



# City of Alameda

## Staff Report

**File Number:**2016-3333

City Council

**Agenda Date:** 11/1/2016

**File Type:** Council Referral

**Agenda Number:** 9-A

Consider Directing the City Manager to Initiate and Begin the Process with the Planning Board to Propose Revisions to the Ordinance and Code Sections Defining Alameda's Inclusionary Housing for Residential Development. (Vice Mayor Matarrese) [Not heard on June 21, July 5 or 19, September 6 or 20, or October 4 or 18, 2016]

### COUNCIL REFERRAL

Name of Councilmember requesting referral: Frank Matarrese

Council Meeting date: June 16, 2016

Brief description of the subject to be printed on the agenda, sufficient to inform the City Council and public of the nature of the referral:

### **Revision of Alameda's Inclusionary Housing Requirements to increase the percentage of affordable units and provide work-force housing within residential development projects**

Request that the City Council directs the City Manager to initiate and begin the process with the Planning Board to propose revisions to the ordinances and code sections defining Alameda's inclusionary housing for residential development.

The goals of the revisions should be:

Increase the overall percentage of required affordable units within residential developments; affordable units as defined by the current Housing Element of Alameda's General Plan and State housing laws.

Include a "work force housing" requirement in addition to the affordable housing requirement; "work force housing" will be a new category as defined by the City of Alameda.

Consideration should be given to:

- (a) Applying the ordinances and code section revisions in a way delivering much needed affordable and workforce housing without having to increase the total number of units allowed

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by zoning.

- (b) Ensuring that revisions serve to help Alameda meet its regional housing need allocations (RHNA) for affordable units
- (c) Defining “work force housing” to provide a range of housing types, sizes and prices affordable to a broad range of income levels.

Justifications:

With the high home prices and rents in Alameda, low and even middle income households are in need of increased opportunities in new developments.