



## City of Alameda • California

February 16, 2021

Mr. Paul McDougall  
State Department of Housing and Community Development  
P.O. Box 278180  
Sacramento, California, 95827-8180

RE: City of Alameda Request for Guidance

Dear Mr. McDougall,

On behalf of the City of Alameda (City), I am seeking guidance from the State of California as the City works towards adoption of the 2023-2031 Housing Element. I would also like to thank you for your participation in the February 2, 2021 Alameda City Council workshop on the Housing Element update. Your presence and expertise was appreciated by the Council, staff, and a large number of Alameda citizens.

As discussed at the meeting and in the February 2, 2021 staff report (attached), the City of Alameda City Council, Planning Board, and staff must determine how to reconcile any conflicts between State Law and Alameda City Charter Article 26.

Specifically, the City of Alameda is requesting guidance from the State of California regarding options for how the City Council may adopt a Housing Element consistent with State Housing Law, while still respecting the Alameda City Charter Article 26's citywide prohibition on multifamily housing construction and citywide prohibition on residential densities greater than one unit per 2,000 square feet of land (21 units per acre).

Options and guidance based on your experience and examples from other communities in the State facing similar challenges would be greatly appreciated as the City attempts to determine the best path towards compliance. Thank you for your continued assistance to the City of Alameda. I can always be reached at 510-774-5361 or at [athomas@alamedaca.gov](mailto:athomas@alamedaca.gov).

Sincerely,

A handwritten signature in blue ink that reads "Andrew Thomas". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Andrew Thomas,  
Planning, Building and Transportation Director

Attachment(s)

- February 2, 2021 City Council Staff Report – Housing Element Update

**Planning, Building and Transportation**  
**2263 Santa Clara Avenue, Room 190**  
**Alameda, California 94501-4477**  
**510.747.6800 • Fax 510.865.4053 • TTY 510.522.7538**

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Exhibit 1  
Item 7- A, March 8, 2021  
Planning Board Meeting