

**CALIFORNIA  
RENTERS LEGAL  
ADVOCACY AND  
EDUCATION FUND**

**November 7, 2022**

**City of Alameda  
2263 Santa Clara Avenue  
Alameda, CA 94501**

**Re: Proposed Housing at 300 Mosley Road.**

Dear Planning Board and City Attorney:

The California Renters Legal Advocacy and Education Fund (CaRLA) submits this letter to inform the Alameda Planning Board that they have an obligation to abide by all relevant state housing laws when evaluating the proposed 300 Mosley Road housing development. The Housing Accountability Act (GOV 65589.5) requires approval of zoning and general plan compliant projects unless findings can be made regarding specific, objective, written health and safety hazards.

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit; it will bring increased tax revenue, new customers to local businesses, decarbonization in the face of climate crisis, but most importantly it will reduce displacement of existing residents into homelessness or carbon-heavy car commutes.

CaRLA is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. Consistent with the general plan, the proposed development will provide badly needed housing, complement surrounding townhome development, and enhance the streetscape through the provision of pedestrian facilities and thoughtful landscaping. In addition, the proposed development will provide residents with several on-site amenities, including a community lounge, fitness room, and protected children's play areas.

While no one project will solve the regional housing crisis, the proposed 300 Mosley Road development is the kind of housing Alameda needs to mitigate displacement, provide shelter for its growing population, and arrest unsustainable housing price appreciation. You may learn more about CaRLA at [www.carlaef.org](http://www.carlaef.org).


Sincerely,



**360 Grand Ave #323, Oakland 94610  
[hi@carlaef.org](mailto:hi@carlaef.org)**

Dylan Casey  
CaRLA Executive Director

Sincerely,

A handwritten signature in blue ink, appearing to read 'CW', is positioned above the name Courtney Welch.

Courtney Welch  
CaRLA Director of Planning and Investigation



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11/8/2022

Alameda Planning Board  
2263 Santa Clara Avenue  
Alameda, CA 94501

reed@yimbylaw.org  
Via Email

Re: 300 Mosley Avenue  
APNs: 74-905-10-5 and 74-905-12-8

Dear Alameda Planning Board,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the Planning Board has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The project will consist of a 7-story multi-family building with 227. 14 units will be deed-restricted affordable at the Moderate Income level, 8 at the Low Income level, and 10 at the Very Low Income level.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The script is fluid and cursive, with a large initial 'S' and a decorative flourish at the end.

Sonja Trauss  
Executive Director  
YIMBY Law