

Housing Element Annual Report

- 2015-2023 Regional Housing Needs Allocation (RHNA) Progress Report
- 2017 State Housing Bills
- 2018 Housing Implementation Priorities



Top: Alameda Point 128 lower income units by Eden Housing
Bottom: Everett Commons – 20 lower income units by Housing Authority

Alameda's Housing Plan 2015-2023

2015 Housing Element Housing
Opportunity Sites:

- Alameda Point Site A
- Alameda Landing
- North Housing
- Shipways
- Encinal Terminals
- Del Monte
- Marina Shores
- Alameda Marina
- Mulberry (2100 Clement)

1,723 Housing Units (RHNA)



Alameda Point Site A Block 11 - 200 rental apartments.

Progress Report: 2015-2023

- 93 units in 2017, 439 units 2015-2023
- 1,445 in pipeline for 2018-2022
- City on schedule to achieve its 8-year objective of 1,723 building permits for 2015-2023
- City will produce 46% of its RHNA for Lower Income Households (very-low and low)

2015	2016	2017	2018	2019	2020	2021	2022	totals
439 total Building Permits (actual)			1,445 total Building Permits (estimate)					1,884 total units (est.) (100% of objective)
<ul style="list-style-type: none"> • Del Monte Senior Lower Income • Everett Commons Lower Income • Tripoint Neighborhood • Mulberry Neighborhood • Marina Shores Neighborhood 			<ul style="list-style-type: none"> • Del Monte (350 units) • Carmel (146 units) • Alameda Landing Waterfront (300 est.) • Site A (600 est.) • Rose field Village (40+ new est.) • 1435 Webster (9 units) 					
94 Lower Income Units			185 Lower Income Units					279 Units (46% of objective)

2017 State Housing Bills Package



Alameda Landing attached townhomes, with ground floor commercial space on corner.

City must zone land to accommodate RHNA.

Once application complete, zoning cannot be reduced.

Property owners allowed maximum density permitted by residential zoning as measured by objective, measurable standards (e.g. density, height, setbacks, parking requirements)

City cannot reduce the number of units based upon traffic or parking concerns - only public health and safety impacts.

2018 Housing Element Priorities

- Expedite the review of housing proposals consistent with State and Local Law
 - Preparing for the next cycle
- Zoning Amendments: Homeless Facilities, Senior Assisted Living, and Middle Income Housing.



Coming in 2018: Residential Applications

- Rosefield Village
- Alameda Marina
- Shipways
- Encinal Terminals
- North Housing



Alameda Marina Draft Master Plan for 776 residential multifamily units



North Housing 146 vacant rental townhomes to be rehabilitated

2018 Zoning Priorities

Homeless Facilities



Senior Assisted Living

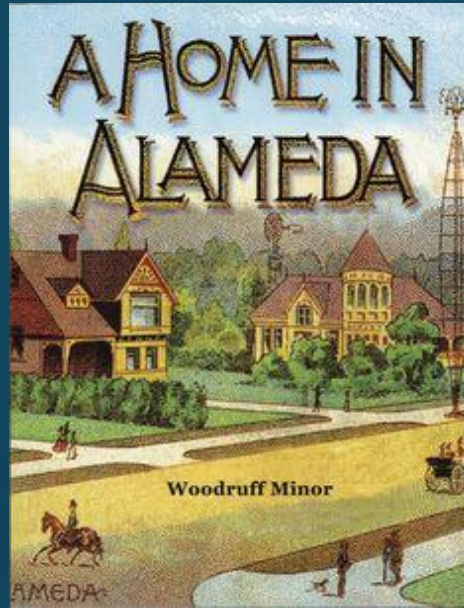


Middle Income Housing



Questions and Discussion

Alameda Landing townhomes



Stargell Commons 32 lower income units



19 units for developmentally disabled lower income residents



Regional and Local Population Growth



1990-2010 California Growth: 29 million to 37.2 million (**28% increase**)

Projected 2010 to 2040 - 37.2 million to 46.8 million (**25% increase**)

1990 -2010 Bay Area Growth: 6 million to 7.1 million (**18% increase**)

2010 to 2040 - 7.1 million to 9.3 million (**30% increase**)

1990-2010 Alameda Growth: 76,450 to 73,812. (**3.5% reduction**)

2010 to 2017 73,812 to 78,800 (estimate).

From 2010 to 2015, Alameda's employment increased by 20 percent, compared to 17 percent in the East Bay.