

# DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

## CITY OF ALAMEDA ANNUAL HOUSING ELEMENT PROGRESS REPORT

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**Reporting Period:**

January 1, 2014 to December 31, 2014

**Submitted to:**

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-and-

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# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** City of Alameda

**Reporting Period** 1/1/2014 - 12/31/2014

**Table A**

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3					1	54					
(10) Total by income Table A/A3					1	54					
(11) Total Extremely Low-Income Units*											

\* Note: These fields are voluntary

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**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units			1	1	
(5) Total Units by Income	0	0	1	1	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>			1			1	
No. of Units Permitted for <b>Above Moderate</b>	5		49			54	

\* Note: This field is voluntary

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## *Housing Element Implementation*

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**Jurisdiction** City of Alameda

**Reporting Period** 1/1/2014 - 12/31/2014

**Table B**

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2014										
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	444											444
	Non-deed restricted												
Low	Deed Restricted	248											248
	Non-deed restricted												
Moderate	Deed Restricted	283	1									1	282
	Non-deed restricted												
Above Moderate		748	54									54	694
Total RHNA by COG. Enter allocation number:		1,723	55									55	1,668
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**Table C**  
**Program Implementation Status**  
**01/01/2014 - 12/31 /2014**

Name of Program	Objective	Timeframe HE	Status of Program Implementation
<u>Program 1.1: Annual Review of Policies and Programs</u>	<p>Hold an annual public hearing in February or March before the Planning Board to review and consider improvements to the development review process and requirements to ensure that processes and requirements do not create unnecessary costs or delays and increase the cost of housing in Alameda. The review shall include an assessment of at least: inclusionary housing (AMC Section 30-16), density bonus (30-17), multifamily overlay (30-18), Measure A (30-52), Design Review (30-36), and off-street parking (30-7). The review will address impacts on housing costs, adequate incentives, and flexibility of the ordinances. The review will also include a review of the Annual Progress Report on the Housing Element implementation in the format required by the California Department of Housing and Community Development as defined by Government Code Section 65400(a)(2)(B). Based upon the annual review and the Annual Progress Report, the Planning Board will make a recommendation to the City Council recommending any changes to the City's development regulations necessary to support Housing Element implementation or immediately institute any changes in the Planning Board or City staff procedures or processes that are within the jurisdiction of the Planning Board or staff.</p> <p><i>Quantified Objectives: Complete Annual Review and Hold Annual Public Hearing.</i></p>	<i>Annually monitor</i>	Annually, with completion of the City Housing Element Annual Report, the City completes a thorough review of its inclusionary housing, density bonus, multifamily overlay, Measure A, design review, and off-street parking to ensure that processes and requirements do not create unnecessary costs or delays and increase the cost of housing in Alameda.
<u>Program 1.2: Inventory of Housing Sites</u>	<p>Continue to maintain an inventory of available housing sites with residential zoning designations for public information purposes on the City website.</p> <p><i>Quantified Objectives: Update inventory regularly.</i></p>	<i>Ongoing</i>	The housing sites inventory is included in the City's Housing Element which is available on the City's website. As projects come forward, the City will revise the inventory list and provide an updated list for the website.

Name of Program	Objective	Timeframe HE	Status of Program Implementation
<u>Program 1.3 Affordable Housing Development Review and Processing</u>	<p>Facilitate the development of affordable housing, and provide for development projects of 50 to 150 units in size, routinely coordinate with property owners, and give high priority to processing subdivision maps that include affordable housing units. Give priority to permit processing for projects providing affordable housing, and housing for seniors, persons with developmental disabilities, and other special needs groups. Improve development review/processing procedures to minimize, to the extent possible, the time required for review of development projects. This reduction in time will reduce the cost to developers and may increase housing production in the city. The City will utilize the Development Review Team to ensure projects are reviewed in a timely manner.</p> <p><i>Quantified Objectives: Complete Design Review process in three months if no other entitlements required, and subdivision approvals within six months if no other entitlements required.</i></p>	<i>As projects are processed through the Community Development Department</i>	In 2014, the City approved the final design for Stangell Commons, a 32 unit project, affordable to very low- and low-income households. This project planning entitlements were completed in approximately two months.
<u>Program 2.1 Inclusionary Housing Ordinance</u>	<p>Continue to implement the citywide 15 percent inclusionary requirement.</p> <p><i>Quantified Objective: Provide at least 15% affordable housing in all new housing projects with over five units.</i></p>	<i>Ongoing</i>	<p>The City continues to implement the 15 percent inclusionary requirement on all residential projects of five or more units.. An affordable housing agreement with Tri Pointe Homes was recorded. The agreement provides for 16 moderate income units.</p> <p>An affordable housing agreement with Lennar (Maning Shores) was executed. The agreement provided for 16 inclusionary units.</p>
<u>Program 2.2 Funding for 5-year Pipeline Projects</u>	<p>Continue to maintain and update a 5-Year Affordable Housing Pipeline Projects Report. Continue to seek available funding from state and federal sources for which the projects identified in the 5-Year Affordable Housing Pipeline Project Report are eligible, and for other eligible projects. Pipeline projects include rental housing affordable to extremely low-, very low-, and low-income households.</p> <p><i>Quantified Objective: Update the 2010–2015 Report for</i></p>	<i>Ongoing, as projects come forward and as funding is available</i>	<p>The City's current 5-Year Affordable Housing Pipeline Projects Report covers 2010–2015. An updated report will be presented to City Council in November 2015 which will cover the 2016–2020 time frame.</p> <p>1. The housing authority acquired 2437 Eagle Ave for \$1.2 million and obligated another \$1 million for predevelopment.</p>

Name of Program	Objective	Timeframe HE	Status of Program Implementation
	<i>the period of 2016–2021, and provide financial assistance for one 100 percent affordable housing project biannually.</i>		Successor Housing Asset funds for were used for this 22 unity affordable housing project. 2. The Housing Authority approved a \$2 million construction loan (success on housing asset fund) for Stangell Commons.
<u>Program 2.3 Affordable Housing Unit/Fee (AHUF) Ordinance</u>	Continue to administer the AHUF to support the development of new and rehabilitated housing affordable to very low- and low-income households, and periodically adjust the housing impact fee to keep pace with inflation. <i>Quantified Objective: \$50,000 collected annually for affordable housing.</i>	<i>Ongoing</i>	The City continues to collect the AHUF on all projects. In 2014, the City collected \$476,861.77 on 17 permits.
Program 2.4 Public Private Partnerships	Facilitate the development of affordable housing through public-private partnerships, creative land use strategies, and expedited City permitting and decision making. <i>Quantified Objective: Facilitate one new public private partnership project every other year.</i>	<i>Ongoing</i>	The City facilitated three partnerships in 2014. 1. There is a partnership between the Alameda Housing Authority Tri Pointe Homes, Catellus Development Corporation, and Resources for Community Development for the development of tStargell Commons. This is an approved project and building permits will in pulled by summer 2015. 2. There is a partnership between Tim Lewis Communities and the Alameda Housing Authority for the construction of 31 very low and low-income affordable units at the Del Monte project site. This project was approved and fully entitled in 2015. 3. There is a partnership in the planning stages between Alameda Point Partners, Eden Housing, and the City of Alameda for construction of 200 affordable units at Alameda Point.
<u>Program 2.5 Preservation of At-Risk Housing Units:</u>	Continue to monitor the status of all affordable housing projects and, as their funding sources near expiration, work with owners and other agencies to consider options to preserve such units. The City will also	<i>Ongoing</i>	There were no projects at risk of converting in 2014.

Name of Program	Objective	Timeframe HE	Status of Program Implementation
	provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation. <i>Objectives: Monitor existing units annually.</i>		
<u>Program 2.6 Housing Choice Voucher Program (Section 8):</u>	Continue issuing vouchers and encouraging property owners to participate in this rental assistance program. <i>Quantified Objective: 1,600 households assisted annually.</i>	<i>Ongoing</i>	There were 1,287 households assisted with the HCV program in 2014.
<u>Program 2.7: Utility Assistance Programs</u>	Continue to provide funding assistance to qualified households in need of help with their electric bills. One program is a match-fund program for households with a shut-off notice, and one program assists with up to 25 percent of a monthly bill. <i>Quantified Objective: Provide up to \$100,000 annually to households in need.</i>	<i>Ongoing</i>	The City continues to provide funding assistance to assist qualified households with their electric bills.
<u>Program 2.8 Rent Review Advisory Committee:</u>	Continue to support the Rent Review Advisory Committee (RRAC) efforts to provide voluntary mediation between tenants and landlords in order to moderate rent increases for tenants of all income levels. The RRAC 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 by the RRAC. The Alameda City Council shall annually review the RRAC reports and take any steps deemed necessary or appropriate at that time. <i>Quantified Objectives: Four households assisted annually</i>	<i>Ongoing mediation and annual reports</i>	The RRAC provided mediation for 26 households in 2014. The City Council undertook an initiative to update the RRAC process.
<u>Program 2.9 Employee Housing</u>	Amend the Zoning Ordinance to specifically allow employee housing for six or fewer residents as a permitted use in residential zoning districts, in compliance with Health and Safety Code Section 17021.5.	<i>June 2015</i>	This was completed in June 2014.
<u>Program 3.1 Special Needs Housing</u>	Work with public or private sponsors to identify candidate sites for new construction of rental housing for special needs populations, including persons with physical and developmental disabilities, and take all actions necessary to expedite processing of such projects.	<i>As projects are approved through the Community Development Department</i>	The Oakmont Senior Living project is completed. This project consists of 30 individual units and 22 rooms for more assisted living needs.



Name of Program	Objective	Timeframe HE	Status of Program Implementation
	<i>Quantified Objective: Identify and support two special needs projects between 2014 and 2022.</i>		
<u>Program 3.2 Homeless Shelter Funding</u>	Continue to provide funding assistance to the Midway Shelter, a 24-bed, service-enriched shelter for women and children, for a portion of the shelter's operating costs and for necessary capital improvements. <i>Quantified Objective: Provide up to \$40,000 annually to Midway Shelter.</i>	<i>Ongoing</i>	In 2014, the City granted \$65,907.59 to Building Futures with Women and Children / Midway Shelter.
Program 4.1 In-Law Units and Senior Housing	Continue to support the addition of secondary "In-Law" units for small households or seniors, and use Density Bonus Ordinance provisions to encourage senior housing opportunities on sites in proximity to retail and transit services. <i>Quantified Objective: One secondary unit per year, and two senior housing projects between 2014 and 2022.</i>	<i>As projects are approved through the Community Development Department</i>	The City approved one second unit in 2014.
<u>Program 4.2 Universal Design Ordinance</u>	Consider amendments to the Zoning Ordinance to require universal design elements in all new housing projects of five or more units <i>Quantified Objective: Complete ordinance within one year of Housing Element adoption.</i>	<i>December 2014</i>	The City is planning to have the universal design ordinance ready for public review by Fall 2015.
<u>Program 5.1: Annual Review of Policies and Programs</u>	Implement Program 1.1.		The City completed its 2014 annual report.
<u>Program 6.1 First-Time Homebuyer Program</u>	Continue the First-Time Homebuyer Program which provides down payment assistance to low- and moderate-income first-time homebuyers. The program includes free homebuyer workshops. The workshops cover the complete home-buying process including: Overview of the Home-Buying Process, Credit and Budgeting, Qualifying for a Loan, the City's Down Payment Assistance Program, the Loan Application/Pre-approval Process, Selecting a Home, Role of the Real Estate Agent, Home Maintenance, and Foreclosure Prevention. <i>Quantified Objective: One household assisted biannually</i>	<i>Ongoing, as funding is available</i>	In 2014, there was one below market rate unit sold and one Down Payment Assistance Loan issued, and the City held two first-time homebuyer workshops which had 75 attendees each.
<u>Program 6.2 Alameda County Mortgage Credit</u>	Continue to participate in the Countywide Mortgage Credit Certificate Program, which assists low- to	<i>Ongoing</i>	In 2014, there was one household assisted with the Mortgage Credit Certificate

Name of Program	Objective	Timeframe HE	Status of Program Implementation
<u>Certificate Program:</u>	moderate-income first-time homebuyers to qualify for mortgage loans. <i>Quantified Objective: One to two households assisted annually</i>		Program and two households assisted with the refinancing program.
<u>Program 7.1 Housing Rehabilitation</u>	<p>Continue to administer owner-occupied and rental housing rehabilitation programs:</p> <ul style="list-style-type: none"> <li>• <i>Substantial Rehabilitation Program:</i> Continue to implement the City's Substantial Rehabilitation Program, which creates new rental units in existing vacant or underutilized residential structures.</li> <li>• <i>Housing Rehabilitation Program:</i> Continue the City's Housing Rehabilitation Program, which provides grants and low-interest loans to help low- and very low-income homeowners repair and improve their homes.</li> <li>• <i>Rental Rehabilitation Program:</i> Continue the City's Rental Rehabilitation Program, which provides low-interest loans to help property owners with low- and very low-income tenants repair and improve their units.</li> <li>• <i>Minor Home Repair:</i> Continue to implement the City's Minor Home Repair program.</li> <li>• <i>Accessibility Modification Program:</i> Continue providing grants and low-interest loans to assist eligible seniors and persons with disabilities in making modifications to their residences, allowing the individual to attain greater mobility and remain safely in their home</li> </ul> <p><i>Quantified Objective: Eight units rehabilitated annually for very low- and low- income households.</i></p>	<i>Ongoing</i>	In 2014, there was one household assisted with the Substantial Rehabilitation Program, two households assisted with the Housing Rehabilitation Program, three assisted with the Rental Rehabilitation Program, and 46 assisted with accessibility modifications.
<u>Program 8.1 Amnesty Program</u>	<p>Continue the City's amnesty program, which provides a process to legalize and improve occupied, existing undocumented dwelling units.</p> <p><i>Quantified Objective: Three units legalized annually.</i></p>	<i>Ongoing</i>	The City legalized four units through the amnesty program in 2014.
<u>Program 9.1 Fair Housing</u>	Continue to support fair housing by contracting with a fair housing contractor/provider to counsel tenants and landlords on their rights and responsibilities. Mediate landlord/tenant disputes, and investigate complaints of housing discrimination. Information about these	<i>Ongoing</i>	In 2014, 177 households were assisted with inquiries, complaints, audits, counseling, and conciliations.

Name of Program	Objective	Timeframe HE	Status of Program Implementation
	<p>services is provided by ECHO Housing, a non-profit organization, the Alameda Housing Authority, and the City of Alameda through referral services, brochures, fair housing and tenant rights programs, and the Section 8 program, at the City of Alameda and the Alameda Housing Authority customer service counters and on the City of Alameda and Housing Authority websites.</p> <p><i>Quantified Objective: Assist approximately 300 households annually with inquiries, complaints, audits, counseling, and conciliations.</i></p>		
<u>Program 10.1 New Housing TDM Programs:</u>	<p>Require transportation demand management (TDM) programs and facilities in all new housing developments of at least 10 units or more to reduce local greenhouse gas emissions, vehicle miles traveled, and local traffic congestion. Coordinate existing and future transportation demand management programs to create cost effective and convenient transportation services between new residential development areas, regional transportation services including ferry, BART, and AC Transit, and on-island commercial districts, schools, and parks.</p> <p><i>Quantified Objective: Require of all projects over 10 units in size</i></p>	<i>Ongoing</i>	The City required TDM programs for the 380-unit project at the Del Monte site and for the 89-unit project at Marina Shores.
<u>Program 10.2 Existing Neighborhood Transportation Improvements:</u>	<p>Work with existing transit providers including AC Transit, the Water Emergency Transit Agency (WETA), and existing Transportation Management Agencies to improve transportation services for existing Alameda neighborhoods to reduce local greenhouse gas emissions, vehicle miles traveled, and local traffic congestion.</p> <p><i>Quantified Objective: Improved transportation services for all Alameda residents</i></p>	<i>Ongoing</i>	The City is working on an AC transit extension plan, working with WETA to increase ferry service to Alameda, and working with West Alameda Transportation Management Agency to assist with reducing local greenhouse gas emissions, vehicle miles traveled, and local traffic congestion.
<u>Program 11.1 Transit Oriented Housing:</u>	<p>Use density bonuses, maximum allowed parking requirements, and unbundled on-site parking requirements in new housing projects of 10 units or more, and require on-site secure bicycle parking for project residents to maximize densities on transit corridors.</p> <p><i>Quantified Objective: Require of all projects over 10</i></p>	<i>Ongoing</i>	The 380-unit Del Monte project utilized the density bonus, reduced parking requirements, and on-site bike facilities. It also included a bicycle kitchen.

Name of Program	Objective	Timeframe HE	Status of Program Implementation
	<i>units in size.</i>		
<u>Program 12.1 Sustainable Development:</u>	Implement the Green Building Code and develop incentives and requirements for energy efficient and sustainable new residential developments. <i>Quantified Objective: Review progress annually.</i>	<i>Ongoing</i>	The City continues to comply with California code and the Green Building Code.
<u>Program 12.2 Promote Energy Conservation</u>	Continue to offer residential customer energy services which include the following: <ul style="list-style-type: none"> <li>• A weatherization cash grant program</li> <li>• A rebate program for compact fluorescent lights</li> <li>• A meter lending program</li> <li>• A rebate program for Energy Star refrigerators</li> <li>• A second refrigerator pickup program</li> <li>• Free energy audits</li> <li>• Energy Assistance Program to help low-income residents reduce their energy use</li> <li>• Implement the energy efficiency and conservation policies and programs in the Energy Element of the General Plan</li> </ul> <i>Quantified Objectives: Provide \$40,000 in energy services annually.</i>	<i>Ongoing, as programs are available</i>	The City continues to offer the following programs: <ul style="list-style-type: none"> <li>• A weatherization cash grant program</li> <li>• A rebate program for compact fluorescent lights</li> <li>• A meter lending program</li> <li>• A rebate program for Energy Star refrigerators</li> <li>• A second refrigerator pickup program</li> <li>• Free energy audits</li> <li>• Energy Assistance Program to help low-income residents reduce their energy use</li> <li>• Implement the energy efficiency and conservation policies and programs in the Energy Element of the General Plan.</li> </ul> In addition, Alameda Municipal Power complies with California state policies regarding energy efficiency (AB 2021 and SB 1037) The City provided \$37,125 toward energy services in 2014.
<u>Program 13.1 Public Notice and Participation</u>	Provide ample public notice and opportunities for public involvement in the public decision making process <i>Quantified Objective: Review procedures as part of annual report.</i>	<i>Ongoing</i>	The City requires a 20-day notice for all projects. This exceeds state law requirements by 10 days.
<u>Program 14.1 Design Concepts</u>	Develop preferred design concepts for important opportunity sites to improve certainty in the entitlement process similar to the design concepts prepared for the Webster Street Vision Plan, Civic Center Vision Plan, and North of Park Gateway Strategic Plan. <i>Quantified Objective: Review progress annually.</i>	<i>Ongoing</i>	The City continues looking into developing preferred design concepts for important opportunity sites to improve certainty in the entitlement process.

Name of Program	Objective	Timeframe HE	Status of Program Implementation
<u>Program 15.1: Design Review:</u>	Continue to administer and improve the Design Review Ordinance to ensure compatible new residential design in existing neighborhoods. <i>Quantified Objective: Review ordinance annually as part of annual review.</i>	<i>Ongoing</i>	The City continues to administer the Design Review Ordinance but no revisions have been made. The City is planning to make additional improvements to the design review and historic preservation sections in late 2015–early 2016.