

Housing and Transportation:

An ongoing discussion



January 6: 2015 (Del Monte Hearing)

- Is there a problem with the Density Bonus ordinance?
- Do we need a moratorium on density bonus housing projects?
- Is our transportation system ready for more housing?

Public Presentation Outline

Housing:

- State Housing Obligations
- State Density Bonus and Recommendations
- State Limitations on Moratoria
- Housing Development in Alameda
- Transportation and Housing



Transportation:

- Transportation Plans and Programs
- Next Steps and Recommendations



California: Housing, Climate Change, and Transportation

Statewide Concerns

- Housing - Climate Change - Transportation \$\$\$
- Housing Element Certification Process
- Housing Element and Zoning and RHNA

Penalties for non-compliance:

- Deficient General Plan
- Lawsuits (Pleasanton example)
- Court approved projects
- Compounding RHNA
- Cut off from State funds:
 - Parks
 - Transportation
 - Infrastructure and Sea Level Rise

City in compliance - Housing Element Certified



California Affordable Housing Density Bonuses: Is there a Problem?

State Law

- The City must incentivize affordable housing, must grant bonuses
- State law trumps local law

Local DBO Ordinance – 2009

- Gateway Project - No Housing.
- Marina Shores, Oakmont - Didn't Max. No bonus.
- Del Monte, 2100 Clement, Boatworks – 22% not 35% (Alameda Landing)
- No 35% bonus to date

Large Complex Projects in Alameda:

- Master Plan: Phased Development
- Subsequent Submittals and Decisions

Alameda DBO: Submittal Requirements

- Normal Projects
- Master Plan projects
- Recommended Revisions



Moratorium on Density Bonus Applications?

State Law

- Is time necessary to study issues and make changes?
- Is the Health and Safety of the community at risk?

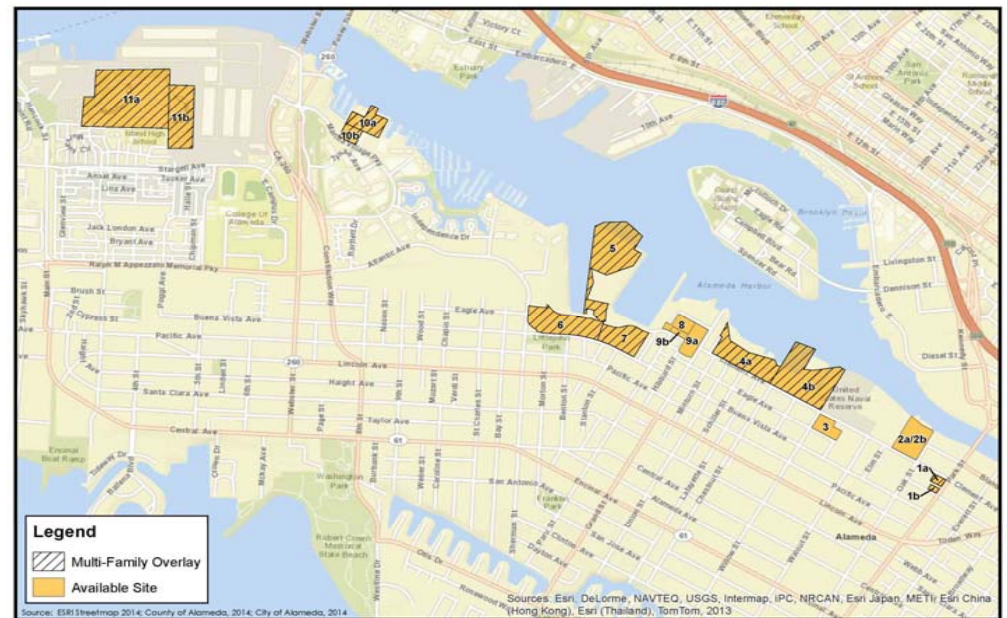
Alameda DBO

- State DBO Law governs.
- 4/5th Vote for 45 days. Planning is never done.
- Affordable Housing is not a health and safety problem
- Traffic delay is not a health and safety problem



Is our Transportation System Ready for more Housing?

Is there a Plan?



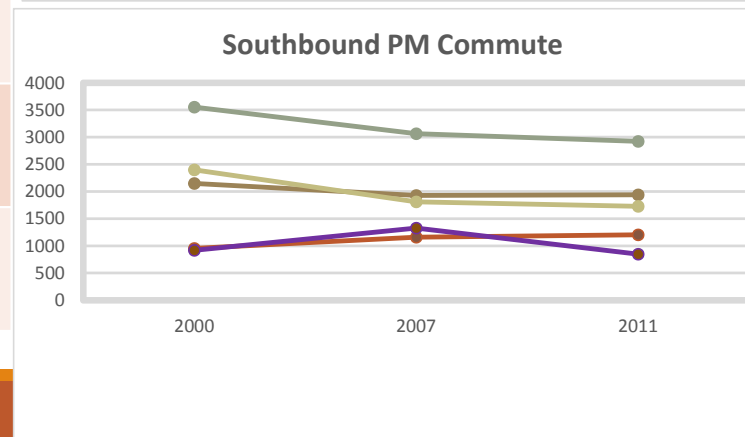
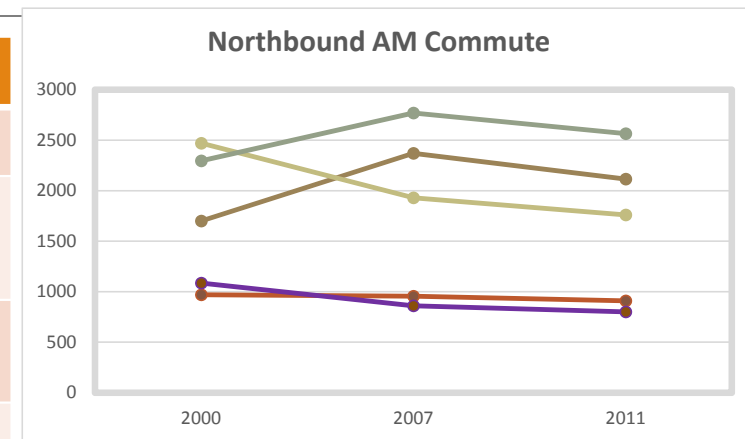
Priority Development Areas

Housing Opportunity Sites – Why no Alameda Point?

Housing and Traffic in Alameda 1990-2010

Traffic Delays, Traffic Volumes, and Housing

	1990	2010	Percent Change
Alameda Housing	30,520	32,351	Up 6%
Alameda Population	76,459	73,812	Down 3.5%
Alameda Trips	Lots	Lots	No Real Change
Bay Area Population	6.1 million	7.2 million	Up 15%
Alameda Traffic Delay	Bad	Worse	Traffic Delay is Worse
Alameda Housing Costs	Expensive	Much More Expensive	Housing Costs are Up



Housing In Alameda: 2015 -2023

Under Construction, Approved, and Applied

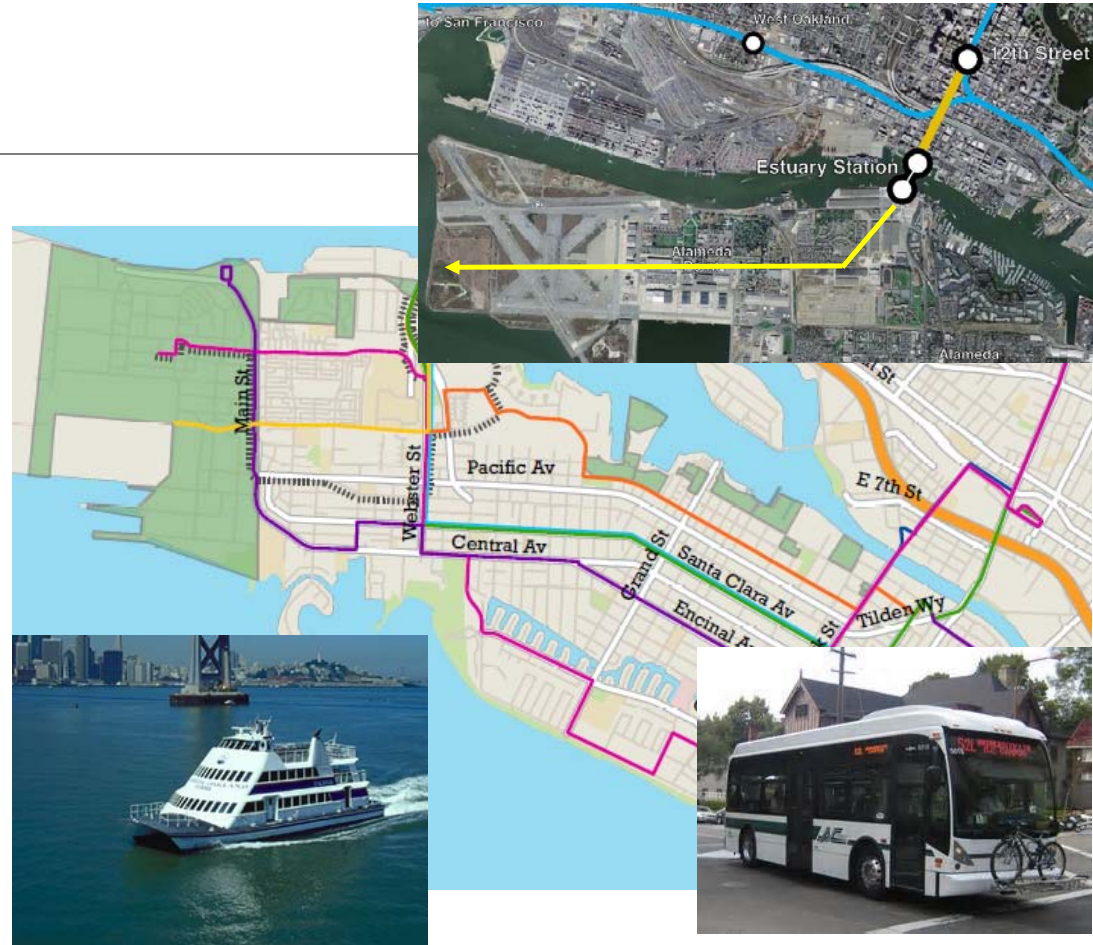
	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Oakmont Seniors	25									25
Alameda Landing	54	120	111							285
Marina Shores	29	60								89
Del Monte			75	75	75	75	80			380
2437 Eagle Ave				22						22
Alameda Point Site A				100	150	150	150	150	100	800
Boatworks				82	100					182
2100 Clement			30	28						58
Total	108	180	216	307	325	225	230	150	100	1,841

- 6% housing increase
- 6% population Increase
- RHNA
- Rents

What about Transportation?

The Big Picture

- Build Transportation Improvements for 100%, not just 6% new residents
- Comply with State Housing Req.s.
- Receive State Funds
- New Development funds transportation Improvements
- Transit Oriented Design
- Build Partnerships
 - AC Transit Expansion
 - WETA Expansion
 - BART Expansion
 - TMAs + Expanded Services



Will People Use Transit?

Transportation and Bay Area Will Continue to Evolve and Grow.

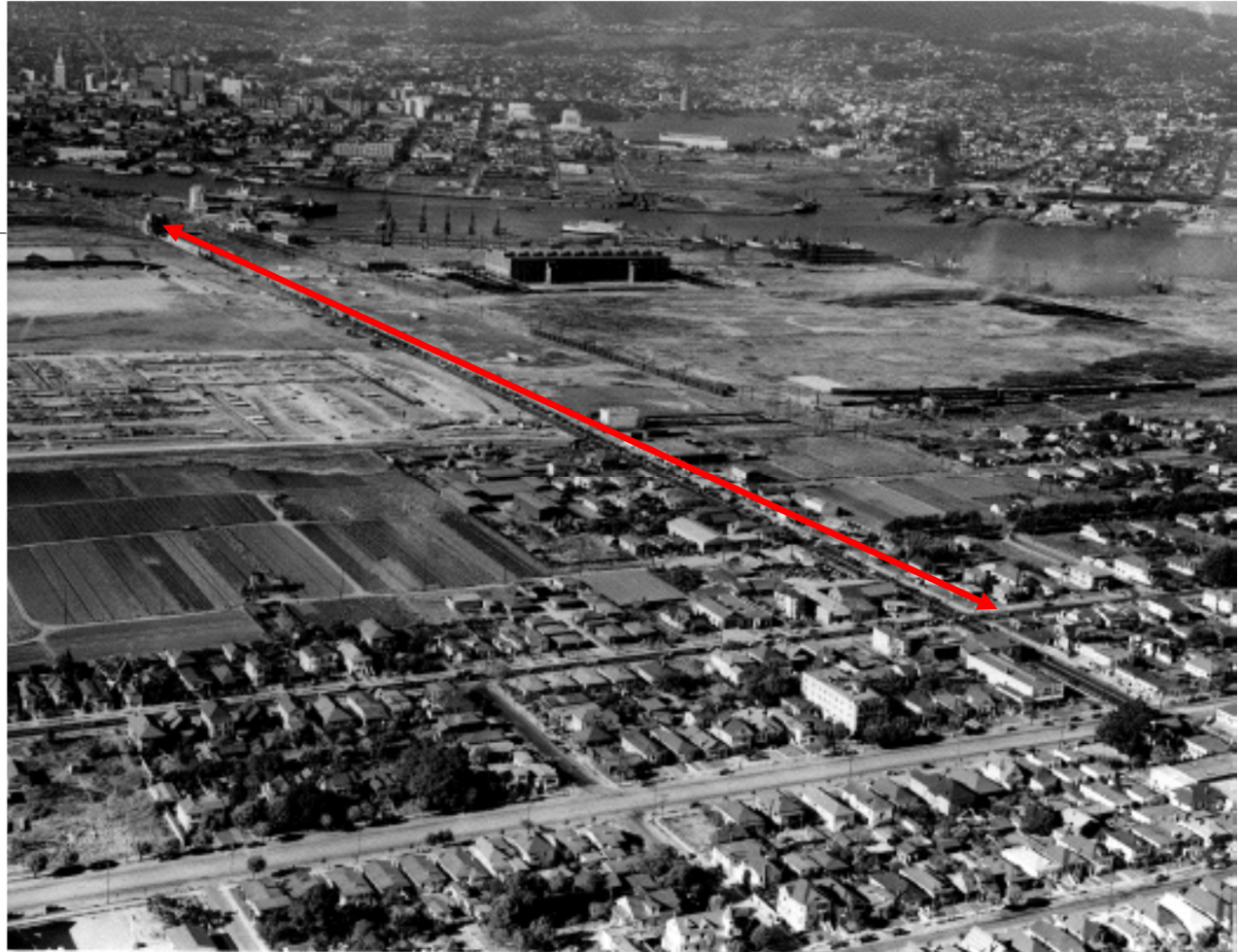
- Ferry Service UP. 39% and 24% in 2 years
- BART Ridership Up.
- AC Transit Expansion Plan - Measure BB passes.
- In 2010, HB Business Park Shuttle begins.
- In 2012, Cross Estuary Shuttle begins.
- In 2013, Alameda Landing shuttle begins.
- In 2014, Marina Village shuttle begins
- Northern Waterfront - \$450 SF and \$350 per unit per year.
- Alameda Point -Seaplane Lagoon Terminal and BRT to Oakland.



Alameda and Traffic: The Island Experience

Island Geography

- A blessing and a traffic challenge
- 1935 - Cars backed up to Buena Vista



Recommendations:

Direct Staff to Process DBO
Amendments.

Direct Staff to Pursue Additional
Transportation Planning

