor Zoning Amendments

This program requires the City to amend the Community Commercial Zoning District, the Neighborhood Commercial District, and North Park Street 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 (see Table E-3 in Appendix E – Housing Sites Inventory) to encourage and accommodate at least 400 residential units. The zoning amendments shall:

- Remove the multifamily prohibition and permit multifamily housing by right, shared housing, transitional housing, supportive housing, senior assisted living, and low barrier navigation centers. "By right" means the use shall not require a conditional use permit, planned unit development permit, or other discretionary review or approval.
- Replace the 21 unit per acre maximum density with a minimum density of 30 units per acre (net).

2023 – 2031 Housing Element

DISCRETIONARY DESIGN REVIEW IS STILL ALLOWED PER SECTION 30-37.2(b)(19) OF ZONING AMENDMENTS, EXCEPT WHERE PROHIBITED BY STATE LAW. INTENT IS TO STILL ALLOW DISCRETIONARY DESIGN REVIEW FOR MARKET-RATE, MULTIFAMILY HOUSING.



City of Alameda

THIS IS A ZONING REQUIREMENT  
NOT APPROPRIATE FOR THE HOUSING ELEMENT

- Raise height limits to permit 4 stories of residential use over ground floor commercial uses on the transit rich Park Street and Webster Street corridors.

north of Lincoln Avenue

The Zoning Amendment shall be adopted prior to the start of the planning period (January 31, 2023). (January 31, 2023). If that does not occur, the City will ensure compliance with Government Code Sections 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i).

consider north of  
Buenos Vista Ave  
(properties  
fronting Park  
Street only)

Time Frame: Adoption of Zoning Amendments by December 2022.

Funding Source: Community Planning Fee

Responsible Agency: Planning Building and Transportation Department and City Council.

Quantified Objectives: 400 units during cycle, improving access to jobs and services and encouraging place-based revitalization of underutilized areas.

ALTERNATIVE  
TEXT IF THIS  
PROVISION IS  
NOT  
DELETED.

(THE HEIGHT  
LIMITS CAN BE  
FURTHER REFINED  
IN THE  
ZONING  
AMENDMENTS)

#### Program 4: Residential District Zoning Amendments

This program requires the City to amend the Municipal Code R-2, R-3, R-4, R-5, and R-6 residential zoning districts and rezone three sites to remove barriers to housing construction and support construction of at least 560 units. The amendments shall:

- Rezone a vacant 4-acre site at 2199 Clement for residential use to accommodate at least 125 units with a minimum residential density standard of 30 units per acre.
- Rezone the Lum School Site and the Thompson School sites to allow AUSD to surplus at least 4 acres of land for residential development at one of the two sites. Zoning will permit residential density 30 units per acre and 125 units on 4 acres. Lum School is currently zoned R-1 and Thompson Field is currently zoned Open Space.

SEE  
COMMITMENT  
AT BIDDING  
OR  
P. 15

- Amend the Municipal Code R-2, R-3, R-4, R-5, and R-6 residential zoning districts to:
  - Remove the multifamily prohibition, where required by State law
  - Permit multifamily housing, shared housing, transitional housing, supportive housing, residential care facilities, and warming centers by right. "By right" means the use shall not require a conditional use permit, planned unit development permit, or other discretionary review or approval.
  - Increase the permissible residential density in the R-3 through R-6 from 21-unit-per-acre to 30 du/acre in R-3, 40 du/acre in R-4, 50 du/acre in R-5, and 60 du/acre in R-6.
  - Reduce on-site open space requirements in all districts to 120 square feet per unit.
  - Remove 20-foot separation requirements between main buildings in all districts.
  - Permit low barrier navigation centers in the R-6 by right.
  - Establish a Residential Transit Overlay District for all residential properties within one-quarter mile of high-quality transit routes, which incentivizes smaller, more affordable housing units by reducing open space requirements to 100 square feet per unit and removing residential density standards.

ALSO RESTORE  
THIS  
PROVISION  
IN R-1

REFINE

DELETE OR MODIFY AS PER AAPS 5/8/22 LETTER TO PLANNING BOARD.



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PROVIDE SOMEWHERE AN ESTIMATE OF SB-9  
UNITS (9 UNITS/ACRE PREVIOUSLY ESTIMATED). City of Alameda  
COULD BE PART OF SEPARATE PROGRAM FOR R-1.

The Zoning Amendment shall be adopted prior to the start of the planning period (January 31, 2023). (January 31, 2023). If that does not occur, the City will ensure compliance with Government Code Sections 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i).

Time Frame: Adoption of Zoning Amendments by December 2022.

Funding Source: Community Planning Fee

Responsible: Planning Building and Transportation Department and City Council.

Quantified Objectives: 560 units on approximately 2,522 acres (R-1 through R-6 Districts) during cycle improving access to jobs and services and encouraging place-based revitalization of underutilized areas.

Program 5: Accessory Dwelling Units

The City shall promote and facilitate accessory dwelling unit (ADU) construction to facilitate an annual production of 70 units per year (560 units during cycle) by:

- Continuing to implement a public information and proactive outreach campaign via the City's website and newsletter to inform property owners of the standards for ADU development, permitting procedures, construction resources, and the importance of ADUs, including ADUs affordable to lower-income households.
- Providing information to encourage residents to apply for ADUs, particularly where their homes already include space that is configured for a conforming ADU (e.g., carriage houses, au pair quarters, second kitchens on floors with separate entrances).
- Continuing to work to reduce construction and permitting costs by working with small home manufacturers to develop and promote "pre-approved" building plans for small, universally designed, and electrically powered housing units.
- Continuing to waive Development Impact Fees for accessory dwelling units.
- Updating promotional materials and flyers regarding ADUs and make available at the Planning Building and Transportation Departments counter and to project applicants for all discretionary land use applications.
- At least annually, publish informational materials pertaining to ADUs through a combination of media, including the City's website and direct mailings.
- Exploring options for establishing a loan program to help homeowners finance the construction of ADUs. The City shall consider incentives to encourage homeowners to deed restrict ADUs for lower-income households.
- Collect and monitor data on ADU rents to better understand their role in the Alameda housing market and the income groups they serve and adjust or expand the focus of the education and outreach efforts through the 2023-2031 planning period.
- Promote the construction of ADUs in high resource areas and areas of concentrated affluence by supplying informational materials in community gathering places such as high-resource areas or mailers to residents of high-resource areas.

## City of Alameda

- Inform homeowner associations that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to State law.

## Time Frame:

Make ADU materials available by July 2023; and implement proactive outreach campaign by June 2024; evaluate effectiveness of ADU approvals and affordability by December 2024; and identify additional site capacity, if needed, by 2025.

Responsible Agency: Planning Building and Transportation Department

Funding Source: Community Planning Fund

Quantified Objective: 70 ADUs annually to improve housing mobility, address the displacement risk, and improve proximity to services and employment opportunities for lower- and moderate-income households.

## 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 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.

## Time Frame:

Ongoing, as projects are processed through the Planning Building and Transportation Department; regulations/incentives will be adopted within one year of adoption of the Housing Element. Annually meet with developers and incorporate and revise strategies at least every two years.

Responsible Agency: Planning Building and Transportation and Community Development Department(s)

Funding Source: General Fund

Quantified Objective: 705 very low-income units and 562 low-income units on large sites of 10 acres or more. Complete all necessary planning entitlements and approvals multifamily and/or affordable housing projects within 150 days of application submittal.

## Program 7: Inclusionary Housing Ordinance

Continue to implement the required 15 percent affordable housing requirement on all projects over 5 units in size in Alameda.

Responsible Agency: Planning Building and Transportation and Community Development Department(s)

Funding Source: Community Planning Fee



## City of Alameda

## Program 12: Fair Housing Programs

The City shall continue affirmatively further fair housing by:

- **Rent Program.** Continue to support the Rent Program and the Review Advisory Committee (RRAC) efforts to prevent displacement and moderate rent increases for tenants of all income levels. The Program shall provide an annual report to the City Council on the number of cases reviewed each year, the outcome of those cases, and a recommendation for any additional City regulations or controls deemed necessary to prevent displacement and moderate rent increases. If recommendations are identified in the annual report, the City shall consider implementation within one year.
- **Housing Choice Voucher Program (Section 8).** The Alameda Housing Authority shall continue to issue vouchers and promote the use of Housing Choice Vouchers and encourage landlord participation. To reduce the concentration of voucher holders, promote mixed-income neighborhoods, and improve mobility between neighborhoods the City shall meet with property managers in high resource areas with a low percentage of vouchers to encourage them to advertise their units to voucher holders.
- **Acquisition and Conversion.** Work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily units to be converted to affordable and senior housing. The intent of this is to reduce displacement risk for seniors and lower-income households by increasing the supply of affordable housing.
- **Transit.** The City will coordinate with AC Transit to ensure that transit needs of residents are met, including providing support of a survey of unmet needs and applying for funding if needed to change or expand routes.
- **Education.** The City will meet with the Alameda <sup>Unified</sup> School District (AUSD) by July 2023 to address less positive educational outcomes in West Alameda as compared to East Alameda as shown in the TCAC/HCD Education Score. The City shall support applications by AUSD or individual schools to secure grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers.

Time Frame:	Refer to individual bullets for specific time frames.
Responsible:	Community Development Department and Alameda Housing Authority
Funding:	Community Development Block Grant Funds and U.S. Department of Housing and Urban Development (HUD)
Quantified Objective:	Assist at least 100 households annually through the RRAC, increase the number of units available to HCV holders by at least 5, and assist with the acquisition of 15 units for conversion to affordable housing.

## Program 13: Tenant Protections

The City will take the following actions to reduce displacement risk due to discriminatory actions:

- **Fair Housing Counseling Program.** Contract at least one fair housing provider, such as ECHO Housing, to ensure all tenants have access to legal counseling, and landlords are aware of their



City of Alameda

INCREASE 5353 TO  
REFLECT 10% OR  
20% BUFFER?

## Quantified Objectives

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The quantified objectives do not set a ceiling on development; rather, they set a target goal for the City to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level, as shown in Table 1.

**Table 1 Quantified Objectives for City of Alameda Programs, 2015–2023**

Action	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA	710	711	818	868	2,246	5353
New Construction						PROVIDE TOTALS FOR ALL LINES
Program 1 Alameda Point	200	100	100	120	962	
Program 2 Shopping Centers Up zoning	50	50	150	500	550	
Program 3 Corridors Up zoning	50	50	50	250		
Program 4 Residential Up zoning	100	100	100	100	160	
Program 5 ADUs	68	100	168	168	56	
Program 6 Large Sites	105	600	562	400	2000	
Program 7 Inclusionary	100	115	215	375		
Program 8 Affordable	1,600	1,000				
Program 9 Extremely Low	200					
Rehabilitation						
Program 17 Rehabilitation		30				
Conservation						
Program 10 Assist persons with Disabilities	50	30				
Program 11 Homeless	50					
Program 12 Fair Housing	25	25	25	25	25	
Program 13 Tenants	5	5	5	5	5	

Source: City of Alameda, March 2022.

(1) Units constructed by the private and non-profit sectors are estimates of anticipated development activity based upon current development proposals and anticipated economic and market conditions. Actual activity will be determined by market conditions, property owner decisions, and other factors that are outside the control of the City of Alameda.

## City of Alameda

- Opportunities and Concerns: What three top opportunities do you see for the future of housing in the City of Alameda? What are your three top concerns for the future of housing in Alameda?
- Housing Preferences: What types of housing do your clients prefer? Is there adequate rental housing in the city? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
- Tourism: What effects have you seen on housing because of the growing tourism industry/short-term rentals? From your perspective, what are some of the most positive impacts? From your perspective, what are some of the most negative impacts? What do you see as the top three priorities for the city in addressing negative impacts (if any)?
- Housing Barriers/Needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
- Housing Conditions: How do you feel about the physical condition of housing in the City of Alameda? What opportunities do you see to improve housing in the future?

Through these consultations, stakeholders expressed several common concerns over the current challenges and barriers to housing in the city. Overwhelmingly, the consultation process revealed that the City of Alameda (and many other Bay Area jurisdictions) faces an insufficient stock of affordable housing. However, this can be a regional and collective consequence of jurisdictions across the Bay Area that did not develop enough affordable housing to match population growth. Several stakeholders identified a need for more permanent, supportive housing in the city. One recommendation was to revise the zoning ordinance to allow housing shelters and permanent/supportive housing uses in zones across the city.

It was expressed that many former unhoused Alameda residents have taken advantage of the available services and programs in the city to successfully age in place. These individuals are now ready to transition into other housing but still require financial support like a “shallow” subsidy. It was noted that there are not many housing units available with this type of subsidy in the city for this transitioning demographic.

Through this consultation process several stakeholders recognized the influence that neighborhood homeowner association groups have on local politics and the differences of opinion on how the City of Alameda should develop. Many neighborhood groups want to see the Regional Housing Needs Allocation (RHNA) sites concentrated solely in the former naval shipyard in the North and not spread out across the city.

Homeowner associations were again brought up when discussing fair housing. It was expressed that Alameda and other Bay Area communities face discrimination in homeowner associations. It was recommended that the City of Alameda tie/mandate first-time homeowner programs with fair housing education to inform residents of their homeownership rights, to empower new homeowners to advocate and defend themselves. Various jurisdictions already require new homeowners to attend Housing and Urban Development workshops as part of their first-time homebuyer program. Housing & Economic Rights Advocates (HERA) suggested creating fair housing workshops directed toward these homeowner associations to provide education and help to mitigate any fair housing issues, and recommended providing some type of incentive to encourage homeowner association residents to attend the workshops.



Housing & Economic Rights Advocates (HERA) also shared that many complaints are from low- and moderate-income homeowners because of the cost of housing repairs. HERA suggested that these issues tend to occur due to discriminatory mortgage and lending practices, resulting in unrealistic mortgage payments. It was recommended that the City of Alameda explore home repair programs, low interest rate housing loans, and second structure loans, and direct institutions to expand the breadth and flexibility of criteria that allows folks (e.g., with traditionally bad credit) to receive loans. Additional programs can be created to combat discriminatory and predatory lending practices.

## 2022: Zoning for Multifamily and Fair Housing

Beginning in January 2022, the Planning Board held monthly public workshops for the public to review and discuss specific zoning changes to facilitate housing production in Alameda to meet the RHNA and affirmatively further fair housing.

In January, the Planning Board and City Council held public workshops and public hearings to review draft amendments to address SB 9 in the R-1 Zoning District, draft amendments to create a multifamily overlay district for shopping centers, and draft amendments to affirmatively further fair housing in all residential and mixed-use zoning districts.

In February, the Planning Board held two public workshops to discuss and review draft zoning amendments for Park Street and Webster Street and the Housing Element program to build 1,489 units at Alameda Point.

In March, the Planning Board held public hearings and workshops to review and consider changes to the R-2 through R-6 zoning districts to affirmatively further fair housing and encourage mixed-use, multifamily, and affordable housing on transit corridors. The City Council held a public hearing in March and adopted zoning changes to the R-1 Zoning District to implement SB 9 and increase the housing capacity in the R-1 zoning district to four (4) units per parcel.

In April, the City of Alameda published the *April 2022 draft Housing Element* update and a comprehensive update of the Alameda Municipal Code designed to implement the draft Housing Element update and State Housing Government Code requirements for public review and comment.

## Noticing of the Draft Housing Element

The initial Draft Housing Element was released for public review on April 5, 2022, which will be at least 40 days prior to submitting the draft to HCD, consistent with HCDs transparency requirements for initial draft submittals. The draft was made available on the City's website and social media accounts and was sent out to individuals and organizations that have previously requested notices relating to the Housing Element update process.

Per Government Code Section 65585, the Draft Housing Element was made available for public comment for 30 days, from April 4, 2022 to May 4, 2022. Public comment was received, and an additional 10 business days was allowed to consider and incorporate public comments into the draft revision before submitting to HCD on DATE. The draft was made available on the City's website and social media accounts and was sent out to individuals and organizations that have previously requested notices relating to the Housing Element update process.



Table C-13 Vacant Units by Type

Type	Alameda		Alameda County	
	Number	Percentage	Number	Percentage
Occupied	30,418	94.0%	577,177	94.9%
Vacant	1,928	6.0%	30,919	5.1%
For rent	471	24.4%	7,998	25.9%
For sale	48	2.5%	1,961	6.3%
Rented/sold, not occupied	240	12.4%	3,499	11.3%
For seasonal/recreational or occasional use	185	9.6%	3,892	12.6%
Other vacant	984	51.0%	13,569	43.9%
<b>Total Housing Units</b>	<b>32,346</b>		<b>608,096</b>	

Source: ABAG Housing Element Data Package, 2015-2019 ACS

### Housing Stock Age and Condition

An indication of the quality of the housing stock is its general age. Typically, housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs.

Among the housing stock, only 12.3 percent of the housing units were built since 1990, and approximately 87.7 percent of the housing stock is over 30 years old. This typically means the rehabilitation needs could be relatively high. Table C-14 breaks down the age of housing stock in Alameda by decade. When estimating the percentage of the housing stock in need of repairs, median home values and median income can be compared to determine the likelihood of residents being able to afford ongoing maintenance and repairs to maintain the value of their homes.

In the City of Alameda, the median sales price in December 2020 was \$1,110,460 and the median income was estimated at approximately \$104,756. While this income is too low to afford a new home at the median sales price, it is assumed that current property owners are most likely completing ongoing maintenance and repairs to maintain the values of their homes. Therefore, while the ACS reported that 87 percent of the homes in Alameda need rehabilitation due to age, home values and resident incomes suggest that most of these units are not in need of rehabilitation. The City estimates that a more accurate percentage of housing in need of rehabilitation is less than a quarter of housing units.

Three rental and residential rehabilitation assistance programs are available to Alameda residents: Renew Alameda County (Renew AC), the Rental Rehabilitation Program, and the Housing Rehabilitation Program. Renew AC is a new home improvement loan program administered by Habitat for Humanity East Bay/Silicon Valley to low-income homeowners while Rental and Housing rehabilitation programs are low-interest loans administered by the City to eligible homeowners and rental property owners.



THIS IS A VERY LARGE AREA. WHERE ARE THE ACTUAL SITES?  
 WHAT IS THE AREA OF ACTUAL ADVERSE ENVIRONMENTAL  
 CONDITIONS + HOW CAN THEY BE REMEDIED?

### City of Alameda

This community is on the west side of Alameda, west of Main Street (south of Ralph M Appezzato Memorial Parkway) and west of Webster Street (north of Ralph M Appezzato Memorial Parkway). This EJ Community falls into the 81st percentile overall, with eight indicators that exceed the 75th percentile score for pollution burden and population characteristics: diesel particulate matter, groundwater threats, hazardous waste, impaired waters, solid waste, low birth weight, and unemployment. While the remainder of Alameda is not considered "disadvantaged" by this definition, there is a stark contrast between the environmental conditions in the northern and eastern portions of Alameda. The northern portion of Alameda is bounded by Webster Street to the west, Lincoln Avenue to the south, and Park Street to the east and contains a higher pollution burden percentile score than a population characteristic percentile score, meaning that this area has more environment-related issues than population and socioeconomic conditions. Specifically, this area has high percentile scores (more than 90 percent) for cleanup sites, groundwater threats, hazardous waste, and impaired waters. These scores may be a result of former industrial operations and proximity to major highways. In comparison, the eastern portion of Alameda (east of Park Street) has scores that are below the 33rd percentile. The further east in the city, the lower the negative population characteristics and pollution percentile scores are, suggesting a correlation with heavy uses in northern and western Alameda. This pattern also exists in census tracts in the central and southern part of the island (south of Lincoln Avenue and bounded by Central Avenue and Park Street), which typically have lower pollution percentile scores and lower cumulative scores.

Across the Alameda Harbor in Oakland, there are EJ Communities along southbound Highway 880 with scores in the 90th percentile and above. West Oakland has EJ Communities scattered throughout the area, though their scores are not as high as along Highway 880. In contrast, Berkeley has only one EJ Community along University Avenue near Interstate 80. The spatial distribution and concentration of EJ Communities in Alameda, Berkeley, Oakland, the greater Bay Area, and the nation are likely caused by numerous factors, such as historical planning decisions that disrupted or harmed certain communities (i.e., the development of freeways through predominantly minority communities) and redlining, which resulted in disproportionate mortgage lending practices across the nation. In each of the communities, higher scores for both environmental pollution and negative population characteristics are found near areas with current and historical heavy industrial uses, freeway proximity, and other sources of pollution. As a result, some historical communities were more afflicted with pollution burden than others, a pattern that persists today in many lower-income communities. Thus, these communities, who may already struggle with housing costs, are more at risk of health issues too.

### Disability Services

According to the California Department of Social Services (CDSS), Alameda has six license elderly assisted living facilities and five adult residential facilities. Senior housing options include Elders Inn on Webster (60 units), Golden Age Bayside (6 units), Golden Age of Sweet Road (8 units), Harvard Bay Assisted Living (6 units), Oakmont of Mariner Point (80 units), and Waters Edge Lodge (120 units). Adult Residential Facilities include An Alameda Home (4 beds), Alameda House (6 beds), Anya's Home (6 beds), Chelle's Home (4 beds), and Jade's Home (4 beds). Additionally, there are two licensed adult residential care facilities (3 units each) for adults with intellectual and development disabilities who also have medical, behavioral, or age-related support needs. However, as stated previously, stakeholders report that these facilities are insufficient to meet the demand for persons with disabilities.



### Displacement Risk

The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the city may also indicate an increased risk of displacement due to housing costs outpacing wage increase, a trend that exists throughout the region, state, and nation. According to the Zillow Home Value Index (ZHVI), Alameda home values have more than doubled between 2010 and 2020. Bay Area and Alameda County home values have followed suit, though to a slightly lesser extent. During this period, the average annual change for home values in the City of Alameda was approximately 8 percent per year until 2020. Peak periods of percentage change include 2011-2012, 2012-2013, and 2014-2015 at respectively, 20 percent, 24 percent, and 14 percent. While housing costs have increased rapidly, wages have not kept pace. The average income in Alameda has increased approximately 4 percent annually, from \$74,221 in 2010 to \$104,756 in 2019 according to the ACS. The difference in these trends indicates growing unaffordability of home ownership in Alameda. To address affordability challenges, Alameda will support home ownership opportunities for residents in Alameda through first-time homebuyer assistance and developing a program to assist lower-income residents with locating affordable housing opportunities (Programs 8 and 16).

The average annual increase for median contract rents in Alameda has also increased steadily, though not as substantially as median home value. Across a period of 10 years, from 2009 to 2019, median rent increased from \$1,170 to \$1,756, resulting in a 167-percent increase with an average 4-percent annual increase each year, approximately matching the average annual wage increase. The City of Alameda and the Bay Area's percentage annual change both stayed at approximately 4 percent, while Alameda County averaged a 5-percent annual increase. The Bay Area's median rent increased from \$1,196 to \$1,849 for this period, while Alameda County's median rent increased from \$1,083 to \$1,692 in this period. This indicates that rents and median household income have grown at a proportional rate across the city and region.

Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, or when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. In Alameda, overpayment has been pervasive and is not necessarily linked to areas with a lower median income. However, as discussed in the Patterns of Integration and Segregation analysis, many populations that were historically present in Alameda have left in recent decades, particularly Black Alamedans, likely due to rapidly increasing housing costs. The City has included several programs to increase the supply of affordable housing by providing assistance with acquisition, rehabilitation, and construction; providing technical assistance, streamlining, and other incentives; and working with affordable housing providers to preserve units (see Table D-1).

### Enforcement and Outreach Capacity

Fair Housing laws, at the federal, state, and local level, identify characteristics protected from housing discrimination, called "protected classes." These protected classes in California include race, color, national origin, religion, sex, familial status, disability, and more. Alameda enforces and complies with fair housing laws and regulation through a multilateral process: regular review of City policies and programs for impediments to fair housing choice and compliance with State and federal law and by referring fair housing complaints to appropriate agencies. Alameda residents are served by multiple fair housing service providers, including Eden Council for Hope and Opportunity (ECHO) Housing and Centro Legal de la Raza at the local level. ECHO provides housing counseling services, tenant/landlord services, conducts fair housing investigations, and operates periodic fair housing audits throughout Alameda County, Contra

WRAP TABLE.

D-1 ADDRESSES

SCHOOLS,

NOT

AFFORDABLE

HOUSING

STRAIGTS



**CEQA Streamlining:** In January 2022, the City Council adopted the General Plan 2040 Environmental Impact Report, which evaluated the environmental impacts of approximately 12,000 new housing units constructed between 2020 and 2040. Projects found to be consistent with site zoning and objective design standards shall be exempt from further review under the California Environmental Quality Act (CEQA).

**Transportation:** New housing in Alameda is supported by new transportation programs, services, and facilities. In preparation for additional housing at the former Naval Air Station, Alameda and its transportation partners at AC Transit and the Water Emergency Transit Agency (WETA) constructed a new Ferry Terminal at Alameda Point and introduced a new cross-town bus service to connect to the new cross bay ferry service. All new residential developments in Alameda join the Alameda Transportation Management Agency, which provides supplemental transportation services for new and existing residents.

## Housing Sites Realistic Capacity

For the projects listed in Table E-2 (Sites 1 through 10), the realistic capacity is based on the project design as approved by the City of Alameda or as submitted by the applicant. The number of affordable units is based on those entitlements or the applicable inclusionary housing requirement (15 percent citywide or 25 percent at Alameda Point).

For the shopping center sites (Sites 11, 12, and 13), which were recently zoned to accommodate the RHNA, the realistic capacity is based on an analysis of existing conditions at the center and property owner objectives. The number of affordable units shown in Table E-2 for each shopping center location is based on the Multifamily Community Commercial Zoning Overlay district, which is designed to facilitate lower-cost housing by permitting multifamily housing by right and by requiring a minimum residential density in new buildings of at least 30 units per acre.

For Park Street and Webster Street (Site 14), the realistic capacity is based on a list of underutilized sites (see Table E-2). For each site, the realistic capacity is based on the site size and the zoning requirement that new buildings be at least 30 unit per acre. The number of affordable units is based on the site zoning, which permits multifamily by right and requires a minimum residential density of 30 dwelling units per acre.

For Residential Districts (Site 15), the 1,120 realistic capacity is based upon:

- The Accessory Dwelling Unit (ADU) ordinance is producing approximately 50 units per year (based upon the average production over the last three years) for a total of 400 units over the 8-year period,
- Program 4 removes zoning restrictions on over 2,500 acres of residential land, which will result in approximately 270 units over the 8-year period,
- A 4.7-acre waterfront site at 2199 Clement, which will accommodate at least 125 units, and
- The Alameda Unified School District will surplus at least 4 acres of residential land, which is zoned to accommodate at least 125 units.
- A 2.34-acre site at 2363-2433 Mariner Square Drive that will be redeveloped with 200 housing units.

REVISE TO REFLECT  
79 UNITS/YEAR SITE  
5/8/22 ADP'S LETTER.

WHY NOT?  
250?  
SEE PAGE E-13.



## Housing Sites Analysis

Table E-2 provides a summary of the land available to accommodate Alameda's regional housing need for the period 2023 through 2031. As shown in Table E-2, the land inventory includes 10 housing projects and 9 sites that are zoned and available to accommodate housing projects. Each project and each site is described in more detail in Table E-3.

**Table E-2 Capacity to Accommodate the RHNA**

Site #	Name	Income Level				Total Units
		Very Low	Low	Moderate	Above Moderate	
Projects <sup>25</sup>						
1	North Housing	386	200	0	0	586
2	Singleton	30	38	0	0	68
3	Admiral's Cove	8	8	14	160	190
4	McKay Wellness	100	0	0	0	100
5	Grand Street Pennzoil Project	4	4	6	77	91
6	Alameda Marina Phase 2 and 3	17	14	25	308	364
7	Boatworks	13	0	8	161	182
8	Eagle	25	16	0	0	41
9	Encinal Terminals	25	20	35	509	589
10	Alameda Point	277	128	115	962	1,482
Subtotal		885	428	203	2,177	3,693
Sites Zoned for Housing <sup>26</sup>						
11	South Shore Shopping Center	200	200	200	200	800
12	Harbor Bay Shopping Center	50	50	50	50	200
13	Alameda Landing Shopping Center	50	50	50	50	200
14	Park Street + Webster Street sites	100	100	100	100	400
15	Residential Sites (R-1 through R-6)					
15a	Accessory Dwelling Units	120	120	120	40	400
15b	Infill Residential District Sites	45	75	75	75	270
15c	2199 Clement	30	30	30	35	125
15d	AUSD Surplus Sites	30	30	30	35	125
15e	2363-2433 Mariner Square Dr.	50	50	50	50	200
Subtotal		675	705	705	635	2,720
Total Capacity		1,560	1,133	908	2,812	6,413
RHNA		1,421	818	868	2,248	5,353
Surplus Units		139	315	40	564	1,060

<sup>25</sup> Projects are approved or have active development applications on file.

<sup>26</sup> Sites zoned for housing permit multifamily housing by right with a minimum residential density of 30 units per acre. Affordability based upon: 25 percent very low, 25 percent low, 25 percent moderate, and 25 percent above moderate.

ADD MARINA VILLAGE + BRIDGESIDE SHOPPING CENTERS

632

SPE 5/8/22 AAPS LETTER

250? SITE PAGE E-13

CONSIDER A 1090 RATHER THAN 2090 BUFFER. SEE 5/8/22 AAPS LETTER.



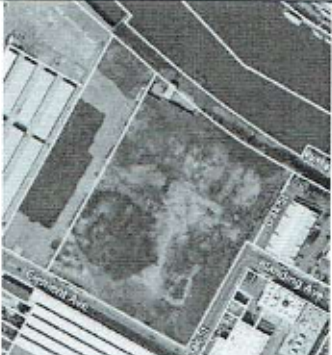




7	<b>Boatworks Project</b> Zoning: R-2 with PD overlay General Plan Designation: Mixed Use	APN: 71-290-1 and 71-289-5 Size: 9.5 acres Max Allowable Density: 21 units per acre Realistic capacity based on approved project entitlements, including Development Agreement.
		<p>The vacant Boatworks 9.5-acre site was included in 4th and 5th Cycle Housing Inventory, but construction was delayed by lawsuits that were resolved by adoption of a new Tentative Map and Development Agreement in 2020 for 182 units, which ended over 10 years of litigation with the property owner. Pulte LLC is purchasing the property and began initial grading work in 2022.. All site demolition has been completed, and the site is served by adjacent public infrastructure and utilities. The project includes 182 units, including 13 very low-income units and 8 moderate-income units. No additional zoning changes or discretionary actions are needed for the project. The project is privately funded.</p>
8	<b>2615 Eagle Street Project</b> Zoning: R-2 with PD overlay General Plan Designation: Mixed Use	APN: 70-0161-055-02: Size: 0.71 acre Max Allowable Density: 21 units per acre Realistic Capacity: 36 units
		<p>In 2021, the Alameda Housing Authority purchased the 1-acre surplus site from the Alameda Unified School District. Site is served by infrastructure and utilities. No environmental constraints. The Alameda Housing Authority plans to construct approximately 36 units for lower-income households. The development of the project will be funded through Alameda Housing Authority funds and a variety of state and federal funding for low-income housing.</p>
9	<b>Encinal Terminals Project</b> Zoning: Mixed Use with MF Overlay General Plan Designation: Mixed Use	APN: 72-382-9 Size: 6.4 acres (City of Alameda) APN: 72-382-2 Size: 14.43 acres (Private uplands) APN: 72-382-3 Size: 1.61 acres (Private uplands) Max Allowable Density: 30 units per acre Realistic capacity based on approved project entitlements, including Master Plan and Development Agreement.
	<p>On January 18, 2022, the City Council approved a Development Agreement, Disposition and Development Agreement, a Master Plan and a Tideland Exchange Agreement between the City, the State Lands Commission, and Tim Lewis Communities to reconfigure the 6.4-acre City-owned property to allow for the construction of 589 units, including 80 deed-restricted affordable housing units and 10 deed-restricted work force housing units (120% AMI to 180% AMI). The project is privately funded.</p>	



Table E-4 Sites to be Rezoned

11	<b>South Shore Shopping Center Site</b> Zoning: C-2 with MF Overlay General Plan Designation: Community Mixed Use	74-1200-29-5 40 acres. 74-1200-2-9 3 acres 74-1200-2-27 1.4 acres.
	<p>The draft Shopping Center Overlay District (See Program 2) removes 50-year-old zoning prohibitions on multifamily housing and 21 unit per acre density limitations. As a result of these local government constraints, no housing has been built on Alameda shopping center sites in the last 50 years. Once the zoning amendments are adopted, the property owner is prepared to construct 800 units during the 2023-2031 period. (The General Plan Community Mixed Use Designation already identifies these areas as appropriate areas for higher density housing development.) The realistic capacity of 800 units is based on property owner estimates and site capacity studies. The 800 units will be divided between two areas of the shopping center (see diagram at right), which are located in the northwest corner and southeast corners of the center. These two areas of the center are available for redevelopment and are not constrained by existing lease agreements. The 800 units will be located in multifamily buildings with a net residential density of 100 to 125 units per acre.</p>	
12	<b>Harbor Bay Shopping Center Site</b> Zoning: C-2 with MF Overlay General Plan Designation: Community Mixed Use	74-1045-10-2 Size: 9.59 acres.
	<p>The draft Shopping Center Overlay District (See Program 2) removes 50-year-old zoning prohibitions on multifamily housing and 21 unit per acre density limitations. (The General Plan Community Mixed Use Designation already identifies these areas as appropriate areas for higher density housing development.) In communication with the City, the property owner has expressed interest in developing housing on the site. The realistic capacity of the site for housing between 2023 and 2031 is estimated to be 200.</p>	

HOW WAS  
THIS CALCULATED?

$$9.57 \text{ ACRES} \times 30 \text{ UNITS/ACRE} = 287 \text{ UNITS}$$



**13 Alameda Landing Shopping Center Site**  
Zoning: C-2 with MF Overlay  
General Plan Designation: Community Mixed Use

74-905-30 1.45 acres  
74-905-31 1.4 acres

The draft Shopping Center Overlay District (See Program 2) removes 50-year-old zoning prohibitions on multifamily housing and 21 unit per acre density limitations. (The General Plan Community Mixed Use Designation identifies these areas as appropriate areas for higher density housing development.) Two property owners located in the southeast corner of the property are interested in redeveloping their property. The 200-unit realistic capacity is based on a 30 unit per acre minimum density standard in the site zoning and property owners estimate of development capacity.

**14 Park Street and Webster Street Sites**

The draft Commercial Corridor Zoning Amendments (See Program 3) removes 50-year-old zoning prohibitions on multifamily housing and 21 unit per acre density limitations. (The General Plan Community Mixed Use Designation already identifies these areas as appropriate areas for higher density housing development.) As a result of these local zoning constraints, no housing has been built on Alameda mixed use, commercial transit corridors in the last 50 years. The realistic capacity for the areas of Park Street and Webster Street to be rezoned based upon a 30 unit per acre minimum density standard in the site zoning. Every site on the list has the same General Plan Community Mixed Use Designation, and the same CC zoning designation. Under the new zoning, multifamily housing is permitted by right and all new buildings must have a net residential density of at least 30 units per.

	APN	Lot Area (sf)	Realistic Capacity	Current Use
1901-1925 Webster St Hotel Block	74-433-2-3	39939	27	Hotel – Owner interested in converting to residential.
1435 Webster St (Taylor Lot)	74-4275-1	14745	10	Parking lot/vacant
650 Pacific/Webster (Koka Lot)	74-430-1-1	9928	7	Vacant lot/car service
1414 Webster St	73-423-1-3	25500	17	Underutilized bldg.
1628 Webster -Webster Street Inn	73-418-4-1	29981	20	Hotel with potential for redevelopment.
1910 Webster	73-426-29	28,526	20	restaurant
704 Central	74-1328-30	23640	16	Store
650 Central Avenue - Neptune Plaza	74-1328-32	73590	50	Shopping Center – Owner interested in redeveloping with housing
	74-1328-33	15410	10	Shopping Center – Owner interested in redeveloping with housing
1200 Park St. "Big O"	70-184-15	12573	8	Vacant lot.
2411 Santa Clara	70-189-8	12600	8	Vacant bank
2424 Santa Clara (US Bank)	70-187-1-1	12019	8	Bank

PROVIDE MORE  
DETAIL  
ON OWNER  
ESTIMATES

SHOW  
ALL OF  
THESE  
SITES  
ON  
MAPS  
OF  
PARK  
+  
WEBSTER  
STREETS

SEEMS  
TOO LOW  
GIVEN THE  
PROPOSED  
UNLIMITED  
DENSITY  
AND  
AVAILABILITY  
OF  
DENSITY  
BONUSES  
WHY?

WHY  
SO LOW?  
OWNER  
HAS  
STATED  
INTEREST  
TO  
DEVELOP  
MORE.



	2436 Santa Clara	70-187-3	9615	7	Parking lot																		
	1418 Park Ave	70-187-15	5907	4	Parking lot																		
	2425 Santa Clara	70-189-7-7	17206	12	Parking lot																		
	1527 Park	71-202-7-1	10,207	7	Underutilized																		
	2332 Pacific	71-201-15	21605	14	Underutilized																		
	2410 Clement	70-193-3-2	11250	8	Parking lot																		
	1900 Park	70-194-15	10157	7	Vacant																		
	2300 Clement	71-198-1-1	14500	10	Parking lot																		
	1710 Everett	70-167-25-5	25200	58	Car wash																		
	1825 Park Street	71-198-9-2	32,681	22	Vacant store/lot																		
	1801 Park (lot)	71-198-12-1	15,257	10	Parking lot																		
	1813 Park (J.Patricks)	71-198-11	5,850	4	Vacant bar																		
	1655 Park	71-200-10	6469	4	Parking lot																		
	1651 Park	71-200-11	7335	5	Parking lot																		
	2330 Buena Vista	71-200-9	6575	4	Parking lot																		
	Total			400																			
15	<b>Residential Sites (R-1 through R-6)</b>																						
	<p>The residential districts comprise over 2,500 acres of residentially zoned land that is available for scattered site residential infill development. Over the next 8 years, residential infill development will occur due to: 1) the Accessory Dwelling Unit ordinance, 2) the draft Residential Zoning Amendments (See Program 4), which remove 50-year-old zoning prohibitions on multifamily housing and 21 unit per acre density limitations, 3) rezoning a vacant 4-acre site for residential use, and 4) redevelopment of 4 acres of Alameda Unified School District property at either Lum School or Thompson Field. Each of the four factors or sites is described below:</p>																						
15a	<b>Accessory Dwelling Unit Sites</b>																						
	<p>In 2017, the City Council approved a comprehensive update of the Accessory Dwelling Unit Ordinance to reduce regulatory barriers to the creation of accessory dwelling units in Alameda. Since 2017 and subsequent efforts to streamline, improve, and lower the costs for approval, the City has seen an annual increase in the number of Accessory Dwelling Units each year. Prior to the 2017 amendments, the City issued 1 ADU building permit every 4 years. In 2018, the City issued 20 ADU permits, then 26 in 2019, 39 in 2020, and 79 in 2021. Based on these trends, the City of Alameda anticipates an average of 50 units per year for a total of 400 over the 8-year period. The realistic capacity and projected affordability is based on current annual production over the last three years and an analysis of affordability conducted by the Association of Bay Area Governments. The breakdown is as follows.</p>																						
	<table><tr><th>Affordability</th><th>ABAG Affordability Percentage</th><th>Projected ADUs</th></tr><tr><td>Very Low</td><td>30</td><td>120</td></tr><tr><td>Low</td><td>30</td><td>120</td></tr><tr><td>Moderate</td><td>30</td><td>120</td></tr><tr><td>Above Moderate</td><td>10</td><td>40</td></tr><tr><td>Total</td><td></td><td>400</td></tr></table>					Affordability	ABAG Affordability Percentage	Projected ADUs	Very Low	30	120	Low	30	120	Moderate	30	120	Above Moderate	10	40	Total		400
Affordability	ABAG Affordability Percentage	Projected ADUs																					
Very Low	30	120																					
Low	30	120																					
Moderate	30	120																					
Above Moderate	10	40																					
Total		400																					
15b	<b>In-fill Residential Sites</b>																						

THIS TOTAL IS ACTUALLY 377. (177 ON WEATHER + 200 ON PARK.)

this upward

632

79

SIDE 5/8/22 ADPS LINDER TO PARKING BOARD.

City of Alameda

ARE  
LUM  
SCHOOL  
+  
THOMPSON  
FIELD  
EXACTLY  
4  
ACRES?

The draft Residential District Zoning Amendments (See Program 4) removes 50-year-old zoning prohibitions on multifamily housing and 21 unit per acre density limitations on over 2,500 acres of residentially zoned land. With the adoption of these regulations, Alameda property owners will be able to add additional residential units within existing buildings (as was common prior to 1972) and will be able to add additional residential units in rear yards or as additions to existing buildings. At approximately 34 units per year, the zoning changes will produce approximately 270 additional residential units over the 8-year period.

**15c AUUSD Surplus Sites**

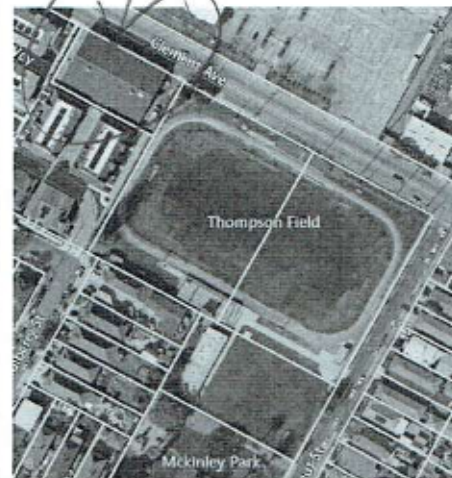
The Alameda Unified School District will surplus 4 acres of land for residential use at either Thompson Field or Lum School, which will result in at least 125 units if the sites are zoned for a minimum density of 30 units per acre. Lum School is currently zoned R-1, and Thompson Field is currently zoned Open Space

ALSO INCLUDE AUUSD  
WAREHOUSE?

**Lum School**

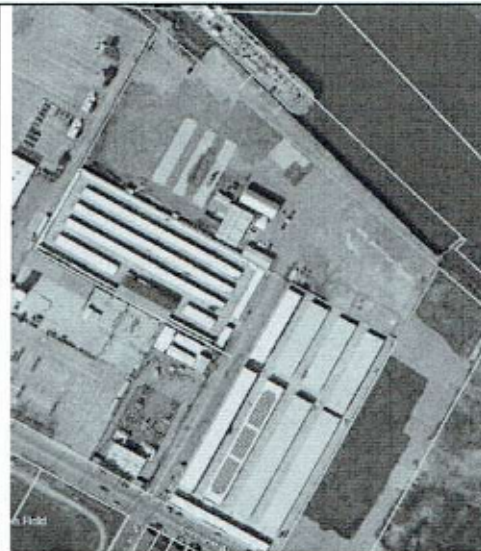


**Thompson Field and Warehouse**




**15d 2199 Clement**

A vacant property 4.7-acre site at 2199 Clement Avenue (APN 71-289-6-1) will be rezoned for residential use by January 31, 2023 (See Program 4) to allow multifamily housing by right and a minimum residential density of 30 units per acre, which will result in at least 125 units on the property.





15e	2363-2433 Mariner Square Drive	
	<p>The property at 2363-2433 Mariner Square Drive is comprised of four parcels that are currently zoned for manufacturing or office use. Local developers of housing are interested in constructing between 200 and 250 units on the 2.34-acre property.</p> <p>APN: 74-1315-1 APN: 74-1315-5 APN: 74-1315-6 APN: 74-1315-7</p> <p>THIS IS 1 GREAT. WHAT DETERMINES WHETHER IT WILL BE 200 UNITS VS. 250 UNITS? 250 IS PREFERABLE.</p>	

## Meeting the RHNA

Table E-4 compares Alameda's RHNA to its site inventory capacity. Accounting for the current approved and proposed project capacity and the proposed up-zoning and rezone capacity (planned to occur prior to January 31, 2023), the city has a surplus of 557 units available to above moderate-income households, 63 units available to moderate-income households, and 440 available to lower-income households (including extremely low-, very low-, and low-).

**Table E-4 Comparison of the Regional Housing Needs and Proposed Capacity**

Income Category	RHNA	Projects	Planned Sites	Projected ADUs	Total
Very Low	1,421	1,313	1,030	336	440
Low	818				
Moderate	868	203	560	168	63
Above Moderate	2,246	2,177	570	56	557
<b>Total</b>	<b>5,353</b>	<b>3,693</b>	<b>2,160</b>	<b>560</b>	<b>1,060</b>

Source: ABAG 2021, City of Alameda, March 2022

Note: It is assumed that 50 percent of the very low- income is allocated to the extremely low-income category

## City of Alameda

### Energy Conservation

Housing affordability is also influenced by the cost of energy. Energy rates in California and Alameda County have increased over the last 10 years, but residential rates have leveled out since 2009 (California Public Utilities Commission). Rates remain some of the highest in the country. Thus, increasing energy efficiency is essential, and especially necessary for lower-income residents.

The Low-Income Home Energy Assistance Program (LIHEAP) offers financial assistance for qualified lower-income households to increase energy efficiency in their homes. It also provides additional conservation measures that include the replacement of inefficient water heaters, refrigerators, lighting, windows, and appliances.

### Governmental Constraints

While local governments have little influence on such market factors as interest rates, local policies and regulations can affect both the amount of residential land available and the affordability of housing. Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document.

The following section describes the various local Alameda governmental policies, regulations, and procedures that control the development of housing in Alameda.

### General Plan

On November 30, 2021, the City Council adopted a comprehensive update of the City of Alameda General Plan. The update included all of the elements of the General Plan with the exception of the 2015 Housing Element. Although the Housing Element was specifically not included in the update, the update was designed and intended to serve as a policy foundation for the update of the Housing Element in 2022.

To support the Housing Element update and set a policy foundation for efforts to increase housing production for all income levels and affirmatively further fair housing, the General Plan establishes four overarching themes for the City's General Plan. The themes are Equity and Inclusion, Mobility, Environment, and Character. The equity theme specifically addresses the need to accommodate the needs of all segments of the community, including the needs for housing for low-income households and special-needs households. The Character theme articulates that preserving character means preserving cultural diversity, economic diversity, and a variety of housing types, including multifamily, low-income, and special-needs housing. The land use element includes policies supporting and encouraging housing to meet all income and special-needs population housing needs. The Element specifically supports higher-density, multifamily housing on transit corridors, on shopping center sites, and in all residential districts. To preserve economic development and employment opportunities, residential use is not encouraged in the Business and Employment Areas, General and Maritime Industry Areas, or Commercial Maritime Areas. To preserve open space and park opportunities and institutional uses, residential use is not encouraged in the Public Parks and Open Space, Wildlife Habitat Areas, and Public Institutional Use Areas. The specific regulations govern the maximum allowable floor area ratios permissible in each area, but they do not include limits on the number of units (residential density), heights of buildings, and other land use regulations that control the development of housing. Those standards are all provided in the Zoning Ordinance.

within  
The  
Park Street  
Twinborn  
Street  
Business  
Districts  
and at  
other  
key  
nodes

HOUSING  
INTEGRATED  
WITH  
BROWTHOUT  
LOCATIONS  
IS  
"SMART  
GROWTH"



**Table F-4 Parking Standards**

Type of Residential	Minimum Parking Requirement*	Maximum Parking Requirement*
Single-Family	0	1.5 spaces per unit
Multifamily	0	1.5 spaces per unit.
Emergency Shelter	0	2.5 per 1,000 square feet of floor area
Senior housing	0	1.5 spaces per unit
Shared living	0	1 per unit
Hotel/motel	0	1 per guest room
Residential care facility	0	2.5 per 1,000 square feet of floor area

Source: City of Alameda, 2022.

### Typical Densities for Development

During the last cycle 2015 through 2022, the City of Alameda constructed over 1,725 housing units. Over 90 percent of those units were attached multifamily units or stacked multifamily residential buildings. Many sites along the Northern Waterfront and on the former Naval Air Station are quite large (15 to 60 acres in size) and redevelopment of these sites from former industrial lands to residential waterfront use requires the construction of new access roads and waterfront parks and facilities. As a result, individual building (net) density is often between 50 and 90 units per acre (see examples on Housing Element cover photograph), but site wide gross density is much lower at 20 to 29 units per acre. Sites developed under the Multifamily Overlay Zoning district adopted in 2012 were typically approved and developed at a higher density of between 30 and 35 units per acre. Examples include the Del Monte project (382 units) and the Alameda Marina project (776 units), both of which are currently under construction.

### Combining ("overlay") Districts.

The Planned Development (PD) Combining District is an overlay district which allows customized zoning standards for a property to facilitate innovative residential development responsive to changing housing trends by allowing for development standards unique to each site. PD districts have been utilized to facilitate a majority of post-war residential projects in Alameda. This zoning tool offers customizable development standards often desired by developers to accommodate affordable housing projects. Most of the sites on the Land Inventory include the PD overlay zoning designation.

The Multifamily (MF) Combining District permits by right multifamily housing at 30 units per acre or approximately one unit for every 1,450 square feet of land. To comply with the requirements of Government Code Section 65583, the City of Alameda City Council amended the Alameda Municipal Code in 2012 to include a Multifamily (MF) Zoning overlay district that allows multifamily housing and 30 units per acre (see AMC 30-18). The properties are also eligible for density bonuses of up to 35 percent, which allows for one unit for every 1,000 square feet of land area. Projects with 50 percent affordable housing may have up to 907 square feet of land. In order to provide adequate sites to comply with Section 65583, the City Council amended the Zoning Map to apply the MF overlay zone to most of the sites on the Land Inventory.

one unit per

40.5 units/acre

968?

1076?

45 units/acre

City of Alameda

## Zoning for a Variety of Housing

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. Table F-5 summarizes the permitted housing types by zone. Housing Element programs 2, 3 and 4 ensure that all residential uses are treated equally and in compliance with State Housing Government Code requirements.

Table F-5 Housing Types Permitted by Zone

Land Use	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-C	C-M	M-X
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P
Single-Family	P	P	P	P	P	P	NP	NP	NP	NP	P
Multifamily	NP	P*	P*	P*	P*	P*	P*/CUP	P*/CUP	P*/CUP	P*/CUP	P*
Manufactured/Mobile Home	P	P	P	P	P	P	P	P	P	P	P
Employee Housing (6 or fewer persons)	P	P	P	P	P	P	NP	NP	NP	NP	P
Residential Care Facilities (6 or fewer persons)	P	P	P	P	P	P	P	P	P	CUP	P
Family Daycare, large	P	P	P	P	P	P	CUP	CUP	CUP	CUP	P
Family Daycare, small	P	P	P	P	P	P	P	P	P	CUP	P
Single-room Occupancy Units*	NP	NP	NP	NP	P	P	P	P	P	P	P
Emergency Shelters	Permitted in the M-1 and M-2 without discretionary review										NP
Supportive Housing	P	P	P	P	P	P	P	P	P	CUP	P
Transitional Housing	P	P	P	P	P	P	P	P	P	CUP	P

Source: City of Alameda, March 2022

WHAT DO THE \*'S MEAN?



## City of Alameda

Enforcement of the City's voluntary amnesty program (a process for legalizing undocumented dwelling units) actually results in a net increase of legal dwelling units available in the city.

### Code Enforcement

The Building Department is responsible for enforcing both state and City regulations governing maintenance of all buildings and property. The purpose of code enforcement of housing in need of rehabilitation is to ensure the safety of the City's residents; without basic living standards being met, life and safety are threatened. The city does have a code enforcement division to address health and safety concerns in the community. The code enforcement division will respond to complaints and investigate violations to ensure compliance with the City's Municipal Code. Complaints can be submitted by a neighbor or other resident who is affected by the violation. Violations can be reported by calling the code enforcement division or by submitting a complaint form, which is available on the City's website. The code enforcement division also helps educate property owners who are the subject of a violation how to reach compliance.

### Development Processing

Government policies and ordinances regulating development affect the availability and cost of new housing. Land use controls have the greatest direct impact, but development approval procedures, permit fees, building code requirements, and the permit processing time can affect housing costs as well. This section addresses the relationship of development fees, processes, and standards to the production of housing.

#### Permit and Processing Procedures

The city is constantly enhancing and improving its permitting and code enforcement systems to improve internal efficiency and better serve the development community.

Permit Center. All development permit review is coordinated through the Permit Center, which serves as the central clearinghouse for all development permit application processing. In 2020 and 2021, the COVID 19 pandemic caused the City to further refine and improve the permit process to expedite review virtually. Throughout the pandemic, the permit center remained open and provided inspection services for current projects under construction, and accepted and processed applications for new projects. As the result of the pandemic the City streamlined the intake process to allow applicants to submit applications on-line eliminating the need for paper submittals and for travel time to the permit center. The permit center is now able to accept development permit applications 24 hours a day, seven days a week.

Development Review Team. The City of Alameda maintains a Development Review Team (DRT). The DRT is a team of city staff from each of the major development review departments, which include Community Development, Public Works, Fire, Police, and Alameda Municipal Power. The DRT meets every two weeks to identify potential solutions to code or development problems that may be associated with development projects. The DRT serves an important function by alerting applicants of potential problems and solutions to expedite and streamline the Planning entitlement and Building Permit process.

Administrative Review Program. The City of Alameda provides an administrative Design Review, Use Permit, and Minor Variance program that allows for streamlined public review for ~~proposed changes to existing residential properties~~. The program allows for staff-level discretionary review and public notice ~~for expansion and modifications to existing residential structures~~. *includes a wide range of projects*





Design Review. All new buildings and additions to buildings are subject to review for consistency with the City's adopted Objective Design Standards. Additions to homes and single detached units in the rear yard are subject to staff level design review. ~~Commercial buildings, mixed-use buildings and new residential buildings are reviewed for consistency with the Standards by the Planning Board.~~ Projects processed under discretionary design review must conform with Alameda's Citywide Design Review Manual.

Streamlined Environmental Review. For residential development projects with subdivisions and other required discretionary entitlements under State Law, the City of Alameda utilizes a streamlined environmental review process to expedite the environmental review of projects. Streamlined review utilizes prior environmental documents and the use of categorical exemptions to expedite the environmental review for new housing projects and reduce the time and cost of preparing environmental documents.

Streamlined, Objective, and Consistent Project Review Processes. In 2021, the Planning Board adopted Objective Design Review Standards for the review of multifamily residential development. The objective design review standards supplement the objective development standards (e.g. height limit, lot coverage, setback, etc) defined in each zoning district. In combination, the two sets of standards (design and development) provide for a streamlined and efficient project review process by ensuring that applicants know and understand the city's requirements and the ensuring that the project review and approval process is objective, efficient, and consistent. where objective design review standards are required by state law

The City of Alameda offers pre-application meetings to anyone with a proposed project prior to submission of formal applications to better define the information needed to review a project. Pre-application meetings have helped to shorten the review process and allow for better communication between applicants and the City.

SB 330 Project Review. The City of Alameda permitting process is consistent with Senate Bill 330, the Housing Crisis Act of 2019. Consistent with SB 330, housing developments for which a preliminary application is submitted that complies with applicable General Plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted.

SB 35 Project Review. The City processes SB 35 applications consistent with Senate Bill 35. In 2020, the City successfully processed and approved its first and only SB 35 project to date. The project at North Housing for the Alameda Housing Authority entitled 586 residential units. The City will also establish a written policy or 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 California Government Code Section 65913.4 (Program 25)

Building Permit Review. The City of Alameda has adopted and administers the California Building Standards Code. The City of Alameda building permit review process ensures project compliance with State of California plumbing, electrical, mechanical, building, and other building code requirements. For large residential subdivisions, the construction permit plan check usually involves the review on the model homes for each discrete floor plan. This review process is typically completed in less than six weeks. During the plan check review, all plan check comments are posted electronically on the City's e-permit portal, and may be accessed online at any time to facilitate the approval process. After the plan check for model



City of Alameda

homes have been completed, the construction permits for the individual homes are issued after a simple review of the plot plan.

The City has modified some sections of the Uniform Administrative Code, California Building Code, California Electrical Code, California Plumbing Code, and the California Mechanical Code. Modifications include changes to the appeals process, permit expiration dates, permit fees, and other minor changes. None of the modifications to the Uniform Code constitutes a constraint on the development of affordable housing.

Table E-6 shows the typical permit timelines for the different types of permits.

**Table E-6 Timelines for Permit Procedures**

Type of Approval or Permit	Typical Processing Time (Time from submittal of complete application to project approval)
Ministerial Review	One to 5 days
Administrative Design Review, Administrative Use Permit, or Administrative Variance. (Single-family homes in a rear yard or vacant lot and alterations to existing homes and multifamily buildings.)	30 to 45 days
Planning Board Review of Project Entitlements, including subdivision tentative map, development plan, and design review for new multifamily projects with two or more new units in new buildings. (Projects with use of prior environmental document or categorical exemption.)	45 to 60 days
Planning Board Review of Project Entitlements, for projects requiring General Plan amendment, Zoning Code amendment, or site-specific environmental studies (e.g., borrowing owl, tribal lands, etc.)	60 days to 270 days.

Source: City of Alameda, 2021

Building Permit Review and Plan Check. The Planning, Building and Transportation Department is able to complete its review of the construction drawings for a building permit within 40 days of submittal (Table E-7). The amount of time between the completion of the review and the issuance of a Building Permit is determined by the speed at which the applicant is able to make any necessary corrections to the Construction Drawings and resubmit for approval and Building Permit.

**Table E-7 Typical Building Permit Processing Timeline by Project Type**

Type of Approval or Permit	Typical Processing Time (Time from Construction Drawing Submittal to Plan Check Review Completion)
Residential Addition	40 days
New Single-family home	40 days NA
New Multifamily building	40 days

Source: City of Alameda Building Department, 2022

but Planning may refer projects to Planning Board for approval  
 City of Alameda

Table E-8 lists the review authority for various applications in the City of Alameda. ~~Minor~~ Design Review, ~~Minor~~ Use Permits, and ~~Minor~~ Variances are reviewed and approved by the Planning Director, with the right to appeal to the Planning Board. ~~Major Design Review (projects with multiple buildings or new buildings on major corridors is conducted by the Planning Board, with appeal to the City Council.~~

**Table E-8 Review Authority**

Type of Decision	Role of Review Authority		
	Director	Planning Board	City Council
Zoning Clearance	Decision	Appeal	Appeal
<del>Minor</del> Design Review/Use Permit/Variance	Decision	Appeal	Appeal
<del>Major</del> Design Review/Use Permit/Variance	Recommend	Decision	Appeal
Development Plan with 2 or more new buildings	Recommend	Decision	Appeal
Tentative Parcel Map	Recommend	Recommend	Decision
Final Map	Recommend	N/A	Decision
Master Plan	Recommend	Recommend	Decision
Development Agreement	Recommend	Recommend	Decision

Source: City of Alameda Municipal Code 2022

## Off Site Improvements

All development in Alameda is urban infill development on sites that have been previously occupied by prior uses. Therefore, off-site improvements to serve the project are generally limited to project frontage sidewalk, curb improvements, and in some cases project intersection improvements to address public health and safety impacts of the project pedestrian, bicycle, automobile, and/or truck traffic.

Per the City of Alameda subdivision ordinance, the applicants may choose to propose new public streets to be maintained by the City of Alameda or new private streets with public access easements to be maintained by the project. In cases where the applicant proposes public streets to be maintained by the City, the streets must meet the specific size standards articulated in the Subdivisions Ordinance. The Ordinance allows for a minimum width of two lanes with sidewalks for a total width of 36 feet. Several developers have proposed privately maintained streets and alleys as narrow as 20 feet. These proposals have been approved by the City of Alameda provided that adequate access is provided for fire safety. Based upon recent proposals submitted by the development community for a variety of housing sites throughout Alameda, it is apparent that the off-site improvements required for housing development is not a constraint on housing development.

## Citywide Development Impact Fees and Permit Processing Fees.

### Citywide Development Impact Fees.

In 2019, the City prepared a new nexus study and updated its Citywide Development Impact Fee (CDF) ordinance. The CDF represents a fair share contribution to a specific list of public infrastructure improvements, park improvements, and public safety facility improvements necessary to support projected growth in Alameda. Table E-9 illustrates the citywide Development Fee structure.



Table E-11

## Planning and Development Fees

CHECK FEES DISTINCTIONS FOR  
MAJOR / MINOR ABOLISHED  
YEARS AGO.

Fee Category	Fee Amount
Zoning Clearance	0
Certificate of Compliance	\$433
Appeals	\$1,082 + \$1,000 deposit Time & Material @ \$216 per hr
Conditional Use Permit (Major)	\$2,435
Conditional Use Permit (Minor)	n/a
Design Review (Major)	\$1,515 to \$2,868
Design Review (Minor)	\$649
General Plan Amendment (Text or Map)	\$8,400 deposit
General Plan Amendment (GPA/Rezone Combined)	\$8,400 deposit
Variance	\$2,435
Zoning Amendment	\$8,400 deposit
Lot Line Adjustment	\$541 + \$2,000 deposit
Subdivision	\$6,000 deposit
Subdivision Final Map	\$6,000 deposit
Information Assessment	
CEQA EIR	Actual Cost
CEQA ND or MND	Actual Cost
CEQA Exemption	No Cost

Source: City of Alameda Schedule of Fees 2022

### Available Infrastructure

With all sites identified for planned housing development already served by utilities, and requirements in place for infrastructure improvements for all new development, infrastructure does not pose a constraint on development of those sites within the eight-year planning period.

### Water and Wastewater

All of the Housing Element housing opportunity sites are already served by utilities, with existing infrastructure in place. The East Bay Municipal Utilities District (EBMUD) provides potable and reclaimed water, and wastewater conveyance and treatment. EBMUD has provided water assessments for a number of the sites and has determined that adequate water supplies exist to accommodate Alameda's water needs. Solid waste, recycling, and organics collection are managed through a franchise agreement with Alameda County Industries (ACI) and a solid waste disposal service contract with Waste Management.

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May 9, 2022

By electronic transmission)  
Mayor, City Council & Planning Board  
City of Alameda  
2263 Santa Clara Ave.  
Alameda, CA 94501

Subject: Comments on Item 6-B City Council Agenda of 5-3-22 & Item 7-C Planning Board  
Agenda of 5-9-22

Mayor Ashcraft, City Council and Planning Board Members,

I am writing to encourage you to remove the proposed blanket upzoning of Zones 2 - 6 from the Draft Housing Element. According to the housing element, the upzoning is needed to obtain 270 non-ADU housing units to help us get to the required 5,353 RHNA units required of Alameda by the State plus a 20% "buffer" for a total of 6,413 units.

This is unnecessary and it is overkill.

The Draft Housing Element's "Housing Sites Inventory (Appendix E)" provides for the construction of 6,143 units in the next eight years, a buffer of 790 units over the required 5,353 units. And Appendix E assumes the construction of 50 ADUs per year which is too low. In 2021, 79 ADU permits were issued and this number is only going to increase as people become aware of the new laws. Real estate speculators are already approaching homeowners to encourage them to cash in on the opportunity. We will not need the 270 units to reach our RHNA numbers plus a 20% "buffer".

Blanket upzoning along with the proposed 60 foot height limits along Park and Webster Streets and along transit corridors could result in massive buildings constructed in modest neighborhoods.

Just imagine paying over \$1 million dollars for a two bedroom starter home and learning that a developer has purchased the lot or lots next to you, proposed a 60 foot building, applied for a density bonus and can now go higher without any local design review on the structure. Your sunny garden is now in deep shade, you will be fighting for parking and you will have people



peering down into your lot. There is a reason why residents plant walls of “Japanese Sky Pencils” and pittosporum along the borders of their lots.

What Alameda needs is more affordable housing, not more market rate units. Market rate units and spiraling prices don’t even benefit those of us who already own homes, because we still can’t move freely due to high costs.

In addition, as you discuss the Draft Housing Element, I have three questions for you:

1) Where will the water for the new units come from? We are in the middle of the worst drought in the West in 1,200 years. And East Bay MUD is allowing residents 1,646 gallons of water per unit per day before penalties kick in. That’s a lot of water.

2) How will people move around? Highways, bridges and many of our city streets are gridlocked at many times of the day. You can sit through 5 - 6 red lights to get onto the Park Street Bridge from Blanding Avenue during the commute. Adding more people just creates more gridlock and more desperate people late for appointments or to pick up their children from daycare. And where will people park when they arrive home?

3) Where will all the garbage cans go? Right now in my only moderately parking dense neighborhood, there is not enough space for all the bins on garbage day and bins block driveways forcing people to do a dance to get out of their driveways. What happens when you add a 60 foot building?

Please do not blanket upzone our Zone 2 - 6 neighborhoods. We can always do targeted upzoning later, if it becomes clear that we will not meet our RHNA numbers. Please restrict heights on buildings to 40 feet and require set-backs to preserve views and neighborhood character. Please do not tie height limits to bus routes which can easily be moved, leaving a legacy of large boxy buildings.

Very truly yours,

Birgitt Evans