

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

CITY OF ALAMEDA ANNUAL HOUSING ELEMENT PROGRESS REPORT

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Reporting Period:

January 1, 2015 to December 31, 2015

Submitted to:

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Division of Housing Policy Development
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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 1/1/2015 - 12/31/2015

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	
Stargell	5+	R	16	15	1		32		TCAC, HOME, RDA	Inc	
Alameda Landing	5+	O			7	58	65			Inc	
Marina Shores	5+	O			3	15	18			Inc	
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶ ▶						4					
(10) Total by income Table A/A3 ▶ ▶			16	15	11	77					
(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					
(2) Preservation of Units At-Risk					
(3) Acquisition of Units					
(5) Total Units by Income	0	0	0	0	

* 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 Moderate						0	
No. of Units Permitted for Above Moderate	4					4	

* Note: This field is voluntary

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Reporting Period 1/1/2015 - 12/31/2015

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	2015									
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		16								16	428
	Non-deed restricted												
Low	Deed Restricted	248		15								15	233
	Non-deed restricted												
Moderate	Deed Restricted	283	1	11								12	271
	Non-deed restricted												
Above Moderate		748	54	77								131	617
Total RHNA by COG. Enter allocation number:		1,723											1,549
Total Units ▶ ▶ ▶			55	119								174	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

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Reporting Period	1/1/2015 - 12/31/2015

Table C

Program Implementation Status

[illegible]

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Alameda
Reporting Period	<u>1/1/2015</u> - <u>12/31/2015</u>

General Comments:

Table C - Program Implementation Status**01/01/2015 - 12/31/2015**

Name of Program	Objective	Time Frame 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>	<p>The Planning Board held its first annual review at a publicly noticed public hearing on September 14, 2015. The hearing was delayed from March to September due to the large number of housing projects and other development entitlements that were processed by the City staff and the Planning Board in the first half of 2015.</p> <p>Staff plans to hold the second annual public review in February or March of 2016.</p>
<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>	<p>The housing sites inventory is included in the City's Housing Element, which is available on the City's website.</p> <p>As sites are developed, the Community Development Department continues to revise the inventory list and provide an updated list for the website.</p>

Name of Program	Objective	Time Frame HE	Status of Program Implementation
<p align="center"><u>Program 1.3</u> <u>Affordable Housing</u> <u>Development Review</u> <u>and Processing</u></p>	<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>	<p align="center"><i>As projects are processed through the Community Development Department</i></p>	<p>In 2015, the City staff and Planning Board continued to expedite the review of affordable housing projects. 2437 Eagle Avenue, a 21-unit affordable housing project, and Del Monte, a 31-unit affordable senior housing project, were both expedited.</p> <p>The Planning Board continued to use Planning Board subcommittees, as necessary.</p>
<p align="center"><u>Program 2.1</u> <u>Inclusionary Housing</u> <u>Ordinance</u></p>	<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 nine units.</i></p>	<p align="center"><i>Ongoing</i></p>	<p>In 2015, all residential projects with 10 or more units included at least 15% affordable housing in accordance with the City's Inclusionary Housing Ordinance. In some cases, such as the Del Monte project, the project applicants voluntarily increased the number of affordable units beyond the 15% minimum to avail themselves of density bonuses or waivers, under the Affordable Housing Density Bonus ordinance.</p> <p>In 2015, the Planning Board approved base entitlements for Del Monte with 18 moderate-income units and 31 low- and very low-income units; 2100 Clement with eight affordable units (5% very low-income, 4% low-income, and 8% moderate-income); and Alameda Point Site A with 128 very low and low-income units and 72 moderate-income units. All three of these projects were approved to go beyond the 15% affordable housing requirement.</p> <p>In 2015, the City processed and closed nine BMR units. Applications continue to be accepted and processed for eligible buyers as units are released by developers.</p>

Name of Program	Objective	Time Frame HE	Status of Program Implementation
<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 the period of 2016–2021, and provide financial assistance for one 100 percent affordable housing project biannually.</i></p>	<p><i>Ongoing, as projects come forward and as funding is available</i></p>	<p>The City's current 5-Year Affordable Housing Pipeline Projects Report covers 2016–2021. The report was presented to City Council in 2015.</p> <p>In 2015, the Housing Authority acquired the land, secured funding, and commenced construction for Stargell Commons, a 32-unit affordable housing project.</p>
<u>Program 2.3 Affordable Housing Unit/Fee (AHUF) Ordinance</u>	<p>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.</p> <p><i>Quantified Objective: \$50,000 collected annually for affordable housing.</i></p>	<p><i>Ongoing</i></p>	<p>In 2015, the City collected \$9,560.48 for affordable housing.</p> <p>In 2015, the fee was adjusted to keep pace with inflation by the City Council as part of the annual Fee Ordinance adoption.</p>
<u>Program 2.4 Public Private Partnerships</u>	<p>Facilitate the development of affordable housing through public-private partnerships, creative land use strategies, and expedited City permitting and decision making.</p> <p><i>Quantified Objective: Facilitate one new public private partnership project every other year.</i></p>	<p><i>Ongoing</i></p>	<p>In 2015, the City continued two public-private partnerships:</p> <ol style="list-style-type: none"> 1. A partnership between Tim Lewis Communities and the Alameda Housing Authority for the construction of 31 very low- and low-income senior affordable units at the Del Monte project site. 2. A partnership between the Housing Authority and Resource for Community Development for construction of 32 affordable units at Alameda Landing (Stargell Commons).
<u>Program 2.5 Preservation of At-Risk Housing Units</u>	<p>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 provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.</p> <p><i>Objectives: Monitor existing units annually.</i></p>	<p><i>Ongoing</i></p>	<p>There were no projects at risk of converting in 2015.</p>

Name of Program	Objective	Time Frame HE	Status of Program Implementation
<u>Program 2.6 Housing Choice Voucher Program (Section 8)</u>	<p>Continue issuing vouchers and encouraging property owners to participate in this rental assistance program.</p> <p><i>Quantified Objective: 1,600 households assisted annually.</i></p>	<p><i>Ongoing</i></p>	<p>The Housing Authority achieved its objective of assisting an average of 1,600 households in 2015. However, the lack of available rental units in Alameda showed a decline in the number of households assisted as the year went on. Even though vouchers were made available, recipients were not able to find available rental units for which to use the vouchers. The Housing Authority issued 114 fewer vouchers in December 2015, then in January 2015, with a steady month-over-month decline over the course of the year.</p> <p>Increasing the supply of rental housing in Alameda will facilitate the Housing Authority's ability to achieve the 1,600 households objective going forward.</p> <p>Landlord information meetings to educate landlords about the Section 8 program were held in 2015 to encourage participation.</p>
<u>Program 2.7: Utility Assistance Programs</u>	<p>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.</p> <p><i>Quantified Objective: Provide up to \$100,000 annually to households in need.</i></p>	<p><i>Ongoing</i></p>	<p>In 2015, \$76,564 was provided to assist Alameda households with their utility bills.</p>
<u>Program 2.8 Rent Review Advisory Committee</u>	<p>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 report and take any steps deemed necessary or appropriate at that time.</p> <p><i>Quantified Objectives: Four households assisted annually</i></p>	<p><i>Ongoing mediation and annual reports</i></p>	<p>In 2014, the RRAC exceeded its objective by providing mediation for 33 households.</p> <p>A moratorium on rent increases over 7.99% and no-cause evictions was enacted in November 2015 while the City Council investigated rent stabilization options. The moratorium expired in March 2016, when a new Rent Review, Rent Stabilization and Limitations on Evictions Ordinance went into effect.</p>

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<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 Zoning Ordinance amendment 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>Quantified Objective: Identify and support two special needs projects between 2014 and 2022.</i>	<i>As projects are approved through the Community Development Department</i>	In 2015, the 31-unit Del Monte affordable senior housing was approved with 100% universal design and Site A was approved with 20% universal design. In 2015, the Planning Board also required each housing project to ensure that some of the units in the project were universally designed to accommodate seniors aging in place, seniors with mobility issues, and/or residents with disabilities.
<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 2015, the City exceeded its objective and granted \$82,263.46 to Building Futures with Women and Children / Midway Shelter.
<u>Program 4.1 In-Law Units and Senior Housing</u>	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 did not approve any second units in 2015. In 2015, the Planning Board reviewed, and in 2016 the City Council will consider, a series of proposed amendments to the Secondary Unit Ordinance to reduce regulatory barriers to the creation of second units in Alameda.
<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>June 2015</i>	The ordinance was not completed by June 2015. In September 2015, staff circulated a draft Universal Design Ordinance for public review. Planning Board and City Council hearings are scheduled for 2016.
<u>Program 5.1: Annual Review of Policies and Programs</u>	Implement Program 1.1.		The City completed its 2015 annual report.

Name of Program	Objective	Time Frame HE	Status of Program Implementation
<u>Program 6.1 First-Time Homebuyer Program</u>	<p>Continue the First-Time Homebuyer Program which provides down payment assistance or makes it possible for eligible households to purchase Below Market Rate Units 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.</p> <p><i>Quantified Objective: One household assisted biannually</i></p>	<i>Ongoing, as funding is available</i>	In 2015, the City processed eight Down Payment Assistance payoffs. There was also a closeout of one CASA loan, which was converted to an amortized loan.
<u>Program 6.2 Alameda County Mortgage Credit Certificate Program</u>	<p>Continue to participate in the Countywide Mortgage Credit Certificate Program, which assists low- to moderate-income first-time homebuyers to qualify for mortgage loans.</p> <p><i>Quantified Objective: One to two households assisted annually</i></p>	<i>Ongoing</i>	In 2015, no households were assisted with the Mortgage Credit Certificate Program and four households were 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"> • <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. • <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. • <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. • <i>Minor Home Repair:</i> Continue to implement the City's Minor Home Repair program. • <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 	<i>Ongoing</i>	In 2015, these programs assisted seven households: one project is in development for the Substantial Rehabilitation Program, three households were assisted with the Housing Rehabilitation Program, and three were assisted with the Rental Rehabilitation Program. In addition, 29 households were assisted with accessibility modifications.

Name of Program	Objective	Time Frame HE	Status of Program Implementation
	<p>individual to attain greater mobility and remain safely in their home</p> <p><i>Quantified Objective: Eight units rehabilitated annually for very low- and low- income households.</i></p>		
<p><u>Program 8.1 Amnesty Program</u></p>	<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>	<p><i>Ongoing</i></p>	<p>The City legalized one unit through the amnesty program in 2015.</p> <p>This program remains an effective process to legalize existing units in Alameda.</p>
<p><u>Program 9.1 Fair Housing</u></p>	<p>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 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>	<p><i>Ongoing</i></p>	<p>In 2015, 285 households were assisted by ECHO Housing with inquiries, complaints, audits, counseling, and conciliations.</p> <p>In addition, all Housing Authority staff completed a fair housing training and continued to provide information to callers and clients throughout the year.</p> <p>Staff believes that significantly more people are obtaining resources and referral information through the internet. A new website was launched in 2015 to increase public outreach to ensure that Alameda residents are aware of the available services.</p>
<p><u>Program 10.1 New Housing TDM Programs</u></p>	<p>Require transportation demand management (TDM) programs and facilities in all new housing developments of 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>	<p><i>Ongoing</i></p>	<p>In 2015, the City required TDM programs for all major new housing developments of 10 units or more. In 2015, the 2100 Clement project, Site A project, and Del Monte project each submitted TDM programs to the Planning Board for final approval.</p>

Name of Program	Objective	Time Frame HE	Status of Program Implementation
<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>	<p>In 2015, the City continued its work with AC Transit on a service extension plan, and with WETA to increase ferry service to Alameda. The new line is expected to start in 2016.</p> <p>As described above, the City also required TDM programs and supplemental shuttle services for all major housing projects.</p>
<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 units in size.</i></p>	<i>Ongoing</i>	<p>In 2015, the City required all major housing projects with over 10 units to use density bonuses, parking maximums, and unbundled parking to maximize density on transit corridors.</p>
<u>Program 12.1 Sustainable Development</u>	<p>Implement the Green Building Code and develop incentives and requirements for energy efficient and sustainable new residential developments.</p> <p><i>Quantified Objective: Review progress annually.</i></p>	<i>Ongoing</i>	<p>No new incentives or requirements were created in 2015. The City did continue to comply with California Code and the Green Building Code.</p>
<u>Program 12.2 Promote Energy Conservation</u>	<p>Continue to offer residential customer energy services which include the following:</p> <ul style="list-style-type: none"> • A weatherization cash grant program • A rebate program for compact fluorescent lights • A meter lending program • A rebate program for Energy Star refrigerators • A second refrigerator pickup program • Free energy audits • Energy Assistance Program to help low-income residents reduce their energy use • Implement the energy efficiency and conservation policies and programs in the Energy Element of the General Plan <p><i>Quantified Objectives: Provide \$40,000 in energy services annually.</i></p>	<i>Ongoing, as programs are available</i>	<p>The City provided \$76,564 toward the Energy Assistance Program (Program 2.7) and \$4,881 toward Project EASE in 2015. In addition, \$389,369 in residential customer incentives were provided, including Alameda Municipal Power's standard refrigerator and freezer rebates, an improved LED rebate, and the 2015 citywide "Great Light Bulb Change Out" promotion, during which time Alameda Municipal Power mailed two LEDs to every household. The LED rebate and promotion were responsible for the increase in spending in 2015 compared to 2014.</p>

Name of Program	Objective	Time Frame HE	Status of Program Implementation
<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>	A review of the public notice and involvement processes indicates that the City's processes are working. The City requires a 20-day notice for all projects. This exceeds state requirements by 10 days. In addition, the Planning staff has worked successfully with neighborhood groups to ensure that all interested parties are informed about upcoming hearings. The Community Development Department made changes to its website to make it easier for the general public to keep informed about current applications and upcoming public hearings. The City's public hearings have been well attended.
<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>	In 2015, the City worked with the prospective developers of Neptune Lofts at 1435 Webster Street to provide preferred design concepts. The mixed-use project, which includes retail on the ground floor and nine residential units above, is expected to be approved in 2016.
<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>	In 2015, the Planning Board recommended a number of minor amendments to improve and streamline administration of the Design Review Ordinance. A hearing of the City Council will occur in 2016 to approve the recommended amendments.