

Draft HOUSING ELEMENT

The Housing Element is Alameda's blueprint for how and where the community will meet the housing needs of its current and future members of the community, including seniors, families, single person households, single parent households, people with disabilities, low and moderate-income households, and people experiencing or facing the prospect of homelessness.

Contents:

I. Introduction.

II. Lands Available for Housing

• III. Goals and Policies

• IV. Implementation Programs

V. Appendices (*not yet completed for this draft*)

- a. Community Engagement and Consultation
- b. Evaluation of the prior Housing Element,
- c. Local housing conditions and needs,
- d. Review of the constraints to housing development
- e. Resources available to support the development of housing.

Spotlight: What are the requirements for a Housing Element?

State law (Government Code Section 65583) requires the City to adopt a Housing Element that includes an analysis of existing and projected housing needs, an inventory of land suitable for housing, an analysis of potential constraints on housing, a fair housing analysis, an analysis of any special housing needs, identification of zone(s) where emergency shelters are allowed by-right, an evaluation of the previous element, an analysis of opportunities for residential energy conservation, and analysis of assisted housing developments that are “at-risk” and eligible to change from low-income housing uses, and goals, policies, and implementation programs

I. Introduction

Housing continues to be one of the biggest challenges facing the City of Alameda and the State of California. With some of the highest increases in rent in recent years and home prices continuing to rise, Alameda is facing an unprecedented housing crisis. As housing becomes less affordable and the demand outpaces supply, it is becoming harder for residents, especially low- and middle-income families and individuals, to afford housing. Displacement pressures have intensified, the number of homeless individuals in Alameda continues to increase, and Alameda's most vulnerable communities, including low- and middle-income households and communities of color, continue to be disproportionately affected by the housing crisis.

This Housing Element is Alameda's blueprint for how and where the community will meet the housing needs of its current and future members of the community, including seniors, families, single person households, single parent households, people with disabilities, low and moderate-income households, and people experiencing or facing the prospect of homelessness.

The Element establishes the goals, policies and action programs necessary to ensure an adequate supply of housing to meet the Regional Housing Needs Allocation (the "RHNA") for the period 2023-2031 and foster inclusive communities free from barriers that restrict access to housing. The Element identifies the land currently available for future housing development and the changes to local zoning standards and regulations needed to affirmatively further fair housing and accommodate the wide variety of types of housing needed, including but not limited to multifamily rental housing, senior assisted living, supportive housing, shared and single-room occupancy housing, accessory dwelling units, transitional housing, and emergency shelters for the unhoused.

Equity, inclusion, and anti-displacement are themes that are woven throughout the document to ensure that Alameda is an equitable and inclusive city that provides for those residents who are most vulnerable and prioritizing community resources towards historically disadvantaged communities. Housing Element policies and programs ensure that all people and all neighborhoods are considered equal and will have equal opportunities to provide for a safe, high quality of life for themselves and their families free from discrimination, exclusion, displacement, and exposure to environmental or public health hazards.

The Housing Element is designed to achieve four (4) goals for the Alameda community:

GOAL 1: Provide an ample supply of housing to meet the existing and projected housing needs to support a diverse, inclusive and equitable community.

GOAL 2: Ensure housing stability for households of all income levels through the preservation and enhancement of Alameda aging and vulnerable housing stock.

GOAL 3: Create racially and socially inclusive neighborhoods that correct past historic racial, ethnic, and social discrimination.

GOAL 4: End homelessness.

Spotlight: What is Fair Housing?

State Law requires that Alameda ensure that its laws, programs and activities affirmatively further fair housing. Affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

Meaningful actions include actions that will promote fair housing opportunities for low- and moderate-income tenants and tenants of affordable housing, including subsidized housing.

The Housing Element must contain an Assessment of Fair Housing, and the housing element land inventory and identification of sites must be consistent with a jurisdiction’s duty to affirmatively further fair housing. A program to affirmatively further fair housing must include meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity for all groups by replacing segregated living patterns with integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement); and fostering and maintaining compliance with civil rights and fair housing laws.

II. Land Available for Housing to Meet the Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is the State of California required process that seeks to ensure that all cities and counties are planning for enough housing to accommodate all economic segments of the community. The State assigns each region in California a region wide housing allocation that is distributed to jurisdictions through a methodology prepared by the regional councils of Government. For this 2023-2031 Housing Element, the State issued an allocation of 441,176 housing units to be distributed among the 101 cities and counties in the San Francisco Bay Area region.

State Law requires the Association of Bay Area Governments (ABAG) to develop a methodology for distributing the Bay Area's allocation to local governments within the nine-county region that is consistent with State requirements and the regional Sustainable Communities Strategy. The ABAG methodology is a formula designed to:

- Support a pattern of housing growth for the Bay Area that meets the needs of all Bay Area residents.
- Increase housing supply and mix of housing types, tenure and affordability in all cities and counties in an equitable manner;
- Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns and achieve greenhouse gas emissions reduction targets;
- Promote improved intraregional jobs housing relationship, including balance between low wage jobs and affordable housing;
- Balance disproportionate household income distributions; and.
- Affirmatively further fair housing.

The City of Alameda's share of the regional housing need for the eight year period from 2023 to 2031 as determined by the ABAG methodology is approximately 1% of the regional allocation or 5,353 units. Table 1 below shows the City's RHNA by income category. The City's housing obligation reflects the severe need for housing units affordable to very low, low, and moderate income households. Of the 5,353 total units, the City must plan to accommodate 1,421 units for extremely low- and very low-income households, 818 units for low-income households, 868 units for moderate income households, and 2,246 units for above moderate-income households.

Table 1: City of Alameda Regional Housing Needs Allocation 2023-2031	
Very Low Income Households (<50% of AMI)	1,421 Units
Low Income Households(50%-80% of AMI)	818 Units
Moderate Income (80%-120% of AMI)	868 Units
Above Moderate Income (>120% AMI)	2,246 Units
Total	5,353 Units

Residential Land to Accommodate the RHNA The Housing Element must demonstrate that sufficient land is zoned appropriately to accommodate the RHNA for each income level. This Element provides an inventory of approved residential projects and an inventory of vacant and underutilized land within Alameda that is zoned appropriately to accommodate 5,353 units.

Table 2 below provides a summary of total residential capacity included in the land inventory to accommodate the RHNA. As shown in the table, the inventory includes: 1) approved projects that are fully entitled and are planned to begin construction during the 2023-2031 period; 2) vacant and underutilized lands that have been rezoned **in 2022** to facilitate and allow residential development that was previously infeasible to develop due to governmental constraints, and 3) a projected number of accessory dwelling units that will be constructed during the period based upon average annual production over the three year span from 2019, 2020 and 2021.

Table 2: Summary of Residential Capacity to Accommodate the RHNA¹²				
	Lower Income Units (very low and low)	Moderate Income Units	Above Moderate	Total Units
RHNA	2,239	868	2,246	5,353
Approved Projects	811	46	637	1,494
Vacant and underutilized sites				

¹ All numbers in Tables 2, 3, 4, and 5 subject to refinement in upcoming drafts of Housing Element.

² For approved projects, the number of lower income units and moderate income units is based upon the numbers of deed restricted units required by the entitlement. For Alameda Point, the number of lower income and moderate units is based upon the City's 25% deed restricted affordable housing requirements for all projects at Alameda Point. For underutilized sites and districts that is zoned for future development State law allows units on sites zoned to permit multifamily housing at 30 units per acre or more to be counted toward the Lower Income allocations. Sites that are 30 units per acre but less than an acre were included in the inventory as moderate-income, based on the assumption that the site was too small to accommodate a subsidized lower-income project but large enough for a smaller market-rate multi-unit development to be built.

Alameda Point	206 (16%)	115 (9%)	961	1,282
Encinal Terminals	25	20	35	589
Shopping Center Districts	1,000	0	0	1,000
Residential Districts	0	250	250	500
Accessory Dwelling Units	0	280	200	480
Main Street Districts	200	0	0	200
Total Capacity	2,242	711	2,083	5,545
Surplus (+) Deficit (-)	+3	-157	-163	+192
Alameda Point New Replacement Units				200

Approved projects. A total of 1,400 housing units are fully entitled and approved to be constructed during the 2023-2031 period. Approximately 90% of the units in the pipeline are multi-unit or attached housing. Approximately 40% of the units (860) are planned to be deed restricted for very low and low income households.

Table 3: Approved Projects				
Site	Lower Income Units	Mod. Income Units	Total Units	Status
Alameda Housing Authority - North Housing at Mosely Avenue	586	0	586	All discretionary entitlements issued. Construction expected to begin 2023.
Alameda Marina Phase 3 on Clement.	8	14	200	All discretionary permits issued. Phase I and 2 currently under construction. Phase III construction expected to begin 2023.
Admiral's Cove at Mosely Avenue	16	14	200	Final entitlements approved by Planning Board on ____2022.
Boatworks on Clement Avenue at Oak.	13	8	182	Project re-entitled in 2020. Construction expected to begin 2023.
McKay Wellness Center	90	0	90	All discretionary permits issued.

Pennzoil Project on Grand	8	7	90	Final discretionary permit approved on ____2022.
Habitat for Humanity on Mosely Avenue	50	0	50	Final discretionary permit approved on ____2022.
Alameda Housing Authority on Tilden Avenue	36	0	36	Final discretionary permit approved on ____2022.
Total (estimated)	811	46	1,450	

Vacant and Underutilized Sites. Alameda has a large inventory of vacant and underutilized land available to accommodate 4,051 residential units during the 2023-2031 6th Housing Cycle. That land is described below and in Table 4 below.

Table 4: Vacant and Underutilized Lands				
Site	Zoning	Annual Housing Production 2015-2022	Annual Production Goal for 2023-2031.	Estimated Capacity for 2031-2031
Alameda Point District (AP District)	AP	100 units per year.	160 per year	1,282
Shopping Center Districts 100	C-2, MX, NP	0 per year	125 per year	1,000
Encinal Terminals	MX	0 per year	74 per year	589
Residential Districts	R-1 – R-6	1 per year	63 per year	500
Accessory Dwelling Units	R-1 – R-6	60 per year	60 per year	480
Park Street – Webster Street	CC, C-1	0 per year	25 per year	200
Total		101 per year	507 per year	4,051

Alameda Point:

Quantitative Objectives: 160 new units per year, 1,282 new units plus 200 replacement units during 6th Cycle.

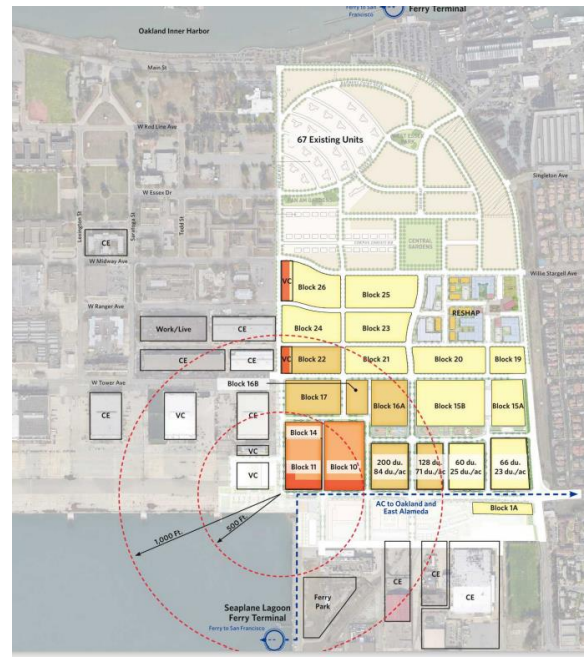
The Alameda Point property is located on the former Naval Air Station land generally bounded by Main Street to the east, Pan Am Way to the west, West Atlantic to the south and West Midway to the north in the City of Alameda's NAS Alameda Priority Development Area. The remaining undeveloped southern 21.5 acres of the property (generally referred to as "Site A and comprising Blocks 10 through 17) is designated for multifamily residential development in the Town Center and Waterfront Specific Plan. The northern 37 acres (generally referred to as "West Midway/RESHAP" and comprising blocks 19 through 26 and RESHAP) are designated for multifamily housing in the Main Street Specific Plan.

The land is owned by the City of Alameda and is ready for development during the period. The City has existing agreements with residential developers, Alameda Point Partners, for the development of the balance of the Site A area. The City has also entered into a Development Agreement with the Alameda Point Collaborative/Mid Pen Housing for the RESHAP project and an Exclusive Negotiating Agreement with Brookfield/Catellus, a residential development partnership for the West Midway area. All three development groups are ready to begin construction during the 6th cycle time frame.

The realistic capacity of 1,282 units is determined by the terms of the transfer of land from the U.S. Navy to the City of Alameda. Specifically, the Navy agreement conveyed the land at no cost to the City. After 1,506 market rate residential units are built, the Navy must be paid a fee of nearly \$100,000 (the "Navy Fee on Excess Units" or the "Fee"). City analysis has determined that residential projects subject to the fee are not financially feasible for a private sector developer. As of January 2023, the City will have built 544 market rate units (Site A blocks 6, 7, 9 and 11) and 128 deed restricted units (Site A block 8). Therefore, 962 market rate units may be constructed at Alameda Point during the 2023-2031 Housing Element. Per a settlement agreement with Renewed Hope, the City requires construction of one deed restricted affordable housing unit for every three market rate units (the "25% affordable" requirement). Affordable deed restricted units are exempt from the Navy Cap; therefore, the 962 market rate units will be accompanied by 320 deed restricted affordable units for a total of 1,282 units during the 2023-2031 period.

To ensure development of the 1,282 new housing units and 200 very low income new replacement units during the 2023-2031 cycle, the City Council took the following actions:

Figure 1: Alameda Point Housing Plan 2023-2031



- On [REDACTED] 2022, the City of Alameda City Council approved amendments to existing agreements and entitlements for Site A Phase II to ensure construction of 528 market rate units and at least 230 deed restricted affordable units at Site A Phase II between 2023 and 2031.
- On [REDACTED] 2022, the City Council approved agreements and entitlements for West Midway and ReShape to ensure construction of 390 market rate units, 130 deed restricted affordable units, and 200 lower income replacement units at West Midway- ReShap.

Encinal Terminals Site:

Quantitative Objectives: 74 units per year, 589 units during 6th Cycle.

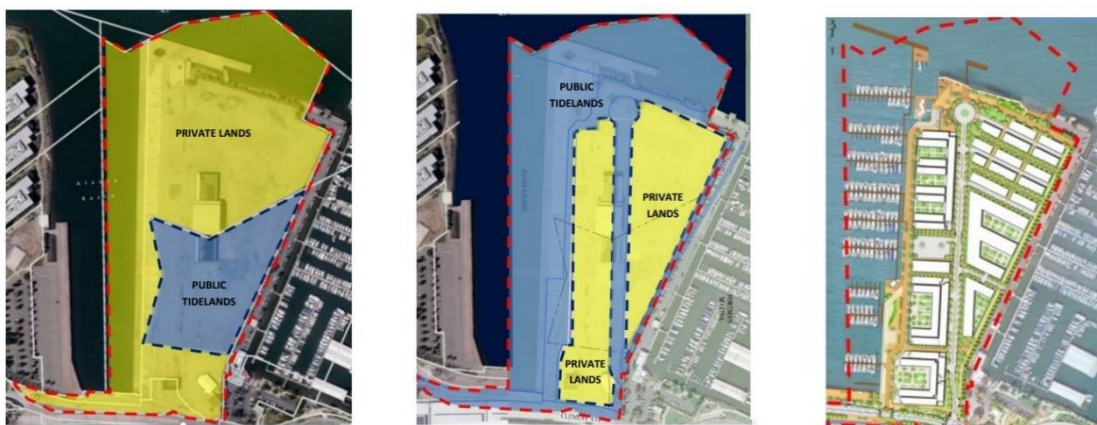
The Encinal Terminals property is located at 1521 Buena Vista Avenue within the City of Alameda's Northern Waterfront Priority Development Area. The Encinal Terminals property is comprised of four separate vacant parcels, one of which is owned by the City. The current configuration of the property lines between the private and public parcels make redevelopment of the property physically and financially challenging. One of the four parcels that comprise the site is owned by the City (APN 072-0382-009). The other three parcels are owned by North Waterfront Cove, LLC (a residential builder). The City parcel is located at the center of the property.

In 2012, the City Council zoned the site for multi-family housing. In 2018, the City Council approved a Master Plan and Density Bonus application the privately held lands for 589 residential units.

Since September 2018, the project has been unable to attract investment to develop the property with the current property line configuration. (See Exhibit 1, Letter from Applicant.) As a result, the site remains vacant and continues to deteriorate.

On March 8, 2021, the Planning Board unanimously approved Resolution No. PB-21-02 recommending that the City Council approve a reconfiguration of the properties to make the

Figure 2: Encinal Terminals Property Line Reconfiguration



project financially feasible. On May 24, 2021, the Planning Board unanimously approved resolutions recommending that the City Council approve an amended Master Plan and Density Bonus application and Development Agreement designed to reconfigure the parcel lines and make the project financially feasible to develop for housing.

On [REDACTED], 2021, the Alameda City Council approved an amended Tidelands Exchange Master Plan, Development Agreement, Development and Disposition Agreement, and Land Exchange and Title Settlement Agreement for the Encinal Terminals Project to eliminate the constraints that made the project infeasible to develop.

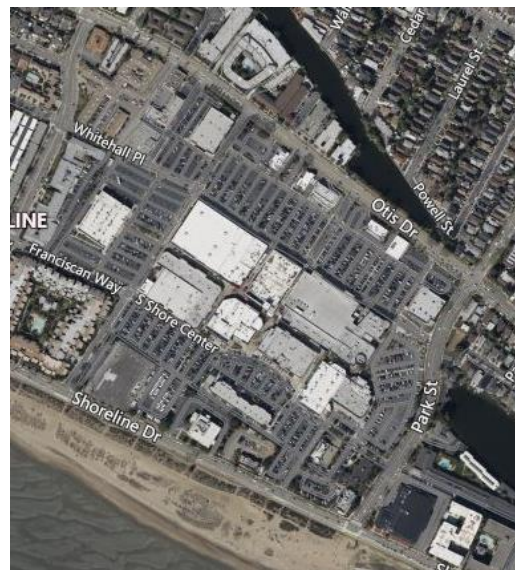
Underutilized Land in Shopping Center Districts:

Quantitative Objectives: 125 units per year, 1,000 units during 6th Cycle.

The City of Alameda has five (5) shopping centers, which provide the opportunity to construct 1,000 units during the 2023-2031 period. The five shopping centers comprise approximately 100 acres of land that is occupied by low density, single story commercial and service buildings. Approximately 50% of the land is devoted to surface parking lots.

Due to local Alameda zoning constraints, no housing has been built on these properties in the last 50 years. City of Alameda zoning regulations adopted in 1973 to prohibit multifamily housing on these sites and zoning regulations adopted in 1991 to prohibit residential densities over one unit per 2,000 square feet of land effectively prevent owners of these centers from adding housing at these sites.

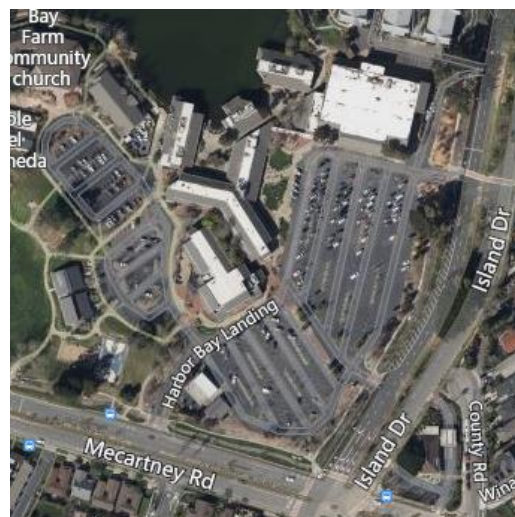
On [REDACTED] 2022, the Alameda City Council removed these local governmental constraints to allow for housing development on the shopping center sites. To facilitate housing development at the Southshore shopping center, Blanding shopping center, Harbor Bay shopping center, Marina Village shopping



Southshore Shopping Center -44 acres



Marina Village Shopping Center



Harbor Bay Shopping Center – 10 acres

center and Alameda Landing shopping center sites, the City Council amended the C-2, MX, and NP-W zoning districts to:

- Remove the multifamily housing prohibition;
- Permit residential use by right, including multi-family housing, shared housing, co-housing, congregate housing, single room occupancy housing, transitional housing, supportive housing, senior assisted living, and emergency shelters, provided that at least 75% of the ground floor space at the shopping center be reserved for commercial retail and service uses;
- Remove the prohibition on residential densities above one unit per 2,000 square feet and permit at least five units on lots of 5,000 square feet (one unit per 1,000 square feet or 43.5 units per acre);
- Require that all new residential and mixed use buildings to be at least 30 units per acre (net); and
- Exempt rehabilitation and adaptation of existing buildings with no increase in floor area from all multifamily residential density limitations.

Underutilized Land in Residential Districts.

Quantitative Objectives: 63 units per year, 500 units during 6th Cycle.

Alameda's R-1, R-2, R-3, R-4, R-5, and R-5 residential districts have the capacity to increase housing projection in these districts at a rate of 63 units per year for a total of 500 units during the 6th cycle.

The capacity to add 63 units per year in the residential districts is demonstrated by the capacity to construct 60 accessory dwelling units each year in these same districts. In 2017, the City Council amended the ADU ordinances to allow for ADU construction in the residential districts. Prior to the 2017 zoning amendments, the Residential Districts were producing one ADU every six years. After the zoning amendments, the Residential Districts produce an average of 60 units per year.

Currently, the Residential Districts are producing only one (non-ADU) residential unit per year. To increase residential unit projection to 63 units per year, on [REDACTED] 2022, the Alameda City Council amended the R-1 through R-6 zoning districts to:

- Remove the multifamily housing prohibition in residential districts;
- Permit residential use by right, including multi-family housing, shared housing, co-housing, congregate housing, single room occupancy housing, transitional housing, supportive housing, and senior assisted living in all residential districts;
- Remove the prohibition on residential densities above one unit per 2,000 square feet and permit at least two units on any existing residentially zoned lot, and at least five units on lots

of 5,000 square feet or more in the R-2 through R-6 districts (one unit per 1,000 square feet or 43.5 units per acre);

- Require that any new residential and mixed use buildings on a vacant site be at least 30 units per acre (net); and
- Exempt rehabilitation and adaptation of existing buildings with no increase in floor area from all multifamily residential density limitations.

Accessory Dwelling Unit Program

Quantitative Objectives: 60 units per year, 480 units during 6th Cycle.

As the result of the removal of governmental constraints on accessory dwelling unit (ADU) construction in Alameda in 2017, ADU production in Alameda increased from approximately one unit every 4 years to 60 units per year on average. Over the eight-year period from 2023 through 2031, an annual production of 60 units per year will result in 480 units.

Underutilized Land in Commercial Main Street Districts (Park Street and Webster Street)

Quantitative Objectives: 25 units per year, 200 units during 6th Cycle.

Alameda's Park Street and Webster Street mixed use commercial "main street" corridors provide opportunities for 200 additional housing units during the 2023-2031 housing cycle. The primary constraints on these mixed use corridors are the limited number of underutilized sites, the small size of those sites, and the local governmental constraints that have prevented any residential development on these mixed use, transit

Spotlight:

What does 43.5 units per acre look like in Alameda?



*Two Buildings, Two Stories, One Lot
5,000 square foot lot
5 residential units
1 unit per 1,000 square feet of land
43.5 units per acre*



*Nine buildings, One Story, One Lot
10,000 square foot lot
10 residential units
1 unit per 1,000 square feet of land
43.5 units per acre*

oriented corridors since 1973. Since 1973, no new residential units have been constructed on these transit oriented, mixed use corridors.

In 1973, the City Council adopted new zoning regulations that prohibited multifamily housing on Park Street and Webster Street, and in 1991 the City Council adopted a prohibition on residential densities over one unit per 2,000 square feet of land. All of the housing built on Park Street and Webster Street between 1900 and 1973 was multifamily housing with residential densities over 21 units per acre. The 1973 and 1991 zoning changes effectively prohibited all residential development on Alameda's commercial, mixed use, main streets.

To facilitate and enable housing development on the Park Street and Webster Street commercial corridors, in 2022, the City amended the C-1 and CC zoning districts to:

- Remove the multifamily housing prohibition,
- Permit residential use by right, including multifamily housing, shared housing, co-housing, congregate housing, single room occupancy housing, transitional housing, supportive housing, senior assisted living, and emergency shelters, provided that ground floor space facing Park Street or Webster Street must be reserved for non-residential and commercial retail uses;
- Remove the prohibition on residential densities above one unit per 2,000 square feet and permit one unit per 750 square feet or 60 units per acre)
- Require that all new residential and mixed use buildings to be at least 30 units per acre (net), and
- Exempt rehabilitation and adaptation of existing buildings with no increase in floor area from all multifamily residential density limitations.

Spotlight:

What does 57 units per acre look like on Park Street?



What does 78 units per acre look like on Encinal Avenue?



III. Goals and Policies:

The policies provide direction to help the City reach its housing goals. The Housing Element includes five (5) goals that create the framework for how Alameda will address housing needs during the planning period. For each goal, policies guide future decision making to achieve the goal. The goals and policies reflect the City's overall goal and obligation to create equitable and inclusive neighborhoods and to provide opportunities for a variety of housing at all levels of affordability to meet the current and future needs of all residents.

The goals of the Housing Element are to:

1. Provide an ample supply of housing to meet the existing and projected housing needs to support a diverse, inclusive and equitable community.
2. Ensure housing stability for households of all income levels and the preservation and enhancement of Alameda aging and vulnerable housing stock.
3. Create racially and socially inclusive neighborhoods that correct past historic racial, ethnic, and social discrimination.
4. End homelessness.

Goal #1:

Provide an ample supply of housing to meet the existing and projected housing needs to support a diverse, inclusive and equitable community.

Policies:

H-1

Housing Production Maintain an adequate supply of appropriately zoned land and take all necessary actions to support the production of at least 5,353 housing units in Alameda between 2023 and 2031 to accommodate the local and regional housing need.

H-2

Services and Amenities for Housing. Plan for and provide sufficient services and amenities to support the existing and planned population.

HE-3

Transportation Supported Housing. To reduce greenhouse gas emissions, automobile congestion, and the demand for single occupant vehicle modes of travel, continue to improve transit and transportation services and facilities to serve a growing population. (Also see Mobility Element for related policies.)

H-4

Equitable Distribution. Allocate citywide regional housing allocations across all neighborhoods and increase affordable housing in higher opportunity areas and in neighborhoods that currently have fewer affordable units to provide access to high quality amenities and services for new lower income residents, and affirmatively further fair housing.

HE-5

Special Need. Expand rental and for-sale housing for people of all income levels in all Alameda neighborhoods and prioritize actions that result in additional affordable housing units for extremely low-, very low-, low-, moderate-income and special needs households, including people with disabilities, senior citizens, and people in need of assisted, supportive, and/or transitional housing.

HE-6

Affordable Housing Inclusionary Requirements. Continue to require that 15% of all housing units in new residential developments be deed restricted for households with very low, low, and moderate incomes, and continue to require that 25% of all new units at Alameda Point be deed restricted. Consider revising the distribution of required inclusionary units to increase the supply of deed restricted units for very low income households.

Spotlight: What is Inclusionary Zoning?

Inclusionary Zoning policies require that a percentage of new development be deed-restricted affordable housing. Plan Bay Area 2050 recommends requiring between 10-20% of units in all major housing projects as deed-restricted affordable housing, depending on the local context. The City of Alameda, as of July 2021, requires 15% of units in projects of 5 or more units be deed-restricted affordable housing for 55 years and 25% of all units in projects at Alameda Point.

H-7

Diverse Housing for Diverse Needs. Facilitate the construction of a wide range of different housing types to address the housing needs of the city's diverse community by amending the Zoning Code to allow for a greater diversity of housing types, including multifamily housing, courtyard housing, single room occupancy housing, supportive housing, transitional housing, assisted living housing, and other forms of housing needed to support the housing needs of all household types and income levels in all neighborhoods and mixed use shopping center sites and Main Streets. (Also see Land Use Element for related policies.)

HE-8

Accessory Dwelling Units. Continue to promote and permit by right accessory dwelling units on existing residential properties as a strategy to increase the supply of smaller, more affordable

rental units within existing neighborhoods. Continue to consider changes to the requirements to increase the production of these units, such as allowing one and half story units.

HE-9

Permit Process Time and Cost. Streamline the housing approval process, particularly for affordable housing by:

- a. Maximizing the use of prior environmental reviews, tiered environmental reviews, and statutory and categorical exemptions to streamline the review of housing projects and reduce entitlement costs.
- b. Maintaining adopted Objective Design Standards to ensure consistent review and approval criteria for new residential development that is fair, objective, streamlined, clear and consistent.
- c. Offering ministerial/staff-level review for affordable housing and housing for the homeless that is consistent with Objective Design Standards.

HE-10

Public Lands. Prioritize the use of public land for affordable housing.

- a. **Alameda Point.** Take all necessary actions to approve and construct at least 1,282 new housing units and 200 lower income replacement units at Alameda Point between 2023 and 2031.
- b. **Navy Fee at Alameda Point.** Work with regional and federal partners and the US Navy to remove the U.S. Navy fee on housing at Alameda Point to enable the construction of more than 1,506 market rate units at Alameda Point in the future.
- c. **Labor** Ensure that City imposed requirements for project labor agreements do not prevent housing construction on city owned land.

Goal #2:

Ensure housing stability for households of all income levels and preservation and enhancement of Alameda aging and vulnerable housing stock.

HE-11

Stability Preserve and increase the supply of affordable rental and ownership housing in Alameda to provide housing stability for Alameda's most vulnerable communities.

HE-12

Preservation. Require the preservation and replacement of affordable housing, so demolitions and conversions do not result in the net loss of the City's stock of accessible, safe, healthy and affordable housing.

HE-13

Displacement. Require the right of first refusal to ensure displaced households may occupy replacement housing units that are comparable in size, location, cost, and rent stabilization protection.

HE-14

Protections. Maintain tenant protections and tenants' rights. Continue to implement and enforce the Alameda Rent Stabilization Act to help maintain affordability and prevent displacement for Alameda renters.

H-15

Resources for Affordable Housing. Develop and facilitate the dedication of financial resources for construction of affordable housing such as the City of Alameda Affordable Housing Fee Ordinance, which imposes a housing impact fee on new commercial development in the City to fund affordable housing.

HE-16

At Risk Units. Facilitate the renewal of existing affordable housing covenants, and promote opportunities for acquisition of units with expiring covenants to preserve affordability

HE-17

Long Term Housing. Limit short-term rentals, conversions to hotels, and prolonged vacancies, which reduce the supply of long term housing units for sale or rent.

HE-18

Home Ownership. Promote more affordable ownership opportunities and ownership retention strategies to create stability and wealth building for underserved communities with ownership models such as shared and limited equity ownership and programs such as the City of Alameda First-Time Homebuyer Program which provides down payment assistance to low- and moderate-income first-time homebuyers.

HE-19

Housing Conservation and Rehabilitation. Preserve, conserve and improve Alameda's aging housing stock to ensure decent, safe and healthy conditions. Provide resources to incentivize rehabilitation and improvement of existing housing, such as the City of Alameda Substantial Rehabilitation Program, which creates new rental units in existing vacant or underutilized residential structures; the Housing Rehabilitation Program, which provides grants and low-interest loans to help low- and very low-income homeowners repair and improve their homes; and the Minor Home Repair program.

HE-21

Existing Buildings. Provide incentives and promote flexibility for the conversion of existing structures to provide new housing or additional housing units in order increase the supply of housing and reduce the greenhouse gas emissions resulting from demolition and new construction.

HE-22

Climate Friendly Sustainable and Healthy Housing. To reduce greenhouse gas emissions and improve interior residential health and safety:

- a. **Green Buildings.** Provide streamlined review, incentives and flexibility for residential buildings that promote energy and resource conservation particularly those that exceed existing green building standards.
- b. **Energy Conservation Programs.** Continue to offer residential customer energy conservation services, including but not limited to a weatherization cash grant program, a rebate program for energy efficient lights, a meter lending program, a rebate program for Energy Star refrigerators, a second refrigerator pickup program, free energy audits, and an Energy Assistance Program to help low-income residents reduce their energy use.
- c. **Renewable Energy Generation and Distribution.** Continue to support rooftop solar and other local renewable energy improvements to lower energy use and costs for housing.
- d. **Education.** Provide materials and education to property owners, tenants and homebuilders regarding environmentally sustainable residential development practices.

HE-23

Resilient Housing. Promote disaster and climate resilience to mitigate the impacts and financial disruption of emergencies in order to minimize displacement in the event of a natural disaster by:

- a. Identifying risks to the housing supply from natural disasters and the impacts of climate change.
- b. Identifying funding and other resources to support the retrofitting of existing buildings to improve resilience and minimize risks.
- c. Planning for emergency housing needs that will result from disasters and climate events and post-disaster housing recovery that ensures an equitable response that considers the needs of Alameda's most vulnerable communities.
- d. Educating homeowners, tenants and landlords about disaster risk and mitigations.

GOAL 3:

Create racially and socially inclusive neighborhoods to correct past historic racial, ethnic, and social discrimination.

HE-24

Equal Opportunity. Ensure that housing opportunities are accessible to all residents without discrimination on the basis of race, color, ancestry, sex, national origin, color, religion, sexual orientation, gender identity, marital status, immigration status, family status, age, intellectual, developmental, and physical disability, source of income and student status or other arbitrary reason.

HE-25

Inclusive and Equitable Plans, Standards and Regulations. Promote inclusive and equitable housing plans, policies, and zoning regulations that are inclusive, non-discriminatory, culturally responsive, reduce disparities, promote equitable access, minimize the impacts of income disparity, minimize displacement and promote fair and affordable housing.

HE-26

Equitable Access to High Quality Facilities and Services. Ensure that all households, including lower income households have equal access to neighborhoods with good schools, good parks, good transit access and good protection from environmental or public health hazards.

HE-27

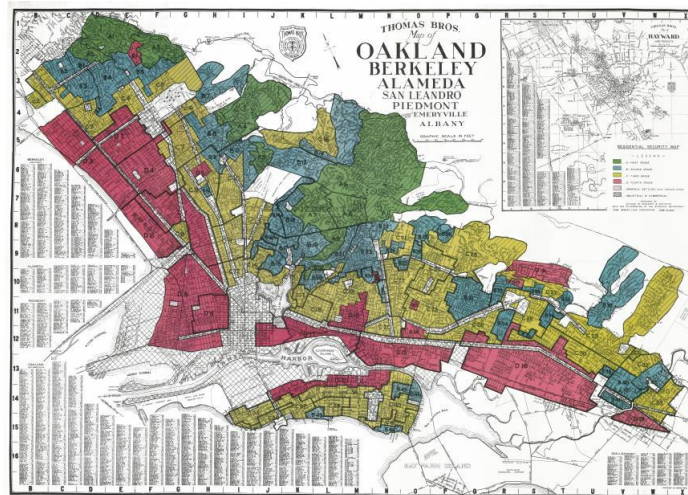
Barriers. Eliminate barriers to housing that disproportionately affect populations in protected classes, lower income households, and special needs populations. Rescind or otherwise mitigate housing development standards that are exclusionary, discriminatory, or otherwise impede the development of housing and multifamily housing that is affordable to lower income households, such as single family restrictions, low density zoning, minimum lot size requirements, setback requirements, on-site open space, or parking requirements that add to the cost of housing and make it less affordable to lower income households.

HE-28

Understanding. Expand knowledge and understanding of land use regulations and the history of racist policies, planning, zoning and real estate practices that shaped current land use patterns and socioeconomic disparities.

Spotlight: What is redlining?

(insert text in next draft)



HE-29

Fair Housing. Ensure equal housing opportunities by taking appropriate actions, when necessary, to prevent housing discrimination in the local market and provide services to counsel tenants and landlords on their rights and responsibilities.

HE-30

Equal Representation. Ensure that a cross section of the community is represented on city appointed boards and commissions addressing housing policy and regulation.

HE-31

Fair and Inclusive Decision Making. Ensure inclusive community participation in all housing planning, public investment, and development review decision making by actively engaging all segments of the community, especially those that have historically been less engaged in city decision-making such as lower-income families, people of color, and youth.

GOAL 4: End homelessness.

HE-32

Prevention. Promote and facilitate prevention, placement and support programs and strategies that reduce the likelihood of residents experiencing homelessness, as well as shorten the time someone experiences homelessness.

HE-33

Housing-First. Implement a Housing-First approach and coordinate service provision, appropriate housing and the efficient access to information so as to rapidly match available services and housing to those most in need.

HE-34

Partnerships Strengthen the capacity of the affordable housing development community to locate, construct and manage housing facilities for the homeless.

HE-35

Support Services Provide an adequate supply of short-term and permanent housing in addition to supportive services throughout the City that are appropriate for and meet the specific needs of all persons who are homeless or at-risk of homelessness.

HE-36

Emergency and Transitional Housing Ensure an adequate supply of emergency and transitional housing for people who are homeless or are at a risk of becoming homeless, including people with disabilities.

HE-37

Temporary Housing. Provide zoning exceptions and building code flexibility for alternative housing like tiny homes and temporary housing solutions

HE-38

Outreach Provide a high level of outreach targeted to chronically homeless people to inform them of their rights and opportunities to move into safe, permanent housing with appropriate support services.

HE-39

Education. Provide opportunities for communities to dialogue and learn about root causes of homelessness, ways to help, and effective approaches to preventing and ending homeless, in an effort to correct common misunderstandings.

IV. Implementation Programs

Implementing the City's housing plan will require ongoing management, oversight, resources, and collaboration. The timing of implementation is based upon a careful consideration of available city and partner organization resources, funding availability, and staff resources.

Each program is an action to implement a Housing Element goal. Each program is implemented by a City departments, agency and/or partner. Quantified objectives describes the number of housing units that the City expects to be constructed, maintained and preserved within the planning period by that action.

The City will continually monitor progress and report on these programs annually to the City Council and to the California Department of Housing and Community Development (HCD).

Program HI-1. Annual Review. The Planning Board shall hold an annual public hearing in February or March to evaluate progress toward meeting housing goals and regional housing needs obligations. The review will examine annual quantitative housing production goals and if the City is not meeting those quantitative goals, the staff will make recommendation to the Planning Board on adjustments to processes or requirements to improve performance. At the public hearing, the Planning Board will make recommendations for City Council consideration and action. The annual review will include a review of the Annual Progress Report on the Housing Element implementation in the format required by the California Department of Housing and Community Development as defined by Government Code Section 65400(a)(2)(B).

Quantified Objectives:

- 5,353 new units constructed over 8 years.
- 670 new units constructed annually
- 280 lower income units constructed annually
- 480 accessory dwelling constructed annually
- ___ units rehabilitated annually with City assistance
- 1,500_ Housing Choice Vouchers issued annually

Relevant Housing Policies: All

Time Frame: Annual Review

Responsible: Planning Building and Transportation Department

Program HI-2 Affordable Housing Pipeline Report. The City shall prepare and annually present a 5-Year Affordable Housing Pipeline Projects Report coordinated with the Housing Element Housing Production Annual Report.

Relevant Housing Policy: HE-___

Time Frame: Annual Review

Responsible: Community Development Department

Quantified Objective: 280 lower income units per year

Program HI-3 At-Risk Housing Units. Annually monitor the status of all affordable housing projects and, as their funding sources near expiration, or where rehabilitation is needed, work with owners and other agencies to consider options to preserve such units.

Housing Policy: HE-__

Time Frame: Annual Review

Responsible: Planning Building and Transportation Department

Quantified Objective: No loss of deed restricted units per year.

Program HI-4 Housing Choice Voucher Program (Section 8). Support the Alameda Housing Authority's ability to issue Housing Choice Vouchers.

Housing Policy: HE-__

Time Frame: Annual Review

Responsible: Alameda Housing Authority

Quantified Objective: Issue 1,500 vouchers annually.

Program HI-5 Utility Assistance Programs. Continue to provide funding assistance to qualified households in need of help with their electric bills.

Housing Policy: HE-__

Time Frame: Annual Review

Responsible: Alameda Municipal Power

Quantified Objective: ____ units per year.

Program HI-6 First-Time Homebuyer Program. Continue the First-Time Homebuyer Program which provides down payment assistance to low- and moderate-income first-time homebuyers.

Housing Policy: HE-__

Time Frame: Annual Review

Responsible: Community Development Department

Quantified Objective: ____ units per year.

Program HI-7 Alameda County Mortgage Credit Certificate Program. Continue to participate in the Countywide Mortgage Credit Certificate Program, which assists low- to moderate-income first-time homebuyers to qualify for mortgage loans.

Housing Policy: HE-__

Time Frame: Annual Review

Responsible: Community Development Department

Quantified Objective: ____ units per year.

Program HI-8. U.S. Navy Fee. Work with federal, state, regional, and local partners to advocate for the removal of the Navy's per unit financial fee on residential development at Alameda Point.

Housing Policy: HE-__

Time Frame: 2025/2026

Responsible: Community Development Department

Quantified Objective: None for 2023-2031 cycle. (Essential to have completed by 2026 for 7th cycle.)