

Preliminary Site Inventory: Housing Element Update 2023-2031	
Site	Units Constructed 2023-2031
Approved Housing Projects (Approximately 1,500 – No further Actions needed)	
North Housing	586
Alameda Landing Waterfront	100 Assumption: Approximately 100 of 357 approved units constructed after January 2023.
Boatworks on Clement Avenue	182
Alameda Marina	200 Assumption: Approximately 200 of 776 approved units constructed after January 2023.
McKay Senior Assisted Living	90 100% affordable
ADUs (citywide)	400 Assumption: 50 ADU permits per year for 8 years.
Projects in Need of Action by Planning Board and City Council to accommodate approximately 2,000 additional housing units	
Encinal Terminals	589 Actions Needed: Tidelands Exchange Agreement, Development Agreement, Disposition and Development Agreement, and amended entitlements. (Requires Super Majority City Council Vote)
Alameda Point	1,282 Actions Needed: General Plan amendment, Site A Entitlement Amendments and DDA Amendments, West Midway Entitlements and DDA. (Requires Super Majority City Council Vote)
Pennzoil/Shell on Grand Street	100 Actions Needed: Planning Board and City Council hearings expected to occur in 2021/22. Property is for sale and zoned for residential.
Bottle Parcel	17 Action needed: City Council approval of sale of property. (Requires Super Majority City Council Vote)
Proposed Multifamily Zoning Districts to accommodate approximately 2,000 Housing Units	
<i>Main Street MF District</i>	300 (estimated realistic capacity.)
C-1 and CC District – Park Street, Webster Street,	MF Provisions: Permit multifamily. Require ground floor commercial. 65 units/acre base density (78 with 20% affordable housing density bonus).

<p><i>Medium Density Residential Area MF District</i></p> <p>R-2, R-3, R-4, R-5 and R-6 Districts</p>	<p>500 units (est.)</p> <p>MF Provisions: Permit multifamily. Maintain existing height limits, lot coverage limits, and setback requirements. Eliminate density limits for increasing number of units in existing residential building. For new construction, allow the following density standards: R-4 - 30 units/acre (36 with 20% afford. housing density bonus), R-5 – 40 units/acre (48 with 20% affordable housing density bonus), R-6 50 units/acre (60 with 20% affordable housing density bonus).</p>
<p><i>Shopping Center MF District</i></p> <p>C-2 overlay - Southshore, Marina Village, Alameda Landing, Harbor Bay, and Blanding</p>	<p>800 (est.)</p> <p>MF Provisions: Permit multifamily. Maintain existing height limits. Maintain existing ground floor commercial requirement. For new construction allow base density of 30 units/acre (36 with 20% affordable housing density bonus).</p>
<p><i>Northern Waterfront MF District</i></p> <p>Includes: Marina Village Inn, Coast Guard Island</p>	<p>300 (est.)</p> <p>MF Provisions: Permit multifamily. For new construction allow base density of 30 units/acre (36 with 20% affordable housing density bonus).</p>