

Housing Element Update: 2015-2023

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19 UNITS FOR VERY LOW INCOME INDIVIDUALS WITH DISABILITIES.



The Regional Planning Context

Climate is Changing

- SB 375
- Land Use, Housing, + Transportation

Region is Changing

- 2.1 million added by 2040
- Regional Plan

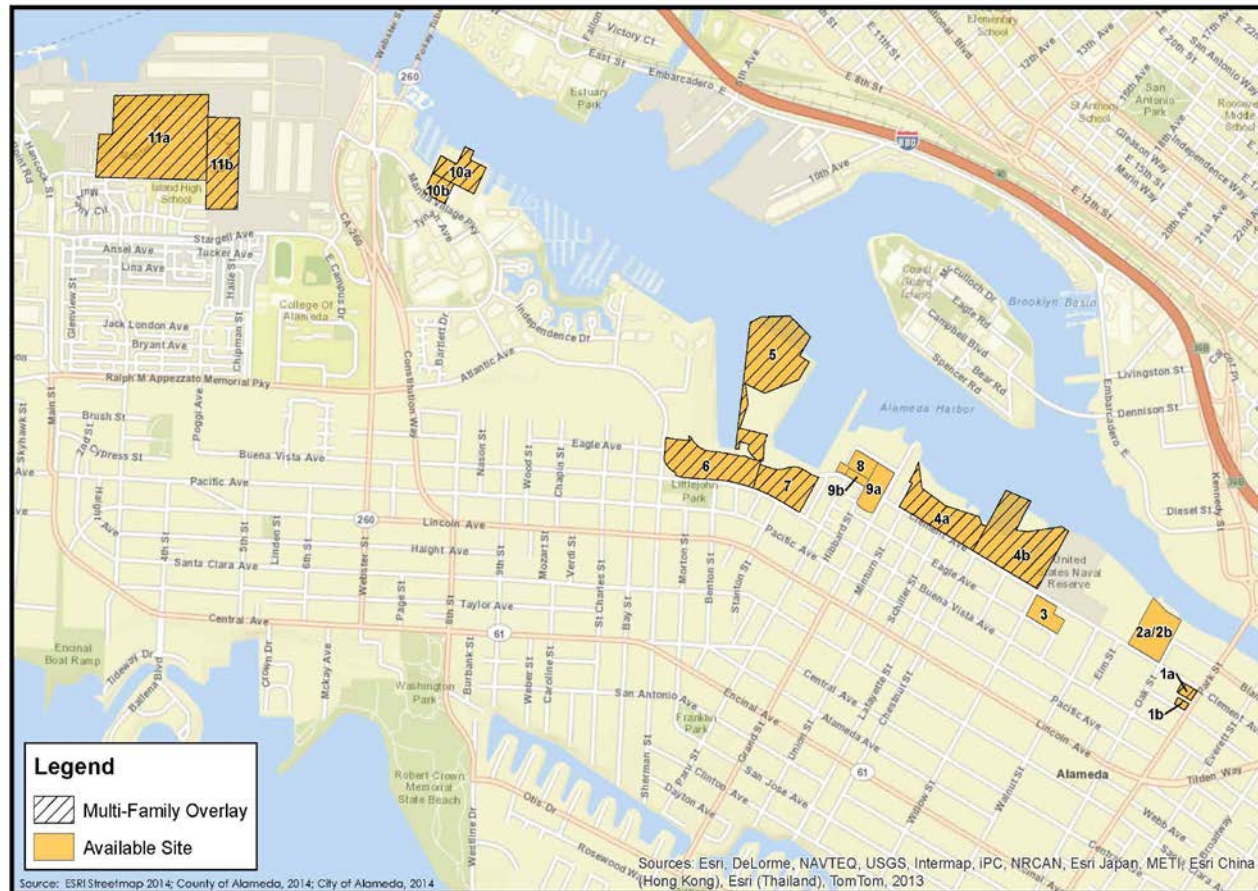
Housing Elements Required

- 8 year cycle
- Regional Funds.
- \$200,000 for Estuary Park.



Housing Element: In Compliance

2012 Element
No Re- zonings
Achievable Programs
1,725 Units
Issues:
Public Process
Transportation
Rents Control



Public Process and Public Hearings

2012 Housing Element Update

Feb. 2014 – Public Review

Meetings with Groups

March 2014 – Planning Board +
Housing Authority Board of
Commissioners

April– Planning Board +
Commission on Disability

June 9 2014 – PB Public Hearing.

July 2014 – City Council Public
Hearing and Decision



Transportation and Housing

We Agree:

- We must plan for transportation
- Traffic is worse
- Bay Area has grown by 1 m.
- I-880 Congestion is up
- Alameda Commute times are up

But, in Alameda:

- Housing Units increased by 9 % (1,860)
- Population is down by 9% (-2,647)
- Tube traffic is down

Conclusion:

- Regional Growth, not Local Housing is biggest traffic problem.
- Traffic will get worse even without housing
- Housing is part of solution.



Transportation Plan

No new freeways, bridges, or tubes.

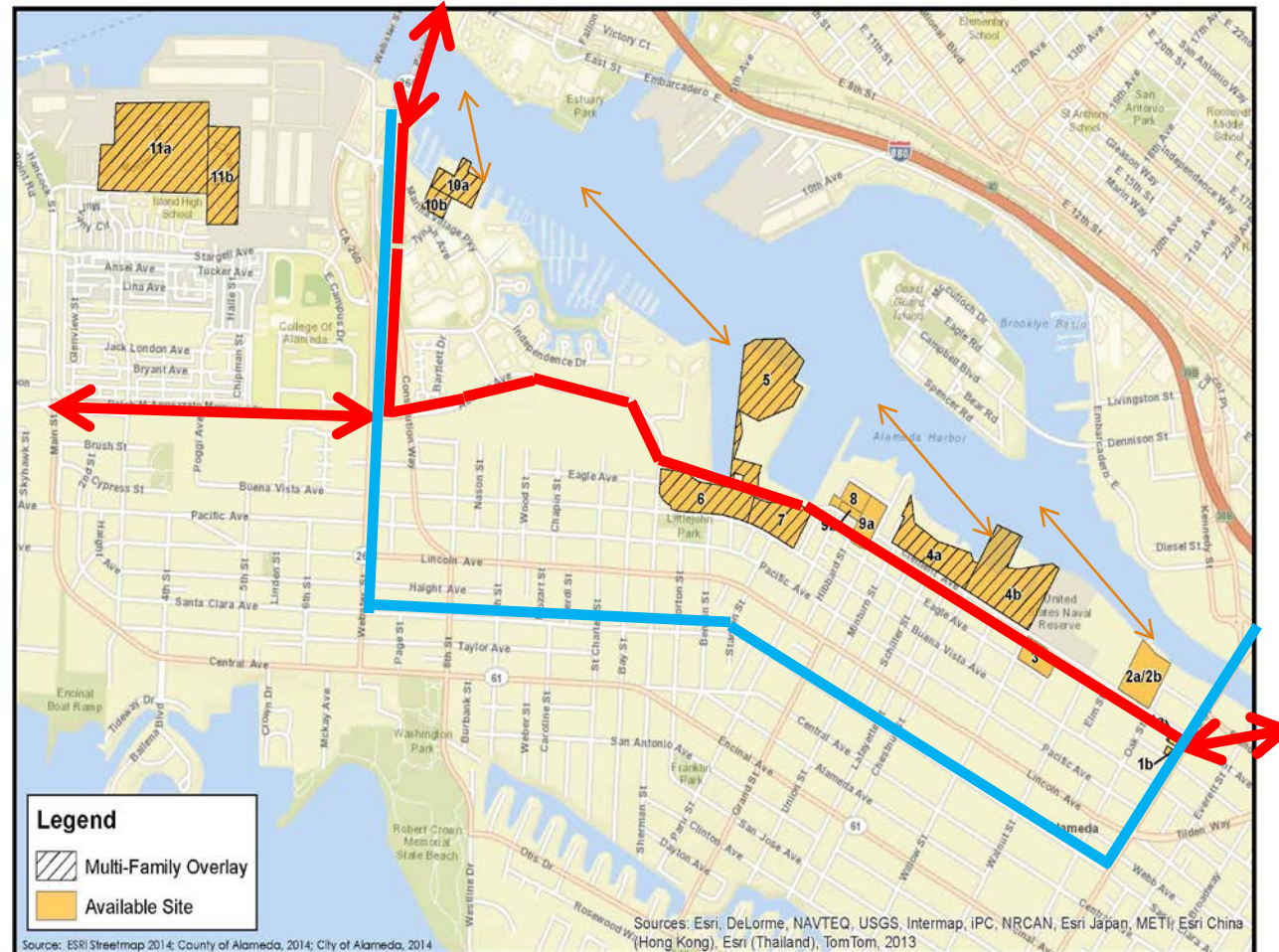
More Jobs

Fund more transportation options

- Northern Waterfront Transportation
- \$8K - \$1m. annual operating budget
- Regional funds
- Neighborhood Buy In

Transit Oriented Development

- Mixed Use
- Parking Design



Rent Stabilization Task Force

Agree: Let's Talk: Task Force

Identify Problems

Identify Solutions

Build Consensus

Disagree: A Housing Element Program?

Staff Recommendation and 4-3 PB

Not a Specific "Fix".

No Specific Objective

No Specific Budget

Impacts on other Programs

Impact on Housing Element Compliance



Recommendation:

Hold Public Hearing

Approve Housing Element
