

City of Alameda

Draft Prohousing Designation Program Application

Application Checklist

	Yes	No
Application Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification and Acknowledgement	<input type="checkbox"/>	<input type="checkbox"/>
The Legislative Information form is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Threshold Requirements Checklist is completed.	<input type="checkbox"/>	<input type="checkbox"/>
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See Appendix 1 for the Formal Resolution for the Prohousing Designation Program form.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If applicable, the Proposed Policy Completion Schedule is completed. (See Appendix 2 .)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The Project Proposal Scoring Sheet is completed. (See Appendix 3 for the Project Proposal Scoring Sheet and the Sample Project Proposal Scoring Sheet.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional information and supporting documentation (Applicant to provide as Appendix 5)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Application Information

Applicant (Jurisdiction):	City of Alameda
Applicant Mailing Address:	950 W. Mall Square, Suite 205
City:	Alameda
ZIP Code:	94501
Website:	https://www.alamedaca.gov/Departments/Housing-and-Human-Services
Authorized Representative Name	Jennifer Ott
Authorized Representative Title:	City Manager
Phone:	510-747-4705
Email:	jott@alamedaca.gov
Contact Person Name:	Lisa Fitts
Contact Person Title:	Housing and Human Services Manager
Phone:	510-747-6884
Email:	lfitts@alamedaca.gov
Proposed Total Score (Based on Appendix 3):	82

CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. _____), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: _____

Name and Title: Jennifer Ott, City Manager

Date: _____

Legislative Information

District	Number	Legislators Name(s)
State Assembly District	18	Assemblymember Mia Bonta
State Senate District	9	Senator Nancy Skinner

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

	Yes	No
The applicant is a Jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has adopted a Compliant Housing Element.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Proposal
Category 1: Favorable Zoning and Land Use

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely	2

	Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing this policy, especially in areas with existing industrial and polluting uses.	
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	1
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1

Project Proposal
Category 2: Acceleration of Housing Production Timeframes

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by	2

	applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	1
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1
2K	Establishment of a standardized application form for all entitlement applications.	1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	1
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1

Project Proposal
Category 3: Reduction of Construction and Development Costs

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3

3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1

Project Proposal
Category 4: Providing Financial Subsidies

Category	Prohousing Policy Description	Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own	2

	funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, “regularly” shall be defined as at least annually, and “significant” contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, “regular use” can be demonstrated through the number of units preserved annually by utilizing this funding source.	2
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	2
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1
4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1

Project Proposal Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012)).	1
4	Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.	1
5	Rezoning and other policies that support intensification of residential development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1

Appendix 3: Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet

Project Proposal Scoring Sheet

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
1A	Amend municipal code and rezone parcels to support construction of at least 4,000 units	E	Ordinance 3333; Programs 1-4 of Housing Element	https://www.alameda2040.org/housing ; https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE	3	5, 7	1	4
1B	Transit-Oriented Housing Waiver provides no maximum density for property within ¼ mile of transit corridor, even if zoned single-family	E	Zoning Ordinance	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE_30-5GEPREX_30-5.10TRORHOWA	3	1	2	5
1E	Adaptive Reuse Residential Density Waiver allows additional ADU production allowed in existing space conversions	E	Zoning Ordinance	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE_30-5GEPREX_30-5.11ADREREDDEWA	2	1	2	4
1F	Off-Street Vehicle Parking Regulations that establish no minimums and low maximums for residential use, plus accessible parking, electric vehicle charging, bicycle parking, and TDM (transit passes)	E	Zoning Ordinance	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE_30-7OREPAELVECHTRDEMARE	2	1	2	4
1G	Program H-3 of the Housing Element, and Figure D-1 show the overlap of housing development opportunity sites and higher resource areas that were rezoned for higher density / affordable housing	E	Housing Element and Zoning Ordinance	https://irp.cdn-website.com/f1731050/files/uploaded/2023-2031-city-of-alameda-adopted-housing-element.pdf	2	1	2	4
1H	Commercial zoning allows residential uses throughout the city, particularly at large shopping centers and a minimum density of 30 units / acre	E	Zoning Ordinance	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE_30-4DIUSRE_30-4.9ACOCODI	1	1	2	3

1I	Multifamily zoning districts were modified to increase density and FAR/lot coverage and reduce open space requirements	E	Zoning Ordinance	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE_30-4DIUSRE	1	1	2	3
1K	Inclusionary housing ordinance (AMC 30-16) requires 15 percent affordable housing requirement on all projects over 5 units in size in Alameda Program 7 of the Housing Element workplan includes study to amend the existing ordinance to comply with AB1505.	E P	Housing Element / Zoning Ordinance	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE_30-16INHOREREPR https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/ab_1505_final.pdf	1			1
2A	Established ministerial design review pursuant to adopted Objective Design Review Standards for all residential projects that meet the eligibility criteria provided by Government Code Section 65913.4—	E	Ordinance 3333 and 3027	https://www.alameda2040.org/housing ; https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE	3	5	1	4
2B	Alameda Point has been cleared for development of over 1,000 units with program-level EIR	E	CEQA	https://www.alamedaca.gov/Departments/Alameda-Point	2	1	2	4
2C	City uses all applicable CEQA exemptions	E	CEQA		2			2
2D	Reduce permit processing and approval times to less than 4 months for reviews not requiring major General Plan amendment, Zoning Code amendment, or site-specific environmental studies	E	Page 217 of Housing Element	https://www.alameda2040.org/housing ; https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE	2	5	1	3
2F	Program 8 of the Housing Element establishes priority processing for affordable special needs housing	E	Housing Element	https://irp.cdn-website.com/f1731050/files/uploaded/2023-2031-city-of-alameda-adopted-housing-element.pdf	1			1
2G	Use Permits and Design Review are delegated to the staff level and there is a	E	Ordinance, Resolution, Procedure		1			1

	standing interdepartmental coordination process							
2H	Objective Design Review Standards were adopted for multi-unit projects	E	Resolution	https://alameda.legistar.com/MeetingDetail.aspx?ID=1103033&GUID=B248C22F-03F9-4E4D-9258-0F767768F08E&Options=info &Search=	1			1
2I	Permit Center has been functioning for many years as a central permit location along with online permitting software	E	Service / Website	https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Permit-Center	1			1
2J	Standard ADU plans have been approved and ADU planchecks are routed for streamlined review by consultants	E	Service		1			1
2K	Standard forms are available	E	Website	https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Permit-Center/FormsHandoutsVer2	1			1
2L	Website lists are maintained and online mapping/searchable database is available	E	Website	https://alameda.buildingeye.com/planning https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Planning-Division/Major-Planning-Projects https://www.alamedaca.gov/files/assets/public/v/1/departments/alameda/building-planning-transportation/planning/development-forecast-2023.pdf	1			1
2M	Typical housing projects meeting zoning and General Plan can be approved with one public study session and one public hearing at the Planning Board.	E	Page 218 of Housing Element	https://www.alameda2040.org/housing ; https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE	1	5	1	2
3A	For large residential projects with multiple buildings or similar size and design, the Building Department charges the full building permit review processing fee for the review	E	Page 221 of Housing Element	https://www.alameda2040.org/housing ; https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE	3	5	1	4

	of the first building while all subsequent buildings of the same model pay a permit review							
3B	Promote and facilitate accessory dwelling unit (ADU) construction	E	Ordinance 3333; Program 5 of Housing Element	https://www.alameda2040.org/housing;https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE	2	5	1	3
3C	Property owners choosing to use prefabricated accessory dwelling unit designs pay a reduced fee for the building plan check (typically 25% of the normal fee)	E	Page 221 of Housing Element	https://www.alameda2040.org/housing;https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE	1	5	1	2
3E	Transportation and Climate Resilience Program that prioritizes and direct public investments on transportation and transit improvements, street improvements, bicycle improvements, and climate change mitigation and adaptation to lower opportunity areas to improve resilience, facilitate revitalization, and reduce potential displacement risk related to infrastructure conditions	E	Page 39 of Housing Element	https://www.alameda2040.org/housing;https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE	1	1, 2	3	4
3F	30% of all units in a new development of five or more units shall include: an accessible exterior and interior access to an accessible entry, bathroom, common use room, bedroom, kitchen, common or private open space, laundry facility, and adaptable internal stairs	E	Zoning Code: 30-18.4b - Universal Design.	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE_30-18UNREDE_30-18.4NECORE	1			
3H	Use of the density bonus ordinance, application process streamlining, Citywide Development Fee waivers, and amendments to the	E	Program 8 of Housing Element	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE_30-18UNREDE_30-18.4NECORE	1	5, 7	2	3

	Alameda Subdivision Ordinance (AMC Section 30-73 Real Estate Subdivision Regulations) c to encourage affordable housing							
4E	At least 80% of the area of the 34.5 acres to be developed by RESHAP and West Midway will be used for the development of housing, and at least 40% of total housing units are restricted to low and very low income as specified under Government Code section 37364.	E	City Council Public Hearing – Resolution	https://alameda.legistar.com/LegislationDetail.aspx?ID=6281006&GUID=AD224E0F-827F-4D7C-9F82-0BAE9B896671&Options=ID%7CText%7C&Search=surplus+land+act*&FullText=1	2	4, 6	1	3
4F	Community Facilities District CFD No. 17-1 (Alameda Point Public Services District) supports the entitled and newly constructed residential units in Alameda Point of which more than 20% are designated as affordable lower-income households, earning less than 80% Area Median Income (AMI).	E	Recorded CFD 17-1 Affordable Housing Agreement for Site A Affordable Housing Agreement for West Midway		2	1, 4	2	4
4H	The Successor Agency to the former redevelopment agency and the City Council have jointly directed residual redevelopment funds to accelerate the production of affordable housing by annually adopting the Recognized Obligation Payments Schedule (ROPS) to support preservation of an existing affordable senior rental development and funding new construction of affordable housing.	E	Countywide Oversight Board – Resolution	https://alameda.legistar.com/LegislationDetail.aspx?ID=6446601&GUID=96FD184C-A03D-49E5-A630-875CEA91DA0E&Options=ID%7CText%7C&Search=rops&FullText=1 https://www.acgov.org/bc/cob/documents.htm	1	7	1	2
4I	Alameda Affordable Housing Trust Fund: a local Housing Trust Fund (HTF) that secures	E	Local Housing Authority Resolution	https://www.alamedahsg.org/about-us/alameda-affordable-housing-corporation#trust-fund-info	1	8	1	2

	new funding sources to build affordable housing developments throughout the City of Alameda.							
4K	City of Alameda Permanent Local Housing Allocation (PLHA) Plan Provides operating subsidies for permanent Supportive Housing. City of Alameda CARES Team provides emergency rental assistance and subsidies to prevent individuals and families from losing their homes or securing housing	E	Page G-2 of the Housing Element	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXDERE_ARTIZODIRE_30-18UNREDE_30-18.4NECORE	1	8	1	2
4L	Developers of nonresidential projects may pay an affordable housing fee in lieu of providing units. The funds shall be used to pay for programs and activities to expand affordable housing opportunities for low- and moderate- income persons, earning up to 80% of the Area Median Income (AMI).	E	Alameda Municipal Code Chapter 27 27-1.3: Definitions 27-1.4(b): Payment in Lieu Fees	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXVIIDEFE	1	7	1	2