



# City Council Workshop: Housing Element and RHNA

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December 1, 2020







# What is a Housing Element?



**Under the Planning and Zoning Law (Gov. Code, §§ 65000-66499.58),**

**Alameda has the responsibility to make adequate provision for the housing needs of all economic segments of the community.” (§ 65580, subd. (d).)**

**Alameda must adopt and implement a general plan for the community, including a mandatory housing element .**

**Alameda must make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed without rezoning, and to comply with the requirements of Section 65584.09.**

**Alameda must identify sites as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.” (§ 65583, subd. (c)(1).)**





# How is the Regional Housing Need Determined?



State law requires that the City's housing element be updated every eight years.

**Step #1:** HCD determines how many additional units of housing each region in the State will need over the next revision period. 441,000 units need for next 8-year cycle.

**Step #2:** HCD sends RHNA to Association of Bay Area Governments. 441,000 units for 2023-2030.

**Step #3:** ABAG establishes a methodology to assign each jurisdiction within the region its share of the RHNA. ABAG cannot reduce RHNA.

**Step #4:** ABAG sends proposed methodology to HCD for review.

**Step 5:** If approved by HCD, ABAG sends each city its draft allocation of the RHNA.

**Step 6:** City may appeal RHNA. If ABAG approves reduction in one city, it must increase allocation in another city.



# What is ABAG's methodology to determine Alameda's Fair Share of Regional Housing Need?

**ABAG's allocation methodology is a formula for assigning each city, town, and county in the Bay Area a share of the 441,000 housing unit RHNA.**

**The methodology must meet statutory objectives and be consistent with the forecasted development pattern from Plan Bay Area 2050.**

**Major Factors:**

**Jobs/Housing Balance:** Place new housing in proximity to job centers.

**Transportation and Housing:** Place new housing in proximity to existing Bay Area transportation infrastructure.

**Equity:** Place new housing and new affordable housing in communities with opportunities.

**Alameda's Share:**

**Approximately 1% of regional responsibility.**

**Approximately 4,896 units over 8 years.**





# Can Alameda accommodate its RHNA for 2023-2031?

## Yes, but...

**It will require:**

**Adopting General Plan and Zoning amendments in direct conflict with City Charter Article 26 to permit multifamily housing by right at residential densities in excess of 21 units per acre.**

**Same as in 2012 and in 2014.**

**HCD to Alameda (2009):**

*“Prohibiting multifamily or limiting density is a fundamental constraint with significant impacts on the cost and supply of housing and particularly a variety of housing types. In addition, Measure A severely restricts promoting higher density housing and mixed-use development near jobs and transit to maximize land resources and address climate change.*

*“Pursuant to Government Code Sections 65583.2 and 65583(c), the City is required to make zoning available to encourage and facilitate multifamily development and address and remove constraints. As a result, the element must include programs to address and remove or modify the constraint, including making zoning available to allow multifamily housing.”*

Available Sites

2023-2030

Available Housing Sites:

Approx. 2,100 units

551 lower income +

1,531 above moderate

Additional Need:

Approx. 2,800

2,312 lower income +

502 above moderate



Existing Housing Sites	Realistic Capacity (Very Low, Low and Moderate income)	Realistic Capacity (Above Moderate) 2023-2030	2023 -2030 Constraints
Alameda Point	250	750	Navy Housing Cap limits realistic capacity.
North Housing	250	250	Approved project with 50% affordable requirement
Northern Waterfront	21 Boatworks 15 Alameda Marina 15 Alameda Landing	161 Boatworks 85 Alameda Marina 85 Alameda Landing	Assumes Pulte and Alameda Marina each have 100 building permits remaining by Jan. 2023 and Boatworks pulls permits in 2023.
Citywide second units		200	Assumes 25 ADUs/year
Total	551	1,531	
Additional Sites Needed	2,312	502	
RHNA	2,863	2,033	Assumption: 4,896

# Potentially Available Sites:

Need 2,800 units

- Multifamily Zoning
- Above 30 units per acre

## Infill Development Sites:

- Shopping centers,
- Commercial streets, and
- Medium Density Residential areas.

Potentially Available Site	Notes	Potential Minimum Realistic Capacity
Encinal Terminals	Requires Tideland Exchange by Council	Approx. 400
South shore Shopping Center	Available	Approx. 700
Alameda Landing Shopping Center	Availability unknown	TBD
Harbor Bay Shopping Center	Availability unknown	TBD
Harbor Bay Health Club site	Availability unknown	TBD
Marina Village Shopping Center	Availability unknown	TBD
Blanding Shopping Center	Availability unknown	TBD
Park Street	Limited sites	TBD
Webster Street	Limited sites	TBD
Medium Density Residential Areas.	Availability unknown	TBD
Total Needed		Approx. 2,800





# City Council directed Housing Element Update:

## Schedule of Meetings

**December 1, 2020:** Review and comment on ABAG Methodology for RHNA.

**February 2021:** Review and comment on Alameda plan to accommodate local RHNA.

**Spring/Summer 2021:** Consideration and action regarding ABAG final draft RHNA for Alameda.

Staff and Planning Board begin work on Housing Element update and zoning changes.

**Summer/Fall 2022:** City Council to consider and take final action on the necessary Housing Element and AMC amendments to address Alameda's RHNA for 2023-2031.





**Public  
Comment**

**+**

**City Council  
Discussion**

