

PUBLIC REVIEW DRAFT

CITY OF ALAMEDA GENERAL PLAN

HOUSING ELEMENT

2015–2023

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1. Introduction

Every jurisdiction in California must have a General Plan, and every General Plan must contain a Housing Element. This Housing Element is the City of Alameda’s blueprint for meeting its housing needs, including housing affordable to low- and moderate-income families for the period of January 31, 2015 through January 31, 2023. This Element was prepared in conformance with State of California requirements.

A. Purpose

The Housing Element provides policy direction for making decisions pertaining to housing services and regulations, and sets forth policies, programs, and schedules promoting the preservation, improvement, and development of diverse housing types for a diverse range of household types and incomes.

B. Organization

This Housing Element is organized into three main sections: the Introduction, the Housing Element Policy and Implementation Plan, and the Housing Element Background Report.

The **Introduction** includes information on the purpose of the Housing Element, the organization of the document, General Plan consistency, overview of the Regional Housing Needs Allocation, and public participation efforts.

The **Housing Element Policy and Implementation Plan** sets forth the City’s goals, policies, and implementation measures that address the housing needs in Alameda.

The **Housing Element Background Report** contains an evaluation of the prior Housing Element and its accomplishments, an analysis of housing needs, identification of constraints to the development of housing, and resources, such as an inventory of vacant and underutilized sites, that are available for housing.

C. Major Housing Initiatives for 2015–2023

This Housing Element identifies several major initiatives for 2015–2023:

- ✓ Retooling and Improving Successful Programs. The biggest challenge for the 2015–2023 period will be to find strategies and resources to retool and improve Alameda’s most successful housing programs in an era of limited public resources for affordable housing development. Finding financial resources to replace the Redevelopment Affordable Housing “set-aside” funds eliminated by the State of California during the last period will be critical to success.

- ✓ Transit-Oriented Housing and Sustainable Development. The focus of the next eight years will be to provide a variety of housing types for a diversity of household needs in transit- and pedestrian-oriented and mixed-used use locations, consistent with the 2008 City of Alameda *Local Action Plan for Climate Protection, the 2008 Transportation Element Update*, and the regional *Sustainable Communities Strategy, Plan Bay Area*.
- ✓ Northern Waterfront Priority Development Area. These former industrial sites along the Oakland/Alameda Estuary provide important opportunities to reconnect Alameda neighborhoods to the waterfront and provide housing for a wide variety of household types.
- ✓ Naval Air Station (NAS) Alameda Priority Development Area. The NAS Alameda Priority Development Area (commonly known as “Alameda Point” and “Alameda Landing”) represents the next phase of the redevelopment and reuse of the former Naval Air Station.

D. Regional Housing Needs Allocation

In July 2013, the Association of Bay Area Governments (ABAG) issued the Regional Housing Needs Allocation (RHNA). The City of Alameda was assigned a RHNA of 1,723 units. To address state, regional, and local need for affordable housing, 444 of the units are to be affordable to very low-income households, 248 of the units are to be affordable for low-income households, and 283 of the units are to be affordable for moderate-income households. The balance of the units (748) may be market rate. The City of Alameda Land Inventory, located in the Housing Resources section of the Housing Element Background Report, identifies adequate sites for over 2,000 units that are appropriately zoned to address the affordable housing demand.

E. General Plan Consistency

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” Internal consistency avoids policy conflicts and provides clear policy direction for the future improvement and development of housing within the City. The City will continue to maintain General Plan consistency through ongoing review and revision where necessary.

F. Public Participation

During the preparation of the 2015–2023 Housing Element, public input was actively encouraged. The Element was posted to the City’s website and a hard copy was available for review at City Hall. The Draft Housing Element was also provided to the California Department of Housing and Community Development (HCD) for review and comment.

The City is in constant communication with housing advocates and providers. These discussions provide important insight into the factors, regulations, and standards that can be implemented to facilitate good housing projects and avoid unnecessary constraints on housing development in Alameda. The following housing advocates, providers, and interested parties have all been instrumental in shaping Alameda’s housing policy and programs:

- Housing Authority Board of Commissioners
- Alameda Planning Board
- Alameda Commission on Disabilities
- Renewed Hope, Housing Advocacy
- Resources for Community Development, Affordable Housing Provider
- Mid-Peninsula Housing, Affordable Housing Provider
- Alameda Point Collaborative, Housing Provider
- HOMES, Housing Advocacy
- Alameda Board of Realtors
- Alameda Chamber of Commerce

2. Housing Policy and Implementation Plan

This chapter presents Alameda’s goals, policies, and implementation programs for the planning period 2014–2022. The policies in the Housing Element serve as a guide for the City’s future housing decisions, including housing programs, strategies, and expenditures. The following constitutes the City of Alameda Housing Policy and Implementation Plan.

A. Housing Goals and Policies

1. Goals

Goal #1: Provide housing to meet the City’s diverse housing needs, including affordable housing, special needs housing, transit-oriented housing, and energy-efficient housing.

Goal #2: Provide housing services and opportunities to support, maintain, and enhance Alameda’s diverse community and excellent quality of life.

2. Policies

The City will Provide Housing to Meet the City’s Diverse Housing Needs

- HE -1. Expand the City’s supply of affordable rental and ownership housing for extremely low-, very low-, low-, and moderate-income households.
- HE -2. Create rental, homeownership, and housing opportunities for people of all incomes, ethnic origins, cultures, family structures, and special needs populations such as the elderly, homeless and people at risk of becoming homeless, people with physical and/or developmental disabilities, single-parent households, and young adults.
- HE -3. Provide a variety of housing types for the diverse Alameda community and its various household types, including multifamily housing, single-family housing, transitional housing, and emergency shelters.
- HE -4. Provide a range of housing for the City’s diverse employment base, including teachers, service and retail sector employees, and manufacturing employees.
- HE -5. Maintain an adequate amount of land zoned for residential use to encourage housing development that will meet the needs of all income groups and household types.
- HE -6. Require units for very low-, low-, and moderate-income households within new housing projects.
- HE -7. Facilitate the development of affordable housing through public-private partnerships, creative land use strategies, and expedited City permitting and decision making.

- HE -8. Encourage work/live, mixed-use, and transit-oriented housing opportunities to reduce traffic impacts, provide affordable housing opportunities, and stimulate business and economic development.
- HE -9. Facilitate and encourage mixed-use and residential development in the Northern Waterfront area and at Alameda Point.
- HE -10. Facilitate and encourage residential development above ground floor commercial uses on Park Street, Webster Street, and in former “station” neighborhood commercial areas.
- HE -11. Ensure that new residential development utilizes “green” building strategies, environmentally sensitive building technologies, and site planning strategies to minimize greenhouse gas emissions.
- HE -12. Ensure that the entitlement process, zoning and parking requirements, and impact fees do not unnecessarily burden the development of affordable housing units.
- HE -13. Maintain educational and financial assistance programs to assist people, especially extremely low-, very low-, low-, and moderate-income households, in purchasing their first home.
- HE -14. Pursue available federal and state housing program funds to provide housing assistance to low- income households and to support the development of low- and moderate-income housing.

Provide Housing Services and Opportunities that Maintain and Enhance the Quality of Life of the City

- HE -15. Encourage public participation of all segments of the community, including low- and moderate-income residents, the business sector, renters and homeowners, in the formulation and review of City housing policy.
- HE -16. Promote the conservation and rehabilitation of the City’s existing housing stock.
- HE -17. Promote the elimination of overcrowded, unsafe, and unsanitary housing conditions.
- HE -18. Ensure equal housing opportunities by taking appropriate actions, when necessary, to prevent housing discrimination in the local market.
- HE -19. Maintain the integrity of existing residential neighborhoods by protecting and enhancing the historic architecture and ensuring that new development respects the density, and physical and aesthetic character of the neighborhood and surrounding areas.

- HE -20. Ensure that new neighborhoods seamlessly integrate with older residential neighborhoods by designing new housing developments that complement the historic, architectural, aesthetic, and physical qualities of existing neighborhoods.
- HE -21. Support efforts to increase the homeownership rate in Alameda to 60 percent by promoting homeownership opportunities for Alameda residents and employees of all income groups, including lower-income renters and newly formed households.

B. Implementation Plan

The Housing Implementation Plan describes the City’s programs, for the period from 2014 to 2022, to implement the Housing Element Goals and Policies.

1. Conservation and Improvement of the Housing Stock

Program 1.1 Housing Rehabilitation

The City will improve the existing housing stock by continuing to administer the following owner-occupied and rental housing rehabilitation programs:

- *Substantial Rehabilitation Program:* Continue to implement the City’s Substantial Rehabilitation Program, which creates new rental units in existing vacant or underutilized residential structures. Quantified Objective: One unit created annually for very low- or low-income households.
- *Housing Rehabilitation Program:* Continue the City’s Housing Rehabilitation Program, which provides grants and low-interest loans to help low- and very low-income homeowners repair and improve their homes. Quantified Objective: Three units rehabilitated annually for very low- and low-income households.
- *Rental Rehabilitation Program:* Continue the City’s Rental Rehabilitation Program, which provides low-interest loans to help property owners with low- and very low-income tenants repair and improve their units. Quantified Objective: Three to five units rehabilitated annually for very low- and low-income households.
- *Minor Home Repair:* Continue to implement the City’s Minor Home Repair program. Quantified Objective: Two units rehabilitated annually for very low- and low-income households.
- *Accessibility Modification Program:* Continue providing grants and low-interest loans to assist eligible seniors and persons with disabilities in making modifications to their residences, allowing the individual to attain greater mobility and remain safely in their home.

Responsible Department/Agency: Housing Authority

Funding Source: Community Development Block Grant (CDBG) funds

Timing: Ongoing

Quantified Objective: Eight units rehabilitated annually for very low- and low- income households.

Program 1.2 Amnesty Program

Continue the City's amnesty program, which provides a process to legalize occupied, existing undocumented dwelling units.

Responsible Department/Agency: Community Development Department

Funding Source: Application fees

Timing: Ongoing

Quantified Objective: Three units legalized annually.

2. Equal Housing Opportunities

Program 2.1 Fair Housing

Continue to support fair housing by contracting with a fair housing contractor/provider to counsel tenants and landlords on their rights and responsibilities, mediate landlord/tenant disputes, and investigate complaints of housing discrimination.

Responsible Department/Agency: Housing Authority

Funding Source: CDBG

Time Frame: Ongoing

Quantified Objective: Assist approximately 300 households annually with inquiries, complaints, audits, counseling, and conciliations.

Program 2.2 Housing Choice Voucher Program (Section 8)

Continue issuing vouchers and encouraging property owners to participate in this rental assistance program.

Responsible Department/Agency: Housing Authority

Funding Source: US Department of Housing and Urban Development (HUD)

Timing: Ongoing

Quantified Objective: 1,600 households assisted annually.

Program 2.3 First-Time Homebuyer Program

Continue the First-Time Homebuyer Program which provides down payment assistance to low- and moderate-income first-time homebuyers. The program includes free homebuyer workshops. The workshops cover the complete home-buying process including: Overview of the Home-Buying Process, Credit and Budgeting, Qualifying for a Loan, the City's Down Payment Assistance Program, the Loan Application/Pre-approval Process, Selecting a Home, Role of the Real Estate Agent, Home Maintenance, and Foreclosure Prevention.

The City of Alameda has a program to help first-time homebuyers afford the down payment.

Responsible Department/Agency: Housing Authority

Funding: In-lieu fees, Affordable Housing / Unit fee (AHUF)

Timing: Ongoing, as funding is available

Quantified Objective: One household assisted biannually.

Program 2.4 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.

Responsible Department/Agency: County of Alameda Housing and Community Development Department

Funding: In-lieu fees, AHUF

Timing: Ongoing

Quantified Objective: One to two households assisted annually.

Program 2.5 Preservation of At-Risk Housing Units

Continue to monitor the status of all affordable housing projects and, as their funding sources near expiration, work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.

Responsible Department/Agency: Housing Authority

Funding Source: In-lieu fees, AHUF

Timing: Ongoing

Objectives: Monitor existing units annually.

Program 2.6 Homeless Shelter Funding

Continue to provide funding assistance to the Midway Shelter, a 24-bed, service-enriched shelter for women and children, for a portion of the shelter's operating costs and capital improvements.

Responsible Department/Agency: Housing Authority

Funding Source: CDBG

Time Frame: Ongoing

Quantified Objective: Provide up to \$40,000 annually to Midway Shelter.

Program 2.7 Utility Assistance Program

Continue to provide funding assistance to qualified households in need of help with their electric bills. One program is a match-fund program for households with a shut-off notice, and one program assists with up to 25 percent of a monthly bill.

Responsible Department/Agency: Alameda Municipal Power (AMP)

Funding Source: Public Purpose Program and annual contribution from AMP

Time Frame: Ongoing

Quantified Objective: Provide up to \$100,000 annually to households in need.

Program 2.8 Rent Review Advisory Committee

The Rent Review Advisory Committee (RRAC) will continue to provide voluntary mediation between tenants and landlords in order to mediate rent increases for tenants of all income levels. The Housing Authority staffs the RRAC and provides support throughout the process.

Responsible Department/Agency: Housing Authority and RRAC

Funding Source: AHUF

Timing: Ongoing

Quantified Objectives: Four households assisted annually.

3. New Housing Opportunities

Program 3.1 Inventory of Housing Sites

Continue to maintain an inventory of available housing sites with residential zoning designations for public information purposes on the City website.

Responsible Department/Agency: Community Development Department

Funding Source: Community planning fee

Timing: Ongoing

Quantified Objectives: Update inventory regularly.

Program 3.2 Special Needs Housing

Work with public or private sponsors to identify candidate sites for new construction of rental housing for special needs, including persons with physical and developmental disabilities, and take all actions necessary to expedite processing of such projects.

Responsible Department/Agency: Community Development Department

Funding Source: Permit fees

Time Frame: As projects are approved through the Community Development Department

Quantified Objective: Identify and support two special needs projects between 2014 and 2022.

Program 3.3 Large Site and Affordable Housing Development Review and Processing

Facilitate the development of affordable housing, and provide for development projects of 50 to 150 units in size, routinely coordinate with property owners, and give high priority to processing subdivision maps that include affordable housing units. Give priority to permit processing for projects providing affordable housing, and housing for seniors, persons with developmental disabilities, and other special needs groups.

Improve development review/processing procedures to minimize, to the extent possible, the time required for review of development projects. This reduction in time will reduce the cost to developers and may increase housing production in the city. The City will utilize the Development Review Team to ensure projects are reviewed in a timely manner.

Responsible Department/Agency: Community Development Department

Funding Source: Community planning fee

Timing: As projects are processed through the Community Development Department

Quantified Objectives: Complete Design Review process in three months if no other entitlements required, and subdivision approvals within six months if no other entitlements required.

Program 3.4 Funding for 5-year Pipeline Projects

Continue to maintain and update a 5-Year Affordable Housing Pipeline Project Report. Continue to seek available funding from state and federal sources for which the projects identified in the 5-Year Affordable Housing Pipeline Project Report are eligible, and for future eligible projects. Pipeline projects include rental housing affordable to extremely low-, very low-, and low-income households.

Responsible Department/Agency: Housing Authority

Funding Source: CDBG, tax credits, HOME, AHUF

Timing: Ongoing, as projects come forward and as funding is available

Quantified Objective: Update the 2010–2015 Report for the period of 2016–2021 and provide financial assistance for one 100 percent affordable housing project biannually.

Program 3.5 Affordable Housing Unit/Fee (AHUF) Ordinance

Continue to administer the AHUF to support the development of new and rehabilitated housing affordable to very low- and low-income households, and periodically adjust the housing impact fee to keep pace with inflation.

Responsible Department/Agency: Community Development and Housing Authority

Funding Source: Nonresidential development impact fees

Timing: Ongoing

Quantified Objective: \$50,000 collected annually for affordable housing.

Program 3.6 Inclusionary Housing Ordinance Review

Continue to review the citywide 15 percent inclusionary requirement to ensure that the ordinance is not, or does not, constrain housing development, and revise as necessary within one year. The review will address impacts on housing costs, adequate incentives, and flexibility of the ordinance.

Responsible Department/Agency: Community Development Department

Funding Source: Community planning fee

Time Frame: Annually, starting one year from adoption of the Housing Element

Quantified Objective: Complete review for annual Planning Board public hearing.

Program 3.7 Parking Ordinance Review

Continue to review parking requirements and standards to ensure that they do not constrain housing development. Continue to reduce and/or waive parking requirements for affordable housing projects.

Responsible Department/Agency: Community Development Department

Funding Source: Community planning fee

Time Frame: Annually review

Quantified Objective: Complete review for annual Planning Board public hearing.

Program 3.8 Universal Design Ordinance

Consider amendments to the Zoning Ordinance to require universal design elements for households with disabilities in all new housing projects of five or more units.

Responsible Department/Agency: Community Development Department

Funding Source: Community planning fee

Time Frame: 2014 adoption

Quantified Objective: Complete ordinance within one year of Housing Element adoption.

Program 3.9 Promote Energy Conservation

Continue to offer residential customer energy services which include the following (*see the Opportunities for Energy Conservation section of the Background Report for more details on these programs*):

- A weatherization cash grant program
- A rebate program for compact fluorescent lights
- A meter lending program
- A rebate program for Energy Star refrigerators
- A second refrigerator pickup program
- Free energy audits
- Energy Assistance Program to help low-income residents reduce their energy use
- Implement the energy efficiency and conservation policies and programs in the Energy Element of the General Plan

Responsible Department/Agency: AMP

Funding Source: Utility fees

Time Frame: Ongoing, as programs are available

Quantified Objectives: Provide \$40,000 in energy services annually.

Program 3.10 Measure A

Continue to monitor Measure A and update as appropriate to ensure it does not constrain housing development.

Responsible Department/Agency: Community Development Department

Funding Source: Community planning fee

Time Frame: Annually monitor

Quantified Objective: Revise within one year if necessary.

C. Quantified Objectives

Table 1 provides the City’s quantified objectives for the 2015–2023 Housing Element period.

Table-1: Quantified Objectives, 2015–2023

Category	Income Level					Total
	Extremely Low	Very Low	Low	Mod.	Above Mod.	
ABAG RHNA, 2014–2022	222	222	248	283	748	1,723
NEW CONSTRUCTION						
Units Provided Through Housing Programs						
Substantial Rehabilitation ¹	0	8	0	0	0	8
Amnesty Units	0	0	0	24	0	24
Total New Construction	0	8	0	24	0	32
CONSERVATION						
Existing Housing Choice Vouchers						
Households	1,200	320	80	0	0	1,600
Total Conservation	1,200	320	80	0	0	1,600
REHABILITATION						
Housing Rehabilitation Program (Units)	6	8	10	0	0	24
Rental Rehabilitation Program (Units)	6	8	10	0	0	24
Minor Home Repair (Units)	0	8	8	0	0	16
Accessibility Modification Program	16	16	32	0	0	64
Total Rehabilitation	28	40	60	0	0	128

Source: City of Alameda 2014

PUBLIC REVIEW DRAFT

HOUSING ELEMENT BACKGROUND REPORT

2015-2023

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1. Introduction

The Housing Element Background Report analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future Alameda residents.

A. Organization

The Housing Background Report comprises four sections.

Chapter 2: Review of the 2007–2014 Housing Element is an evaluation of housing policies and program objectives in the 2007–2014 Housing Element.

Chapter 3: Housing Needs Assessment focuses on demographic information, including population, housing stock characteristics, housing cost and affordability, and affordable units at risk of converting to market rate.

Chapter 4: Housing Resources and Site Inventory describes the City’s housing resources and housing opportunities. It discusses regional housing need allocation and the City’s existing housing stock and potential areas for future housing development. It also covers energy conservation opportunities that may reduce costs to homeowners and infrastructure costs to the city.

Chapter 5: Housing Constraints evaluates the governmental and non-governmental constraints to housing development in Alameda, including City-established planning, zoning, and building standards that guide residential development patterns and influence housing availability and affordability. Non-governmental constraints include such factors as the availability and cost of preparing and developing land for housing, as well as the business decisions of individuals and organizations in the home building, finance, real estate, and rental housing industries.

B. Data Sources

The data used to prepare this analysis was collected from 2000 and 2010 US Census reports and the 2007–2011 American Community Survey (ACS), California Department of Finance and Association of Bay Area Governments (ABAG)-approved data, City documents, and various other sources.

The 2010 Census marked a change in the way that the US Census Bureau collected data. The 2010 Census forms were much shorter and collected a fraction of the data previously collected. To supplement the shorter form, the ACS was utilized to create sample-based data sets. While the ACS provides a much larger range of data, it also comes with a margin of error. There are a few data sets referenced in this report that do not perfectly match totals or percentages. Those inconsistencies are the results of variable margins of error inherent in the ACS data source.

2. Review of the 2007–2014 Housing Element

This section documents the City's accomplishments implementing the housing policies and program objectives in the 2007–2014 Housing Element.

The 2007–2014 period was shaped by two major events that occurred during that time:

1. The Recession. During the Great Recession of 2008, the Bay Area and the City of Alameda experienced a significant decline in housing sales, production, and construction. These declines resulted in limited growth in housing production during the period. Although housing production was limited during the period, the City of Alameda actively pursued and accomplished all of its major housing policy and regulatory objectives during the period.
2. The End of Redevelopment in California. During this period, the State of California abolished the redevelopment authority that had been granted to cities and counties. The redevelopment authority allowed cities such as Alameda to set aside significant public resources (the "20% set-aside funds") for the provision, rehabilitation, and preservation of affordable housing. The elimination of this important funding source significantly restricts the City's ability to provide funds for affordable housing. Despite the loss of these important funds, the City of Alameda Housing Authority and its nonprofit partners were able to continue to provide services and new housing for lower-income households.

Table A-1 provides a review of accomplishments for each program included in the 2007–2014 Housing Element. The table is organized to follow the organization provided in the 2007–2014 Element.

Table A-1: Evaluation of 2007–2014 Housing Action Plan

Action		Timing	Accomplishments	Status	
1. Rehabilitation and Neighborhood Preservation					
a	Rehabilitation Programs	Continue to implement the City's rehabilitation programs for owner-occupied and rental housing units.	Ongoing	<p>During the first half of the 2013/2014 fiscal year, the City of Alameda Housing Authority rehabilitated 78 rental and three owner-occupied units. The Housing Authority also assisted one household with its substantial rehabilitation program.</p> <p>During the 2012/2013 fiscal year, the City of Alameda Housing Authority rehabilitated 26 rental and six owner-occupied units. The Housing Authority also assisted three households with its substantial rehabilitation program.</p> <p>During the 2011/2012 fiscal year, the City of Alameda Housing Authority rehabilitated one rental and 20 owner-occupied units. The Housing Authority also assisted two households with its substantial rehabilitation program.</p> <p>During the 2010/2011 fiscal year, the City of Alameda Housing Authority rehabilitated six rental and 12 owner-occupied units.</p> <p>During the 2009/2010 fiscal year, the City of Alameda's Development Services Department rehabilitated 43 rental and eight owner-occupied units.</p>	Continue
b	State and Federal Rehabilitation Financing Program	Continue to review all available state and federal programs for residential rehabilitation and apply for appropriate programs, as funding is available. Possible funding sources include the Community Development Block Grant program (CDBG), and various programs administered by the state Department of Housing and Community Development (e.g., Code Enforcement Incentive Programs).	Ongoing	<p>The City uses a portion of its CDBG funds to assist with rehabilitation efforts. The City received the following CDBG funding over the planning period:</p> <p>Approximately \$1 million in 2012 and 2013</p> <p>Approximately \$1.23 million in 2011</p> <p>Approximately \$1.47 million in 2010</p> <p>Approximately \$1.36 million in 2009</p>	Combine with Program 1.a.
c	Self-help in Rehabilitation	Promote self-help techniques to reduce rehabilitation costs by providing technical assistance to owners participating directly in rehabilitation efforts. City	Ongoing	The City continues to provide technical assistance to owners participating directly in rehabilitation efforts.	Combine with Program 1.a.

		assistance will include areas such as permit processing, preparation of financing applications, and owner management of rehabilitation work.			
d	Minor Home Repair	Continue to implement the City's Minor Home Repair program.	Ongoing	The City of Alameda Housing Authority continues to implement its Minor Home Repair/Accessibility Modification program, and has assisted the following: 6 households during the first half of the 2013/2014 fiscal year 126 households during the 2012/2013 fiscal year 63 households during the 2011/2012 fiscal year 156 households during the 2010/2011 fiscal year	Combine with Program 1.a.
e	Accessibility Modification Program	Continue to assist eligible seniors and persons with disabilities in making modifications to their residences.	Ongoing	See above. Accomplishments reported for both programs.	Combine with Program 1.a.
f	Housing in Industrially Zoning Areas	Study industrial areas, in particular where there is existing housing, and redesignate/rezone these areas for residential use as appropriate.	Ongoing	During the period, the City rezoned 10 industrial zoned properties that were in residential use, and five sites that were in manufacturing or warehousing use.	Delete.
g	Amnesty Program	Continue the City's amnesty program, which provides a process to legalize occupied, existing dwelling units.	Ongoing	The program legalized four units in 2013, one in 2012, two units in 2011, eight units in 2010, and two units in 2009.	Continue.
h	Work/Live Ordinance	Review the Work/Live Ordinance requirements to determine why only one work/live project has been developed and make recommendations to encourage more work/live projects in Alameda.	2010	During the period, the City evaluated the Work/Live Ordinance. To improve opportunities for work live and other housing types, the City amended the Zoning Ordinance to improve opportunities for: <ul style="list-style-type: none"> • Secondary units • Density bonuses and waivers • Multifamily housing 	Delete.

i	Comply with Senate Bill 520	Consistent with Fair Housing Law, the City will amend the Zoning Ordinance to include the definition of "family" as "one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."	Amend the Zoning Ordinance by January 1, 2013.	On July 12, 2012, the City Council of the City of Alameda passed Ordinance 3054 which defines a family as "one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within a dwelling unit."	Delete.
j	Reasonable Accommodation Procedure	Develop and formalize a general process that a person with disabilities will need to go through in order to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process.	Amend the Zoning Ordinance by January 1, 2013.	The draft zoning amendment was approved by the Planning Board in February 2014 and is scheduled for City Council consideration in March 2014.	Delete.
2. Rental and Home Ownership Assistance					
a	Housing Voucher Choice Program (Section 8)	Continue issuing vouchers and encouraging property owners to participate in this rental assistance program.	Ongoing	<p>During fiscal year 2012/13, 52 applicants were issued vouchers.</p> <p>During fiscal year 2011/12, 36 applicants were issued vouchers (and 23 families were brought onto the project-based voucher program).</p> <p>During fiscal year 2010/11, 117 families were determined to be eligible for admission to the HCV program (and 39 families were brought onto the project-based voucher program).</p> <p>During fiscal year 2009/10, 167 applicants from the HCV waiting list were determined eligible and issued vouchers.</p> <p>During fiscal year 2008/09, 211 applicants from the HCV waiting list were determined eligible and issued vouchers.</p>	Continue.
b	First-Time Home Buyer Program	Continue the Down Payment Assistance Program. Study and implement recommendations regarding program income and funding criteria in order to make more homes	Ongoing	<p>The City assisted the following households with its FTHB program:</p> <p>3 households during the first half of fiscal year 2013/14</p> <p>2 households during fiscal year 2012/13</p> <p>7 households during fiscal year 2011/12</p> <p>9 households during fiscal year 2010/11</p> <p>3 households during fiscal year 2009/10</p>	Continue.

		qualify for the programs.			
c	Conservation of At-Risk Units	In 2008, the Housing Authority took over two affordable housing projects (13 affordable units) from the Filipino American Community Services Agency. The Housing Authority should continue to monitor units at risk.	Ongoing	The City did not have any units at risk of converting to market rate.	Continue.
d	Conserve Existing Affordable Units	Fund, acquire, and rehabilitate existing multifamily housing for rental and ownership housing. Provide for all economic tiers of affordability.	Ongoing	The City assisted with the following rehabilitation efforts during the planning period: 78 rental units during the first half of fiscal year 2013/2014 26 rental units during fiscal year 2012/13 1 rental unit during fiscal year 2011/12 6 rental units during fiscal year 2010/11 43 rental units during fiscal year 2009/10	Combine with Program 1.a.
e	Alameda County Mortgage Credit Certification Program	Continue to participate in the program, which assists first-time homebuyers to qualify for mortgage loans.	Ongoing	The County issued the following mortgage credit certificates: One mortgage credit certificate in 2013 Four mortgage credit certificates in 2012 Six mortgage credit certificates in 2011 Four mortgage credit certificates in 2010	Continue.
f	Condominium Conversions	Continue to implement the City's condominium conversion ordinance to provide affordable homeownership opportunities and ensure the provision of tenant relocation assistance.	Ongoing	There have not been any condominium conversions.	Delete.
g	Rent Review Advisory Committee (RRAC)	Continue to staff the committee and provide the community support through the process.	Ongoing	The RRAC assisted with the following cases throughout the planning period: 3 cases during the first half of fiscal year 2013/2014 11 cases during fiscal year 2011/12 8 cases during fiscal year 2010/11 9 cases during fiscal year 2009/10	Continue.

3. New Housing Development					
a	Inclusionary Housing	Annually review the citywide 15% inclusionary requirement to ensure that the ordinance is not or does not constrain housing development, and revise as necessary within one year. The review will address impacts on housing costs, adequate incentives, and flexibility of the ordinance.	Annually monitor, starting in December 2012.	The City reviewed the 15% inclusionary requirement and no revisions were necessary.	Continue.
b	Alameda Point Collaborative Substantial Rehabilitation	Monitor the legally binding Agreements (LBAs) between the Alameda Redevelopment and Reuse Authority (ARRA) and Operation Dignity and the Alameda Point Collaborative for 200 units of transitional and permanent housing for formerly homeless families.	Ongoing	The City annually monitors the Legally Binding Agreements.	Delete.
c	Infill Development - New Construction/ Acquisition/ Substantial Rehabilitation	Continue to fund family housing projects on a case-by-case basis from Affordable Housing Unit Fee (AHUF) and Housing Authority funds. Continue to fund infill development projects using available funding.	Ongoing	During this period, the City assisted with the development of the Jack Capon Villa, an affordable 19-unit project for developmentally disabled persons; the Park Alameda project, which converted the Alameda Islander Motel into a 62-unit permanent, green, and affordable workforce housing development; and the Shinsei Gardens Apartments project, an affordable housing project for 39 very low- and low- income households.	Continue.
d	School Employee Housing	Develop affordable housing using 20 percent set aside of the Business and Waterfront Improvement Project low- and moderate-income housing funds. Utilize a lottery system that provides a bonus point for Alameda Unified School District employees for the	2010	The City has worked extensively with the school district to identify potential sites for school employee housing.	Delete.

		homebuyer selection process. Work with Alameda Unified School District to identify appropriate sites.			
e	Substantial Rehabilitation Programs	Continue to implement the City's Substantial Rehabilitation Program, which creates new rental units in existing vacant or underutilized structures.	Ongoing	During the first half of fiscal year 2013/14, the City created one new rental unit in an existing vacant or underutilized structure. During fiscal year 2012/13, the City created three new rental units in existing vacant or underutilized structures. During fiscal year 2011/12, the City created two new rental units in existing vacant or underutilized structures.	Combine with Program 1.a.
f	Affordable Housing Unit/Fee (AHUF) Ordinance	Continue to administer the AHUF to support the development of new and rehabilitated housing, and periodically adjust the housing impact fee to keep pace with inflation.	Ongoing	The City continues to collect fees on all new nonresidential developments covered by the ordinance.	Continue.
g	Inventory of Vacant Land	Develop and maintain an inventory of vacant land for public information purposes.	Ongoing	The City continues to maintain an inventory of vacant land which is posted to the City's website.	Delete.
h	Homeless Shelter Funding	Continue to provide funding assistance for Midway Shelter, a 24-bed service-enriched shelter for women and children.	Ongoing	Over the planning period, the City has provided the following assistance to Midway Shelter: \$60,000 in funding assistance during the fiscal year 2013/14; \$50,000 in funding assistance during the fiscal year 2012/13; \$44,452 in funding assistance during the fiscal year 2011/12; \$60,000 in funding assistance during the fiscal year 2010/11; and \$43,500 in funding assistance during the fiscal year 2009/10.	Continue.
i	Area Special Studies	As nonresidential sites such as existing school sites or other public or utility sites become surplus, or if major commercial or industrial sites become available, evaluate these sites for their potential to provide housing.	As sites become available.	In 2012, the City prepared a comprehensive Citywide Housing Opportunity Site Study.	Delete.
j	Public Housing Conversion	Complete voluntary conversion of public units to Section 8 program.	2008–2009	In 2009, the City completed one voluntary conversion of public units to the Section 8 program.	Combine with Program 1.a.

k	Rental Housing for Lower-Income Households	Assist in the development of rental housing. The City will work with public or private sponsors to identify candidate sites for new construction of rental housing for lower-income households. In addition, the City will also assist with site acquisition, fee waivers (as feasible), priority processing, and funding or supporting applications for funding.	At least twice within the planning period. As projects are approved through the Community Development Department.	<p>The City continues to work with public or private sponsors to identify candidate sites for new construction of rental housing for lower-income households.</p> <p>In 2012, the City assisted with the development of Jack Capon Villa, an affordable 19-unit project for developmentally disabled persons. In 2011, the City assisted with the development of the Park Alameda project, which converted the Alameda Islander Motel into a 62-unit permanent, green, and affordable workforce housing development.</p>	Combine with Program 1.a.
l	Extremely Low-Income Households	The City will encourage the development of housing for extremely low-income households through a variety of activities such as outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus. In addition, the City will allow single-room occupancy units (SRO) to be permitted in the General Residential (R-5) District with a conditional use permit (CUP).	Amendments adopted by January 2013.	The City amended the Zoning Ordinance in July 2012, to allow for SROs with a CUP in the R-5 district. In 2011, the City funded the Park Alameda project, which converted the Alameda Islander Motel into a 62-unit permanent, green, and affordable workforce housing development. This project has 48 units affordable to very low-income households and 13 units affordable to extremely low-income households.	Combined with program 3.m.

m	Funding for Pipeline Projects	The City/Housing Authority will seek any available funding from state and federal sources for which the projects identified in the Pipeline Project Report are eligible, and for future eligible projects for rental housing affordable to very low- and low- income households.	Annually report on progress of projects identified in the Pipeline Project Report, and any future projects.	In 2012, the City assisted with the development of Jack Capon Villa, an affordable 19-unit project for developmentally disabled persons. In 2011, the City assisted with the development of the Park Alameda project, which converted the Alameda Islander Motel into a 62-unit permanent, green, and affordable workforce housing development. In 2010, the City approved a 5-Year Development Pipeline Report which plans Alameda's affordable housing development from 2010–2015. The City continues to seek available funding to assist with development of the projects identified in the Pipeline Project Report.	Modify.
4. Government Process and Role					
a	Coordinate Staff Review of Projects	Continue to coordinate inter-department review of projects in a timely and efficient manner using the Development Review Team.	Ongoing	The Development Review Team meets weekly in order to coordinate inter-departmental review of projects in a timely and efficient manner.	Delete.
b	Fair Housing and Tenant-Landlord Mediation	Continue the City of Alameda's commitment to affirmatively furthering fair housing.	Ongoing	The City continued to contract with ECHO Housing to provide fair housing and tenant-landlord mediation services. City staff was also available to respond to questions from the public and to make appropriate referrals to the program. The program is publicized through brochures and the City website. In addition to mediation, referrals are made to the local branch of the Alameda Free Library for a copy of <i>California Tenants: A Guide to Residential Tenants' and Landlords' Rights and Responsibilities</i> as well as other website resources.	Continue.
c	Conformance Rezoning	In an effort to meet the regional housing need, the City will rezone sites 1, 3, 4, 6, 8, 9, 11, 12, 16, 17, 18, 19, 20, 21, 22, and 24 to include the new multifamily zoning overlay. The City is relying on sites 1, 3, 4, 8, 16, 17, 18, 19, 21, and 22 to meet its lower-income RHNA and therefore these sites will require a minimum of 16 units per site with a minimum density of 20 units per acre and will allow	Initiate in March 2012, complete by January 2013.	In July 2012, the City completed all rezone efforts in order to meet its RHNA.	Delete.

		for a maximum of 30 units per acre. Sites 6, 9, 11, 12, 20, and 24 are included to meet the City's moderate- and above moderate-income RHNA and therefore will not have a minimum density but will allow for a maximum of 30 units per acre. In addition the City will rezone site 2, to allow for additional housing capacity.			
d	Density Bonus Ordinance	Continue to evaluate the City of Alameda Density Bonus Ordinance (AMC Section 30-17) to encourage and increase inclusion of additional housing units in new development projects.	Ongoing, as projects are processed through the Community Development Department. Annually monitor, starting in December 2012.	The ordinance was adopted in 2009, and successfully implemented for the Boatworks project, the Jack Capon Villa project in 2011, and the Alameda Landing project in 2012.	Delete.
e	Emergency Shelter	The City will amend the Zoning Ordinance to define emergency shelters and allow them as a permitted use (by right) in the Intermediate Industrial (M-1) and General Industrial (M-2) districts without a CUP or other discretionary review. The M-1 and M-2 zones are close to transit corridors and services. The City will ensure that development standards will encourage and facilitate the use and only subject shelters to the same development and	Comply with Senate Bill (SB) 2 by January 2013.	In July 2012, the City amended its Zoning Ordinance to allow emergency shelters by right in the M-1 and M-2 districts.	Delete.

		management standards that apply to other allowed uses within the identified zone.			
f	Transitional and Supportive Housing	The City will amend the Zoning Ordinance to explicitly allow both supportive and transitional housing types in zones allowing residential uses. The City will include definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14, and permit both transitional and supportive housing types as a residential use subject only to the same restrictions on residential uses contained in the same type of structure.	Comply with SB 2 by January 2013.	In July 2012, the City amended its Zoning Ordinance to include definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14, and permit both transitional and supportive housing types as a residential use subject only to the same restrictions on residential uses contained in the same type of structure.	Delete.
g	Large Sites	To facilitate the development of affordable housing on smaller parcels (50 to 150 units in size), the City will routinely coordinate with property owners and give high priority to processing subdivision maps that include affordable housing units.	Ongoing, as projects are processed through the Community Development Department.	The Development Review Team and site inventory have helped facilitate the development of affordable housing.	Continue.
h	Universal Design	To provide housing that is universally accessible, the City of Alameda will consider amendments to the Zoning Ordinance to require universal design elements in all new housing projects of five or more units.	By January 2013.	The City is planning to take the Universal Design Ordinance to Council in summer 2014.	Continue.

i	Parking Standards	The City will annually review parking standards to ensure they do not constrain housing development and will continue to reduce and/or waive parking requirements for affordable projects.	Annually review parking standards and allow for reduced and/or waived requirements as projects are processed through the Community Development Department.	The Planning Board and City Council completed a significant review and comprehensive amendment to the Parking Ordinance in 2011.	Continue.
j	Measure A	The City will continue to monitor Measure A to ensure it is not a constraint and will update as appropriate.	Annually monitor and revise within one year if necessary.	Adoption of the Multi-Family Overlay district and Density Bonus ordinances ensures that Measure A is not a significant constraint on housing development.	Continue.

3. Housing Needs Assessment

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs to meet the needs of current and future residents.

A. Population Trends and Characteristics

Population Growth and Projections

According to the 2010 Census, Alameda’s population was 73,812. Alameda has lost population since its peak of 79,297 in 1994, due to the closing of the Alameda Naval Air Station (NAS) and the Fleet Industrial Supply Center (FISC). However, the City has seen slight growth (2.1 percent) since 2000. This is partly due to residential growth in the former military installations, as well as in the formerly industrial Northern Waterfront; this growth is expected to continue in the coming decade.

ABAG projects the City’s population will grow by a moderate 8.8 percent between 2010 and 2020. Table A-2 shows population for the City of Alameda and Alameda County for 1994, 2000, and 2020 projections.

Table A-2: Population Projections, 1994–2020

Year	Alameda	Alameda County
1994 (Year of peak Alameda population)	79,297	1,338,421
2000	72,259	1,443,741
2010	73,812	1,510,271
2020 ABAG Projections	80,300	1,654,200
Change 1994-2010	-5,485	171,850
Percent Change	-6.9%	12.8%
Change 2010-2020	6,488	143,929
Percent Change	8.8%	9.5%

Sources: 2013 ABAG Projections, California Department of Finance

Alameda’s projected population increase will result largely from residential development in industrial areas and former military installations. New housing development is planned at Alameda Point and Alameda landing, and along the Northern Waterfront. Both of these areas are Priority Development Areas (PDA). The ratio of persons per household will not play a significant role in population growth because, according to ABAG projections, the ratio is not expected to change significantly over the next two decades. The 2007–2011 ACS indicated that Alameda had 2.48 persons per household, a slight increase in size compared to previous decades.

Age Characteristics

Alameda did not experience any significant change in its age structure over the last decade (see Table A-3). As with many communities in the county and across the nation, there has been an increase in the percentage of citizens over the age of 55. However, this has been very slight in Alameda, with the population in the 55-64 age group increasing by 5 percent and the over 65 age group staying at a roughly equal share of the population between 2000 and 2010. The number of children under the age of 15 remains under 18 percent.

According to the 2010 Census data, Alameda’s age breakdown is roughly comparable to Alameda County as a whole. Alameda had a slightly lower percentage of children under 15, and a slightly higher percentage of people 55 or older. Table A-3 shows the age characteristics for the City of Alameda as well as for the County.

Table A-3: Population Age Distribution, 1990–2010

Age Group	Alameda			Alameda County
	1990	2000	2010	2010
Under 15	17.3%	18.0%	17.1%	20.8%
15 – 19	5.1%	5.5%	5.7%	6.4%
20 – 34	31.4%	20.4%	18.3%	23.7%
35 – 54	27.3%	34.0%	31.7%	31.1%
55 – 64	7.2%	8.8%	13.8%	7.8%
65 +	11.7%	13.3%	13.5%	10.2%
Total	100.0%	100.0%	100.0%	100.0%

Sources: 1990, 2000 and 2010 Census

Ethnicity

Alameda has a very diverse population. In fact, the city is moving closer to becoming a minority-majority population. A review of 2000 and 2010 data from the Census shows that the trend to greater diversity in the population in Alameda has continued over the last decade. The non-Hispanic white population declined 12 percent from 2000 to 2010. At the same time, the Asian population grew dramatically over the past decade. Asians and Pacific Islanders increased by 22 percent and the Hispanic population (of every race) grew by 20 percent.

B. Household Composition

According to the 2010 Census, the City of Alameda had 30,123 households (see Table A-4). Of those, 18,291 households (60.7 percent) were categorized as families and 11,832 (39.3 percent) were categorized as non-family households. Households categorized as “non-family” include single individuals and persons living with roommates.

Table A-4: Household Composition in the City of Alameda, 2010

Household Description	Number	Percentage
Family households (families)	18,291	60.7%
Female head of household, no husband present	3,623	12.0%
with own children under 18	2,128	58.7%
Non-family households	11,832	39.3%
Householder living alone	9,347	31.0%
Householder not living alone	2,485	8.2%
Total of Households in Alameda	30,123	--

Source: 2010 Census

C. Income and Employment

Income

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD).

According to the 2007–2011 ACS, in 2011, the median income for a household of four in Alameda was \$75,832, which is significantly higher than both the county (\$70,821) and the Bay Area as a whole (\$61,632). As shown in Table A-5, more than one-third of the households in Alameda are categorized as lower income.

Table A-5: Households by Income Level, 2010

Income Level	Renter-Occupied		Owner-Occupied		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Total Occupied Units	14,945	100.0%	14,230	100.0%	29,180	100.0%
Extremely Low Income <30% of AMI	3,050	20.4%	780	5.5%	3,830	13.1%
Very Low Income ≤50% of AMI	1,910	12.8%	860	6.0%	2,770	9.5%
Low Income 50 to 80% of AMI	2,255	15.1%	1,450	10.2%	3,705	12.7%
Moderate 81 to 100% of AMI	1,525	10.2%	1,065	7.5%	2,590	8.9%
Above Moderate 101%+ of AMI	6,210	41.6%	10,075	70.8%	16,285	55.8%

Source: CHAS 2006–2010 ACS

Extremely Low-Income Households

The US Department of Housing and Urban Development (HUD) 2010 Comprehensive Housing Affordability Strategy (CHAS) data set provides information on households by income group for the City of Alameda. According to the CHAS data, in 2010, approximately 3,830 households (13.1 percent of total households) in the City of Alameda were extremely low income. Of those households, 5.5 percent were owner-occupied and 20.4 percent were renter-occupied households (see Table A-5).

Employment Trends

Just as with population growth, employment history has been turbulent in Alameda over the past decades. Table A-6 shows current and projected jobs for Alameda and Alameda County. Jobs decreased in the 1990s as the result of the NAS and FISC closures and declined again between 2000 and 2010 as result of the nationwide economic recession. Job growth is expected to rise in the decades ahead in Alameda with the redevelopment of the former NAS and the Northern Waterfront (which are considered PDAs).

The expected slow increase in jobs citywide will likely be supported by the regional economic growth overall, which is attracting more jobs in the high-tech, software, and business service industries.

Table A-6: Historic and Projected Employment, 1990–2030

Year	Alameda		Alameda County	
	Total Employment	Percent Change	Total Employment	Percent Change
1990	38,730	--	644,100	--
2000	27,380	-17.3%	750,160	16.3%
2010	24,070	-12.1%	694,460	-7.4%
2020	28,770	19.5%	826,790	19.1%
2030	30,590	6.3%	875,390	5.9%

Source: ABAG Projections 2013

D. Housing Stock Characteristics

This section describes and analyzes Alameda’s housing supply and the local housing market. Characteristics such as age of the housing stock and size of units help illustrate local housing conditions and crowding, while vacancy rates and rents provide information on housing availability and affordability.

Housing Type

As of 2013, Alameda had a relatively large percentage of multifamily units (46.8 percent). The majority of the multifamily buildings were five or more units (61.6 percent). Single-family detached made up 42.5 percent of the single-family units, while single-family attached only made up 10.3 percent (see Table A-7.).

Table A-7: Number and Type of Housing Units, City of Alameda: 1990-2013

Year	Single-Family Detached	Single-Family Attached	Multifamily		Mobile Homes	Total Units
			2-4 units	5 or more units		
1990	14,960	--	5,429	10,102	--	30,491
2000	12,776	3,943	4,984	9,641	32	31,376
2013	13,778	3,347	5,826	9,351	127	32,429

Sources: Census 1990, California Department of Finance, City/County Estimates 2000 and 2013

Table A-8 shows a comparison of the City of Alameda's housing stock in 2010 with other Alameda County cities. In 2010, only Berkeley (53 percent), Emeryville (87 percent) and Oakland (52 percent) had a higher percentage of multifamily units.

Table A-8: Number and Type of Housing Units, Cities in Alameda County, 2010

Jurisdiction	Total Housing Units	Single Family		Multifamily 2-4 units		Multifamily 5+ units		Mobile Homes	
		#	%	#	%	#	%	#	%
Alameda	32,351	17,047	53%	5,826	18%	9,351	29%	127	<1%
Albany	6,712	4,442	66%	813	12%	1,432	21%	25	<1%
Berkeley	49,454	22,984	46%	9,980	20%	16,272	33%	218	<1%
Dublin	15,782	10,483	66%	479	3%	4,766	30%	54	<1%
Emeryville	6,646	821	12%	751	11%	5,038	76%	36	1%
Fremont	73,989	53,234	72%	2,429	3%	17,600	24%	726	1%
Hayward	48,296	29,323	61%	2,934	6%	13,717	28%	2,322	5%
Livermore	30,342	24,045	79%	1,466	5%	4,291	14%	540	2%
Newark	13,414	10,864	81%	569	4%	1,981	15%	0	<1%
Oakland	169,710	80,746	48%	32,600	19%	55,809	33%	555	<1%
Piedmont	3,924	3,758	96%	87	2%	79	2%	0	<1%
Pleasanton	26,053	19,351	74%	1,599	6%	4,723	18%	380	1%
San Leandro	32,419	21,407	66%	1,893	6%	8,229	25%	890	3%
Union City	21,258	16,481	78%	784	4%	3,000	14%	993	5%
Uninc Alameda County	51,022	38,600	76%	3,116	6%	8,341	16%	965	2%

Source: California Department of Finance, City/County Population Estimates, E5, 2010

Housing Stock Age and Condition

An indication of the quality of the housing stock is its general age. Typically housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs.

Among the housing stock, only 9 percent of the housing units were built since 1990, and almost 80 percent of the housing stock is over 30 years old. This typically means the rehabilitation needs could be relatively high. Table A-9 breaks down the age of housing stock in Alameda by decade.

Table A-9: Age of Housing Stock, City of Alameda, 2010

Year Built	Number of Units	Percentage
1939 or earlier	11,264	35.7%
1940-1949	2,000	6.3%
1950-1959	2,098	6.7%
1960-1969	4,891	15.5%
1970-1979	4,775	15.1%
1980-1989	3669	11.6%
1990-1999	1,481	4.7%
2000-2004	471	1.5%
2005 or later	873	2.8%
Total Units	31,522	100.0%

Sources: 2007–2011 ACS 5-yr estimates

Housing Tenure

The 2010 Census enumerates that of 31,522 housing units in Alameda, approximately 29,175 units were occupied housing units. Of that number, 48 percent (14,488 units) were owner-occupied and 52 percent (15,635) were rental-occupied. This is virtually constant compared to 2000. The national homeownership rate is 65 percent.

Vacancy Rate

The housing unit vacancy rate provides a useful indicator of the balance between housing supply and demand. As a rule of thumb, a 4.5 percent vacancy rate represents a healthy balance between supply and demand in a housing market. When there is a high vacancy rate, people searching for housing have more housing options and may be able to obtain lower rents. With a low vacancy rate, people selling or renting housing are able to raise prices and/or selectively choose their tenants. A low vacancy rate can lead to overcrowding and unsafe and unsanitary living conditions because lower-income households have fewer options and are unable to find suitable and affordable living arrangements. Low-income households, including people on a fixed income, large families with children, and households with special housing needs, are most likely

to be negatively impacted by low vacancy rates. In addition, when there is high consumer demand for a limited housing supply, discrimination is more likely to occur.

Data shows that housing vacancy rates in Alameda increased from 2000 to 2010 from 1,418 units to 2,228 units. Of vacant units in 2010, 42 percent were for rent, compared to only 7 percent that were for sale. There were also 786 units that were simply vacant—neither for sale, rent, seasonal, or sold and awaiting occupancy.

Housing Unit Size

As of 2011, the City of Alameda’s housing stock consisted mainly of two-bedroom units (34.5 percent) followed by three-bedroom units (27 percent). Studios made up 23 percent, while five or more bedroom units only made up 3 percent of the housing stock.

Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The US Census Bureau considers a household to be overcrowded when there is more than one person per room (rooms exclude bathrooms and kitchens), and to be severely overcrowded when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of affordable housing.

According to the 2010 CHAS data, 1,055 units (3.5 percent) of the households in Alameda were overcrowded, and less than 1 percent of those were severely overcrowded. Table A-10 provides overcrowding by tenure.

Table A-10: Overcrowding by Tenure, 2010

Persons Per Room	Owner Households		Renter Households		Total Households	
	Households	Percentage	Households	Percentage	Households	Percentage
1.01 to 1.50 Overcrowded	165	1.1%	640	4.1%	805	2.7%
1.51 or more Severely Overcrowded	40	0.3%	210	1.3%	250	0.8%
Total Overcrowded Households	205	1.4%	850	5.4%	1,055	3.5%
Total Households	14,488	--	15,635	--	30,123	--

Source: 2006–2010 CHAS

E. Housing Cost, Affordability, and Overpayment

The City of Alameda is located in the heart of the San Francisco Bay Area, a region well known for its very high-cost housing market. Affordable housing is in short supply throughout Alameda County and the need for affordable housing is great. The need for affordable housing is especially acute among extremely low-income renters.

HCD Income Limits

HCD sets income limits for various sizes of households to determine eligibility for the Section 8 Rental Assistance Program. Table A-11 shows the income guidelines used by the Alameda Housing Authority to qualify households for the rent voucher program. To qualify for Section 8 rental assistance, households must be either very low-income (50 percent of median income) or extremely low-income (30 percent of median income).

As of December 31, 2013, 2,438 Alameda households benefit from Section 8 Housing Choice Voucher rental assistance and other Housing Authority programs, including project-based vouchers and Section 8 Certificate units. Due to high demand and limited turnover for all programs, including tenant-based and project-based vouchers, most waiting lists for rental assistance remain closed. Nevertheless, the number of applicants on existing waiting lists totals approximately 3,330 individuals and families. The City of Alameda Housing Authority owns or manages 572 units for low-income households, many of which are rented to households that receive Section 8 Housing Choice Voucher assistance. Approximately 7.4 percent of all households in Alameda received some form of public support for housing based on 2010 data.

Table A-11: Maximum Household Income by Household Size, 2013

Income Category	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low	19,650	22,450	25,250	28,050	30,300	32,550	34,800	37,050
Very Low	32,750	37,400	42,100	46,750	50,500	54,250	58,000	61,750
Low	46,350	53,000	59,600	66,250	71,550	76,850	82,150	87,450
Median	65,450	74,800	84,150	93,500	101,000	108,450	115,950	123,400
Moderate	78,550	89,750	101,000	112,200	121,200	130,150	139,150	148,100

Source: California Department of Housing and Community Development 2013

Overpayment

Households that pay more than 30 percent of their monthly income on housing are considered “cost-burdened” and households that pay more than 50 percent are considered “severely cost-burdened.” Measuring the number of households paying more than these percentages helps define an area’s affordability problem. Table A-12 reports 2010 CHAS data for households by HUD-defined household income categories.

In 2010, nearly 40 percent of households paid more than 30 percent of their income on housing costs and almost 20 percent spent more than 50 percent of their income on housing costs.

As shown in Table A-12, these numbers hold roughly equally true for both renter and owner households. However, very low-income renters are most likely to be most severely cost-burdened.

Table A-12: Households Overpaying by Income Level, 2010

Tenure	Paying >30% of income				Paying >50% of income				Total Overpaying (>30%)
	Very Low Income ≤50%		Low Income 50-80%		Very Low Income ≤50%		Low Income 50-80%		All Incomes
	#	% of total	#	% of total	#	% of total	#	% of total	% of total
Renter	1,055	7%	1,195	8%	2,920	19%	1,390	9%	39%
Owner	395	3%	190	1%	110	1%	956	7%	37%
Total households	1,450	5%	1,385	1%	3,030	10%	2,346	8%	39%

Source: 2006–2010 CHAS

Home Prices and Rental Costs

In 2008 Trulia.com, a major listing source, estimated that the average home value in the City of Alameda was \$610,000. This represents an increase of more than 67 percent over the decade and a half. As of 2013, home prices in Alameda are slightly above the countywide median. The trend of rapidly increasing housing prices can be seen throughout Alameda County and the Bay Area. Table A-13 lists median home values for various jurisdictions in the region for 2000 and the end of 2013, all of which show large increases in values.

Table A-13: Median Home Prices for Selected Cities in Alameda County

Jurisdiction	Median Home Sales Price	
	July–Sept. 2000	Oct. 2013–Jan. 2014
Alameda	\$383,500	\$610,000
Dublin	\$351,250	\$582,000
Fremont	\$416,000	\$630,000
Hayward	\$270,000	\$395,000
Livermore	\$329,000	\$515,000
Oakland	\$241,000	\$422,000
Pleasanton	\$482,250	\$750,000
San Leandro	\$269,000	\$405,500
Union City	\$361,000	\$517,500

Source: Trulia.com, accessed January 17, 2014

Rents also have risen over the past decade. Table A-14 shows average rents for various size units based on research from online listing websites in early 2014. For comparison, the table also shows HUD’s “fair market rents” (FMR) for 2014, to establish rental subsidy limits for Section 8 housing voucher recipients. (The FMRs reflect rents for similar housing units in the uncontrolled rental market. Under the Section 8 program, Section 8 recipients may rent units that cost more than the FMR, but the subsidy will only cover up to the amount of the FMR.)

Table A-14: Average Rent, City of Alameda, 2014

Unit Type	2014 Rents (online listing survey)	Fair Market Rents (HUD)
Studio	\$1,009	\$1,035
One bedroom	\$1,352	\$1,255
Two bedrooms	\$2,010	\$1,578
Three bedrooms	\$3,301	\$2,204

Source: HUD 2014, Padmapper.com accessed January 17, 2014

Increasing rent burden is the most important issue for many households. In the past several years there has been a significant increase in the number of rent review cases put before the City’s Rent Review Advisory Committee (RRAC). The RRAC comprises citizen members appointed by the City Council to mediate rent disputes between tenants and landlords. From 2008 through 2013, the RRAC heard between three and 11 cases per year.

Affordability

In most housing markets, lenders, as well as the federal government, traditionally have considered 30 percent of income spent on housing to be “affordable.”

Rental Affordability

With the recent increase in rents in the Bay Area, affordable housing has become much harder for lower- and moderate-income households to find. Table A-15 identifies the maximum monthly housing costs affordable to households in Alameda by income group. Income groups are established based on data published annually by HCD on household income for areas in the state. Affordability is calculated assuming a household can pay up to 30 percent of its monthly income toward housing. Compared to the rental rates in Table A-14, the median rents in Alameda are not affordable to extremely low- and very low-income households with two to four persons. However, median rents are affordable to low- and moderate-income households, regardless of household size.

Home Ownership Affordability

As housing prices rise in the Bay Area, homeownership becomes more elusive for many households, even those earning above moderate incomes. Table A-15 also shows maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance. Maximum rents and sales prices are shown that are affordable to very low-, low-, moderate-, and above moderate-income households. Affordability is based on a household spending 30 percent or less of its total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table A-11). Maximum affordable sales price is based on the following assumptions: 5.625 percent interest rate, 30-year fixed loan, 10 percent down payment, 1.25 percent property tax, 1 percent closing costs, and homeowners insurance.

Table A-15: Housing Affordability

Income Group	HCD Income Limits		Monthly Housing Costs		Maximum Affordable Price	
	Max. Annual Income	Affordable Total Monthly Payment	Utilities ¹	Taxes and Insurance (for Homeowners)	Ownership ²	Monthly Rental ³
Extremely Low						
One Person	19,650	491	75	31	97,863	416
Two Person	22,450	561	100	41	106,805	461
Three Person	25,250	631	125	51	117,794	506
Four Person	28,050	701	150	61	128,784	551
Very Low						
One Person	32,750	819	75	71	147,231	744
Two Person	37,400	935	100	86	165,481	835
Three Person	42,100	1,053	125	101	183,928	928
Four Person	46,750	1,169	150	116	202,179	1,019
Low						
One Person	46,350	1,158.75	\$75	131	200,609	1,084
Two Person	53,000	1,325	\$100	160	226,709	1,225
Three Person	59,600	1,490	\$125	189	252,613	1,365
Four Person	66,250	1,656.25	\$150	218	278,713	1,506
Moderate						
One Person	78,550	1,963.75	\$75	256	326,989	1,889
Two Person	89,750	2,243.75	\$100	303	365,297	2,144
Three Person	101,000	2,525	\$125	350	378,776	2,400
Four Person	112,200	2,805	\$150	397	381,862	2,655

Notes:

1. Monthly utility costs are assumed as \$75/person and \$25 for each additional person.
2. Total affordable mortgage based on a 10 percent down payment, an annual 5 percent interest rate, 30-year mortgage, and monthly payment equal to 30 percent of income (after utilities, taxes, and insurance).
3. Monthly affordable rent based on 30 percent of income less estimated utilities costs.

F. Special Housing Needs

Elderly Housing

In 2010, approximately 27 percent (20,125) of Alameda's population was 55 years of age or older, approximately 14 percent (9,975) was 65 years of age or older, and 7 percent (4,896) was over 75 years of age. More detailed data available from the 2010 Census shows that 6,157 households (20.4 percent of all Alameda households) were headed by a person 65 years of age or older. Of these households, 1,994 (32.4 percent) were renter households and 4,163 (67.6 percent) were homeowner households.

Housing costs since 2000 have, despite the nationwide housing crisis, escalated far beyond the inflation rate. High housing costs, particularly rents, take a high proportion of elderly household income. Senior citizens who are long-term residents of rental units often experience substantial rent increases when their building is sold. Elderly residents in these circumstances sometimes find themselves unable to locate comparable accommodations at an affordable price in the city and may be forced to relocate to a new, unfamiliar community, which frequently can be traumatic. There are instances where rent increases have exceeded Social Security insurance payments and forced renters to move. Tenants who feel that their rent increases are unfair may use the RRAC to encourage property owners to voluntarily reduce increases in rent.

For those retired and on fixed incomes, the costs of homeownership, particularly maintenance, generally constitute a much larger portion of monthly income than that of employed homeowners. Consequently, needed maintenance is often deferred, resulting in unpleasant or unsafe living conditions. In some instances, home maintenance costs can be overwhelming, necessitating sale and relocation after many years of attachment to friends and neighbors in the area. There is a need not only to preserve for future generations the housing stock currently occupied by senior citizens, but also to ensure that elderly residents are able to remain in safe and comfortable surroundings.

The increasing longevity of elderly people and the increasing number of elderly persons in the population will create a growing need for affordable housing and specialized housing for older residents. Specialized housing, especially for low- and moderate-income elderly persons, such as assisted living facilities, congregate housing, life care services and group care facilities, will be needed.

In addition to supporting privately funded group and health care facilities for the elderly, the City can assist this special needs group through currently operating programs such as the Section 8 Housing Choice Program, the Minor Home Repair Program, Accessibility Modification Program, and the Senior Safety Program. The Minor Home Repair Program provides financial and technical assistance to low- and moderate-income homeowners to provide emergency repairs, geared to correct immediate threats to the health and safety of the client, in order to stabilize the condition of the property and reduce the need for more substantial rehabilitation. Assistance may be provided to correct substandard and/or health and safety conditions, security items, accessibility modifications, carpentry, plumbing, heating, and electrical repairs. The Minor Home Repair Program assists eligible persons with disabilities in making modifications to their residence, allowing the individual to attain greater mobility and remain safely in their home.

The Alameda Accessibility Modification Program focuses on the person's most immediate needs as they relate to improving safety and accessibility. The Senior Safety Program offers resources to prevent fire hazards in senior households as well as providing disability services for disabled seniors.

Construction of small infill units that may be appropriate for over-extended elderly homeowners who are in need of an opportunity to “trade-down” within the city to newer, less maintenance-intensive housing located close to existing commercial services is permitted in all residential zoning districts in Alameda.

Residential care and community care facilities are permitted in all residential zoning districts in Alameda, subject to certain limitations.

Female-Headed Households

In 2010, female-headed households accounted for 19.8 percent of total family households. Table A-16 shows the breakdown of female-headed households in Alameda.

Women in the housing market, especially the elderly, low- and moderate- income, and single parents, face significant difficulties finding and maintaining housing.

Housing affordability is a primary issue because frequently only one income is available to support the needs of the household—and only a limited amount of funds can be allocated to housing. While some of these households may find housing assistance through the Section 8 Housing Choice Program, many others struggle with high rents or overcrowded conditions. Although there is a continuing need for affordable rental housing for small families, there is also a need for shared housing and group living alternatives where single-parent families can share not only space but child care and other resources as well.

Table A-16: Household Composition in the City of Alameda, 2010

Household Description	Number	Percentage
Family households (families)	18,291	60.7%
Female head of household, no husband present	3,623	12.0%
with own children under 18	2,128	58.7%

Source: 2010 Census

Persons with Disabilities

According to the most recent ACS, there were 6,891 persons with disabilities over the age of 5 in Alameda, which accounts for roughly 10 percent of the total population. The 2000 Census, which provides the most robust statistics available, enumerates a total of 7,936 persons, or an estimated 16 percent, of the working age population (16-65 years) had some form of disability.

Special needs of individuals with disabilities vary depending upon the particular disability. For example, the needs of a blind person differ greatly from those of a person confined to a

wheelchair. Special facilities such as ramps, elevators, or specially designed restrooms necessary for wheelchair access are architectural features needed to make dwellings suitable for persons confined to wheelchairs. Special features needed by ambulatory persons constrained by other disabilities may not be architectural; rather, these might be simple alternatives to conventional dwelling units or furnishings and appliances which make ordinary tasks of housekeeping and home life less trying and more enjoyable. In families, the needs of persons with disabilities, in terms of special features, are fewer than those of a single person. Nevertheless, a person with a disability in a family would still have special needs. Special architectural features or contrivances could be valuable in giving this person greater independence, dignity, and quality of living.

Housing opportunities for people with disabilities can be maximized by removal of barriers in existing housing, and by the construction of new, barrier-free housing units. The City's current Substantial Rehabilitation and Rental Rehabilitation Programs provide opportunities for assistance in the removal of barriers in existing dwelling units.

In addition to the removal of architectural barriers and provision of special accessibility features, persons with physical and developmental disabilities may also need supportive services to help them maintain an independent lifestyle. Individuals with moderate to severe physical or developmental disabilities may need access to assisted living facilities.

The California Building Code requires that publicly funded housing meet certain accessibility standards. There are a number of variables involved in determining the number of units that must be accessible or adaptable. Generally all public common areas, path of travel to the buildings, and one in 25 units must be accessible. There are no requirements for privately funded housing.

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 nonprofit regional centers, four developmental centers, and two community-based facilities. The Regional Center of the East Bay is one of 21 regional centers in California that provide point of entry to services for people with developmental disabilities. The

center is a private, nonprofit community agency that contracts with businesses to offer services to individuals with developmental disabilities and their families.

The following information from the Regional Center of the East Bay, charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, provides a closer look at the disabled population (see Table H-A-17).

Table A-17: Developmentally Disabled Residents By Age, 2013

	0–14 Years	15–22 Years	23–54 Years	55–65 Years	65+ Years	Total
Alameda Total	260	168	302	36	10	776

Source: Regional Center of the East Bay, 2013

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Family Housing/Large Households

Family housing encompasses a wide range of housing needs. These include female-headed households, married couples, and large families (with five or more persons). Family housing, especially for low- and moderate- income families, is an especially critical need in Alameda.

According to the 2010 Census, of the total 30,123 households in the city, 2,321 were large households, making up 8 percent of all households. Large families (with five or more persons) have special housing needs. Large families of low to moderate income can have difficulty finding appropriate housing, as units with three or more bedrooms are often single-family homes with rents exceeding Section 8 rental assistance limits. As a result, these families are often forced to rent smaller dwelling units than they need, leading to overcrowded conditions and accelerated building deterioration. The 2010 Census show that Alameda’s stock of larger family units (three or more rooms) has increased over time. Units with three or more rooms increased from 32.2 percent in 1980, to over 90 percent of units in 2010. Rental units with three or more rooms are less common than others, which can make finding housing more difficult for large households that rent.

Homeless Persons

The Alameda Countywide Homeless Count, conducted in 2011, indicated there are approximately 4,178 people homeless within Alameda County on any given day. This is down from the last count in 2009, and down almost 14 percent in total from the 2007 count. The study found that the number of homeless with one or more children decreased by almost 28 percent from 2009. However, the number of individual homeless adults rose by 10 percent.

The 2011 study does not provide a breakdown of countywide numbers by location. The most recent homeless count to do so was the 2009 count. That count found that the “other North” section of the county, which included Alameda as well as Emeryville, Piedmont, and Albany, had approximately 623 homeless persons on any given day, accounting for roughly 6.2 percent of the total county homeless population. That study also found that the majority (60–75 percent) of homeless in this region were male. Homeless individuals in this region also tended to more often be African American and to be older than in the county as a whole.

The City participates in a comprehensive planning and coordination of services initiative for the homeless through the 45-member Alameda Countywide Homeless Continuum of Care Council, formed in 1997. Established to coordinate local efforts to address homelessness, the Continuum of Care has been integral in the development of EveryOne, the Alameda Countywide Homeless and Special Needs Housing Plan (EveryOne Home). Driven by federal requirements to develop a long-range plan to end homelessness, EveryOne Home includes a 10-year service-based plan, with a broader 15-year housing-based plan to end chronic homelessness.

The City of Alameda utilized Community Development Block Grant (CDBG) resources to fund several programs designed to provide services for those who are currently homeless or at risk for becoming homeless. Building Futures with Women and Children (BFWC) receives funding to operate the Midway Shelter, which serves homeless women and children. The Alameda Food Bank provides no-cost food services for low-income families who otherwise would be forced to make difficult choices between food and rent, and the Family Violence Law Center supports victims of domestic violence who face complex housing security issues.

Each year, BFWC assists more than 700 women and children move from homelessness to housing. During the past year, 55 percent of the clients sheltered for 30 or more days increased their self-sufficiency by moving on to safe housing and/or by gaining employment, and 91 percent reduced their level of crisis in at least one of the following areas: income, housing, employment, mental health, physical health, and/or substance abuse recovery. During fiscal year 2013, the City also provided \$25,000 of funding to repair extensive dry rot damage at the Midway Shelter to ensure a habitable environment for women and children. The shelter provides residents with three meals each day, clothing, laundry facilities, and personal supplies. Residents receive counseling and assistance in procuring the resources that they need in order to obtain housing and a source of income. Case managers also assist residents with substance abuse problems, mental and/or physical health problems, and domestic violence. Midway receives approximately \$60,000 a year from the City of Alameda to support the daily operations of the facility. In addition, an all-volunteer, nonprofit organization, the Alameda Homeless Network, takes responsibility for maintaining the facility, preparing food, and hosting multiple fundraising events to support Midway's operations.

The City supports the establishment of 90 units of permanent service-enriched housing for formerly homeless individuals at North Housing. The Alameda Point Collaborative has completed 200 units of transitional and permanent housing, and operates a community center and a child care facility at Alameda Point for formerly homeless families. These two programs will enrich the City's delivery of supportive housing.

The City also funds BFWC to administer a Homeless Prevention Project. This CDBG-funded initiative provides direct client assistance, including rent and utility assistance, and is used to leverage additional funding from the state Emergency Service Grant (ESG) program to serve homeless individuals and families. Forty-two households were served through this program in fiscal year 2012-13.

Farmworkers

Farmworkers are generally considered to have special housing needs because of limited income and the unstable nature of employment (i.e., having to move throughout the year from one harvest to the next). The typical temporary nature of farm work is not the case in Alameda, because very few members of the residential or working community work in agriculture.

Based on the 2006–2010 ACS, it is estimated that there are only 95 persons employed in the agriculture, forestry, fishing, and hunting industry, representing only 0.02 percent of the total population. The demand for specific farmworker housing is estimated to be very minimal, if at all, and therefore housing is addressed through the current housing stock and through overall programs for affordability.

Small Families and Individuals

The designation of “small families” is not a typical category for special needs. However, during the preparation of the 2007–2014 Housing Element, in all the citizen participation hearings, including the Ad Hoc Homeownership Committee, the Housing Forum, and the Housing Element public workshops, this issue has been identified repeatedly. Long-term renters who have raised families in Alameda are looking for and need small affordable units. They face not only high housing costs but also a particular gap in the available affordable housing stock. Few, if any, publicly assisted studios or one-bedroom units have been developed.

On the other end of the age spectrum, small, young adult households face a similar situation. Alameda is a desirable, close-knit community whose residents have strong ties to the community. Contrary to the generally transient California experience, Alameda boasts families who have multi-generational roots. Increasingly, however, young persons wishing to remain in Alameda cannot find a place to stay outside their parents' home because of the cost of housing. Hence, they must leave the city until their incomes grow to a point where they can afford to live in Alameda.

Also in this group are lower-income, entry-level employees for new and existing businesses. In the “high tech” area, there is an emerging lifestyle in which the separation between work and home is increasingly less defined. This often is expressed in flexible work hours, “telecommuting,” and social activities integrated in the work environment. In both cases there is a need for not only small units, but housing in close proximity, or actually incorporated into the work place.

G. Assisted Housing at Risk of Conversion

To the City's knowledge, there are no known assisted housing developments that may convert to market-rate status over the next 10 years.

Preservation Resources

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified nonprofit entities need to be made aware of the future possibilities of units becoming "at risk." Should a property become at risk, the City maintains an active list of resources by which to preserve that property.

In addition, the City of Alameda will develop procedures for monitoring and preserving at-risk units, which will include:

- Monitor the Risk Assessment report published by the California Housing Partnership Corporation (CHPC).
- Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs.
- Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt out in the future and offer assistance in locating eligible buyers.
- Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.
- Ensure that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner's desire to opt out or prepay. State law requires a 12-month notice.

Nonprofit Entities

Nonprofit entities serving Alameda County can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in the Alameda County area includes:

- Bay Area Community Services
- Housing Authority of City of Alameda
- Affordable Housing Associates
- Northern California Land Trust, Inc.
- Resources for Community Development
- Satellite Housing Inc.

- Alameda County Allied Housing Program
- Eden Housing, Inc.
- Housing Authority of County of Alameda
- Housing Corporation of America
- Livermore Housing Authority
- Christian Church Homes of Northern California, Inc.
- Community and Economic Development Agency
- Community Development Corporation of Oakland
- East Bay Asian Local Development Corporation
- Petaluma Ecumenical Properties Inc.
- C. Sandidge and Associates
- Nehemiah Progressive Housing Dev. Corp.
- Asian Neighborhood Design
- Community Home Builders and Associates
- Community Housing Developers, Inc.
- ROEM Development Corporation

4. Housing Resources: Sites Inventory/Analysis

A. Alameda's Housing Opportunities

The City's housing opportunities to meet the RHNA for the 2014–2022 period are located within the City's two PDAs (the NAS Alameda PDA and Northern Waterfront PDA) included in Plan Bay Area, which is the region's Sustainable Communities Strategy.

In July 2013, ABAG issued the RHNA for the 2014–2022 period. The City of Alameda was assigned a RHNA of 1,723 units. To address state, regional, and local need for affordable housing, 222 of the units are to be affordable to extremely low-income households, 222 of the units are to be affordable to very low-income households, 248 of the units are for low-income households, 283 are for moderate-income households, and 748 are for above moderate-income households.

Table A-18: Regional Housing Need, 2014–2022

Income Group	2014–2022 RHNA
Extremely Low	222
Very Low	222
Low	248
Moderate	283
Above Moderate	748
Total	1,723

Source: ABAG 2013

The City has sufficient land to accommodate its 2014–2022 regional housing need. Table A-19 compares the City of Alameda's RHNA to its land inventory capacity. The City has a surplus of 494 units available to lower-income households (including extremely low-, very low-, and low-income households), and 28 units available to moderate- and above moderate-income households, a total surplus of 522 units.

Table A-19: Comparison of Regional Housing Need and Residential Sites

Income Group	2014–2022 RHNA	Site Inventory Capacity	Surplus of Potential Units
Extremely Low	222		
Very Low	222	1,186	494
Low	248		
Moderate	283		
Above Moderate	748	1,059	28
Total	1,723	2,245	522

Source: ABAG 2013; City of Alameda 2013

B. Land Inventory

The City of Alameda Land Inventory identifies adequate sites for 2,245 housing units. As shown in Table A-18, the land inventory includes a surplus of over 500 housing units. This surplus ensures that if a particular site on the inventory fails to provide the realistic capacity during the planning period, the inventory will accommodate the reduction. Furthermore, additional sites are available in Alameda with residential multifamily (MF) zoning for smaller scale or unique residential projects, such as the former Toyota dealership on Park Street.

Realistic Capacity

The City's historic development pattern, General Plan, and Local Action Plan to Reduce Green House Gases all support mixed-use development to reduce automobile trips and reduce global warming. For that reason, many sites in Alameda are zoned for mixed-use development. For sites with a mixed-use zoning designation, the City has evaluated the prevalence of mixed use in the surrounding communities of Berkeley and Emeryville in which projects have developed at 40-plus units per acre to help determine realistic unit capacity. Typical mixed-use projects in the Bay Area include a residential component. Based on all of these factors, the City assumed a 60 percent realistic unit capacity for mixed-use sites. Based upon an evaluation of its current development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements), realistic capacity for solely residential sites was determined by multiplying the number of acres by the maximum density for the site; 90 percent of that result was then used as the final realistic unit number to account for site and regulatory constraints.

Zoning to Accommodate Housing Affordable to Lower-Income Households

Table A-20 provides the characteristics of the available sites for development of residential units. Figure A-1 shows the location of each site. A description of each site is provided after Table A-20. All of the sites on Table A-20 will include a mix of market rate and below market rate units.

As shown on Table A-20, the City is utilizing existing residential sites (Sites 5, 10, and 11), that were zoned in 2012, for multifamily housing at 30 units per acre, to meet and exceed its lower-income housing need (i.e., the RHNA allocation for very low- and low-income households). Additional sites zoned in 2012 for residential development and for multifamily housing are utilized to meet the moderate- and above moderate-income housing need.

In addition to the sites listed on Table A-20, the City is actively working to make land at Alameda Point available for residential development for approximately 1,100 new residential units. Approximately one-quarter of these new units are planned to be affordable to very low-, low-, and moderate-income households.

Table A-20: Land Availability

Site #	APN	Name	Location	GP Des	Zoning	Acres	Max. Density	Realistic Capacity	Site Constraints	RHNA Met
1a	71019800902	Ron Goode	1825 Park Street	CC	CC-MF	0.75	30	14	Car dealership	M/AM
1b	71019801201	Ron Goode	1801 Park Street	CC	CC-MF	0.35	30	6	Car dealership	M/AM
2a	71029000100	Boatworks	2200 Clement	MU	R-4-PD	5.4	21-29	130	Vacant -None	M/AM
2b	71029000100	Boatworks	2200 Clement	MU	R-4-PD	2	21-29	52	Vacant -None	M/AM
3	71022800102	Clement/Willow	2100 Clement	MU	R-4-PD	2.78	21-29	53	Warehouse	M/AM
4a	71028800102	Alameda Marina	1801 Clement	MU	MX-MF	8.66	30	156	Vacant-Underutilized	M/AM
4b	71025700301	Alameda Marina	2033 Clement	MU	MX-MF	13.34	30	240	Vacant -Underutilized	M/AM
5	72038200200	Encinal Terminals	1523 Entrance Road	MU	MX-MF	13	30	234	Vacant -None	VL/L
6	72038300400	Del Monte	1501 Buena Vista	MU	MX-MF	11.05	30	200	Historic Warehouse	M/AM
7	72038403100	Chipman /Marina Cove II	1551 Buena Vista Ave.	MDR	R-4-MF	7.14	30	89	Vacant Warehouse	M/AM
8	72 038101800	Corp Yard + Shelter	2040 Grand	MU	R-4/PD	2.18	21	41	Small Structures	M/AM
9a	72038100100	Pennzoil	2025 Grand St.	MU	R-4/PD	3.4	21	64	Small warehouses	M/AM
9b	72038100200	Pennzoil	2015 Grand St.	MU	R-4/PD	0.73	21	14	Small warehouses	M/AM
10a	74133406700	Shipways	1200 Marina Village Pkwy	MU	MX-MF	4.04	30	73	Vacant -None	VL/L
10b	74133402400	Shipways	1200 Marina Village Pkwy	MU	MX-MF	2.02	30	36	Vacant -None	VL/L
10c	74133402300	Shipways	1200 Marina Village Pkwy	MU	MX-MF	2.04	30	37	Vacant -None	VL/L
11a	74090501002	North Housing	Singleton/Main	MDR	R-4/PD-MF	26	30	624	Vacant -None	VL/L
11b	74090501202	North Housing	Singleton/Main	MDR	R-4/PD-MF	11.36	30	182	Vacant -None	VL/L
Total						116.24		2,245		
RHNA								1,723		
Surplus Units								522		
Total Capacity to Accommodate Very Low and Low (VL/L) Income RHNA								1,186		
Total Capacity to Accommodate Moderate and Above Moderate (M/AM) Income RHNA								1,059		

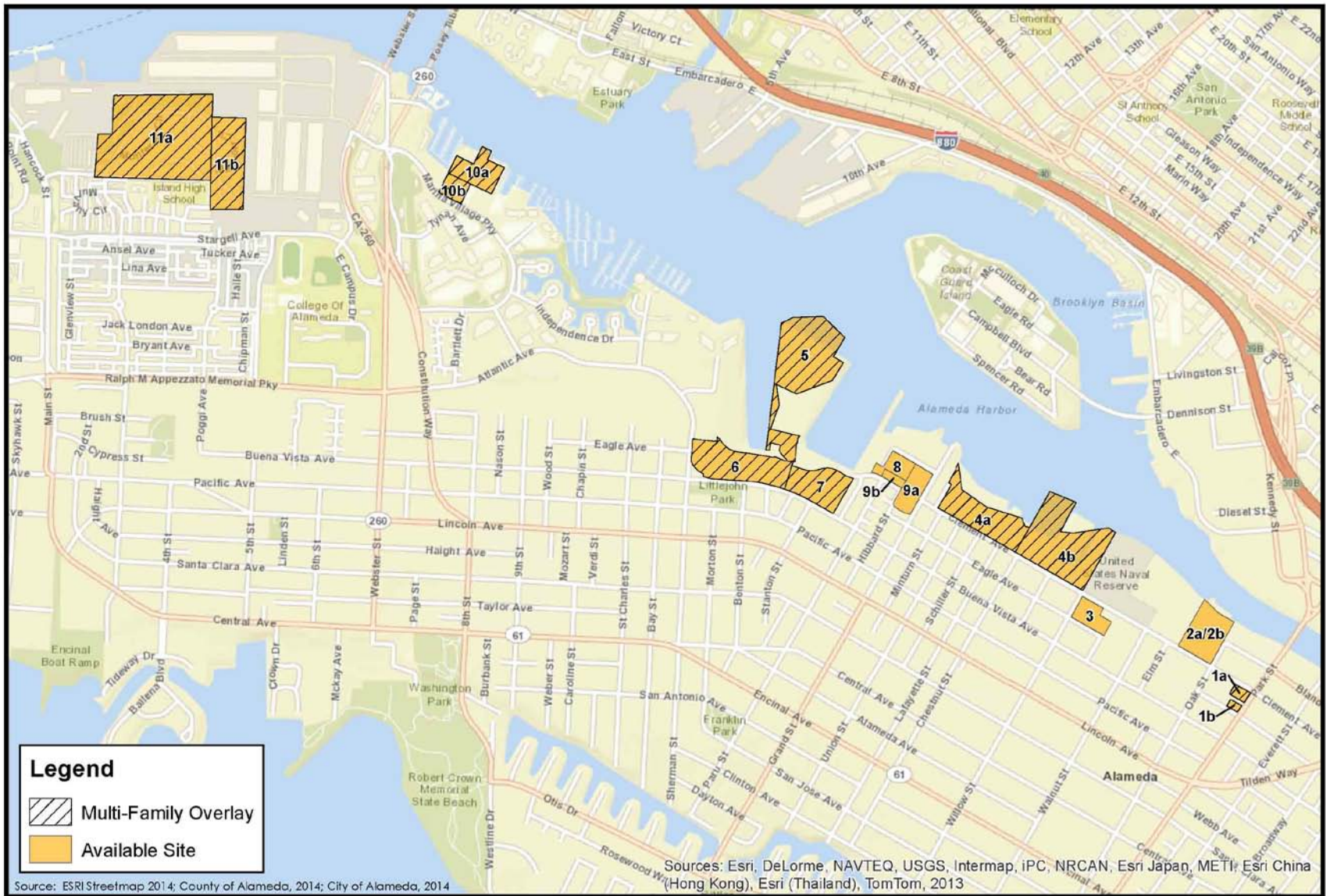


Figure 1
Available Sites Inventory



Underutilized Sites

Site 1a and 1b – Ron Goode: These two properties are owned by Mr. Goode. Mr. Goode currently has a temporary short-term use on the property (a scooter shop) that is occupying the former auto dealership showroom. He is actively entertaining offers for the property. Both parcels face Park Street, which is a major commercial and transit corridor. The sites would allow for multifamily housing above ground floor commercial. To assist in making these sites more feasible for development, the City rezoned both sites from M-1 to CC-MF. Capacity on these sites is assumed for mixed-use development.

Site 2a and b – Boatworks: These two adjacent vacant parcels are in common ownership. The property owner has removed the existing structures and has an approved subdivision map for 182 housing units, which includes a mix of multifamily and single-family units.

Site 3 – Clement/Willow: The property is zoned and planned for residential use. An old tin warehouse built in 1941 currently occupies the land.

Site 4a and b: – Alameda Marina – 1801 Clement and 2033 Clement: The 22 acres (two parcels) are privately owned and currently used for boat storage, maritime businesses and other small office uses. The site zoning, MF (Multi-Family) Overlay, allows multifamily housing up to 30 units per acre. The MX (Mixed Use) zoning requires a mix of uses on the property. The property owners are working on a residential mixed-use plan to redevelop the site and upgrade the marina facilities.

Site 5 – Encinal Terminals – Entrance Drive + Clement Avenue Extension: This unique 13-acre privately owned waterfront property is currently vacant and available for housing development. Formerly used for container storage, the site is located between the WindRiver office campus, the Del Monte Building, and Fortman Marina. The site zoning, MF (Multi-Family) Overlay, allows multifamily housing up to 30 units per acre. The MX (Mixed Use) zoning requires a mix of uses on the property. The property has been purchased by a residential development company.

Site 6 – Del Monte: This site is occupied by a vacant historic warehouse. The realistic capacity of this site assumes reuse of the historic building for housing. A residential development company is currently pursuing a residential adaptive reuse plan for the site.

Site 7 – Chipman: This site is located on 7.14 acres on the north side of Buena Vista Avenue between Arbor and Ohlone Streets. Although this site is currently occupied with warehouse use, the property has been purchased by Lennar Development Company and a tentative map for the site has been approved for a mix of single-family and multifamily housing, with a total of 89 housing units.

Site 8 – City Corporation Yard Site: The 2.18-acre site is City-owned and currently occupied by the City corporation yard and animal shelter that is planned for relocation to Alameda Point. The site is zoned for residential use, and is adjacent to the Marina Cove residential development and the new Grand Marina Village residential development. The site is surrounded by residential uses, and zoned for residential, and thus making it a prime candidate for residential development.

Site 9a and b – Pennzoil Site: The project site is located along Grand Street and Clement Avenue at 2015 and 2025 Grand Street. This site is occupied with small, mostly vacant warehouses. The owner has entertained offers from developers in the past. This site is zoned for residential development and is surrounded by residential neighborhoods, thus making it a prime candidate for residential development. In 2013, the property owner (Shell Oil) removed most of the above ground tanks. Shell has placed its property on the market on several occasions over the last five years, and in all cases Pennzoil has stated in its marketing material that Pennzoil would be removing the tanks and removing the small amount of hazardous materials that have dripped from the tanks into the top 2-3 inches of soil under the tanks. Pennzoil’s marketing material states that the property would be made available as “clean property” without tanks or hazardous material, thus making it “suitable for residential development.”

Site 10a, b, and c – Shipways – Marina Village Parkway: This unique 8.1-acre (3 parcels) privately owned waterfront property is currently available for housing development. The property owner is currently pursuing residential development partners.

Sites 11a and b – North Housing: This site is currently vacant and available for housing development. On March 4, 2009, the Alameda Reuse and Redevelopment Authority (ARRA) approved Amendment #2 to the Community Reuse Plan and a legally binding agreement (LBA) between the City (formerly ARRA), Housing Authority, Alameda Point Collaborative and BFWC. The LBA provides for a homeless accommodation of 90 permanent, service-enriched residential units affordable to formerly homeless families and individuals at North Housing. Following ARRA approval, the LBA and amendment to Reuse Plan were submitted to HUD. The LBA and amendment to the Reuse Plan were approved in July 2013. It is anticipated that the Navy will conduct a public auction for the property in 2015.

Additional Sites at Alameda Point: Although not necessary to meet the RHNA, the City of Alameda has zoned additional sites for residential use at Alameda Point that will be available for residential development during the planning period. In June 2013, the Navy conveyed 510 acres, of the 878 total acres to be transferred, to the City of Alameda. On February 4, 2014, the City Council approved an Environmental Impact Report, General Plan, and Zoning Ordinance amendments, and a Master Infrastructure Plan to enable reinvestment and redevelopment of the property for a mix of uses, including residential development. Pursuant to the approved General Plan and zoning, the City has planned for up to 1,425 housing units at Alameda Point. (There are currently 265 occupied units on the property.) The 510 acres currently owned by the City have been remediated (cleaned) to allow unrestricted and residential land uses. During the 2014–2022 period, the City will make the land available for private redevelopment. An agreement with Renewed Hope Housing Advocates requires that 25 percent of the new units be made affordable to very low-, low-, and moderate-income households. This agreement ensures that the project qualifies for affordable housing density bonuses and waivers for multifamily housing.

C. Financial and Administrative Resources

Housing Authority. The City of Alameda Housing Authority plays an important role in the provision of affordable housing. In addition to owning managing properties, the Housing Authority administers the Section 8 Housing Choice Voucher program. The Housing Authority continues to look for opportunities to develop housing and/or partner with other entities to create additional affordable units. The Housing Authority is currently partnering with nonprofit developers on two projects in the NAS Alameda PDA.

Affordable Housing Fee. All nonresidential projects must comply with the City's housing impact ordinance, the Affordable Housing Unit/Fee (AHUF) ordinance (Alameda Municipal Code section 27-1). The ordinance requires all new development or change of nonresidential use to either provide low-income units or an in-lieu fee. For example, for every 100,000 square feet of project space, an office building developer either must provide 20 units, which are affordable to low-income households for a period of 59 years, or pay an in-lieu fee of \$3.45 per square feet of the development. The AHUF funds may be used for a variety of costs associated with developing or rehabilitating affordable housing.

Financial Resources. The City and private developers will need to expend significant financial resources to support new residential construction, fund housing programs, and leverage state or federal funds. Typically, it is the responsibility of the developer to financially subsidize inclusionary units, although assistance may be provided to developers who exceed the 15 percent inclusionary requirement.

In addition, the City will support local efforts to secure federal funds including those targeted to such groups as the homeless (Emergency Shelter Grants), families at risk of lead poisoning (Lead Based Paint Hazard Reduction Program), the elderly (Section 202) and others. In the same spirit, the City will look to the state to help it meet its goals through such programs as the CHFA HELP program.

Services. Adequate water, sewer, and other services are available to serve most of the remaining vacant and infill area development sites in the city. Alameda lies within the service area of the East Bay Municipal Utility District (EBMUD) for water, while power is provided by the City's own utility, Alameda Municipal Power (AMP). While the infrastructure in the PDAs is deteriorated or may otherwise require substantial investment, this does not pose a significant constraint on the development of those sites within the eight-year planning period.

D. Opportunities for Energy Conservation

The City of Alameda has adopted a wide range of policies and programs to facilitate energy efficiency in residential development. In 1981, the City adopted an Energy Element as part of its General Plan. The Energy Element contains numerous policies and programs for energy efficiency. In addition to producing alternative sources of energy and encouraging energy conservation in transportation, the Energy Element contains several specific proposals for conserving energy in residential development. These policies include enforcement of Title 24, establishing design standards for energy-efficient homes, and including solar energy techniques in site and building layout and design.

In addition to the policies and programs in the Energy Element, AMP has developed a list of residential customer energy services. These services include a weatherization cash grant program, a rebate program for compact fluorescent 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. The City is pursuing an aggressive program to recycle building materials from large demolition projects such as those on former US Navy properties. The City has successfully implemented these programs over the past few years and has committed to continue implementation, as called for in the Alameda Power Business Plan.

Below is a summary of the City's residential energy programs:

1. **Weatherization Cash Grant Program:** For customers with electric heat, AMP pays 80 percent of the cost of weatherization and the customer pays 20 percent.
2. **Great White Light Sale:** This is a rebate program to encourage residential customers to install energy-efficient compact florescent lamps. Customers receive a \$2.00 coupon toward the purchase of a compact florescent lamp at a local retailer.
3. **Meter Lending Program:** Under this program, customers may borrow a meter to measure the electric use of any 120-volt appliance in order to check and ultimately reduce electrical consumption in homes.
4. **Energy Star Refrigerator and Recycle Program:** This program offers rebates of \$100 to customers who buy Energy Star refrigerators and recycle their old refrigerators properly.
5. **Second Refrigerator Pickup Program:** AMP's recycler will pick up a customer's second refrigerator at no cost and the customer receives a \$35 rebate.
6. **Energy Audits:** AMP provides free energy audits for residential properties.
7. **On Line Residential Energy Audit:** Customers can do their own home energy audit using a program on AMP website. Also included in the program are libraries of energy efficiency measures and appliance calculators.

8. Energy Assistance Program: This program helps low-income residents reduce their energy use and provides financial assistance. The emphasis is on senior citizens, customers with electric heat, and customers on the waiting list for Section 8 housing assistance.

Taken as a whole, the City's policies and programs form a comprehensive approach to energy efficiency in residential development.

In conclusion, the City has designated more than the minimum amount of land at sufficiently high densities to meet its regional share of housing over the eight-year planning period. The City will continue to pursue additional housing opportunities for all income levels during this period. Through a combination of programs, activities, and housing requirements by the Alameda Housing Authority and City of Alameda, the City will clearly be able to meet its fair share housing obligations.

5. Housing Constraints

A. Non-Governmental Constraints

The production and availability of housing is constrained by government regulations and by non-governmental factors, such as the costs of construction and interest rates on home mortgages. Many non-governmental constraints on housing production and availability affect both Alameda and the other Bay Area communities, while other constraints are unique to the City of Alameda.

Land Costs

The majority of the City's residential development potential lies in the redevelopment of former military installations and transitioning industrial uses, and some infill on lots already developed but with zoning potential to accommodate one or more additional units. In the case of infill on lots already developed, there are no land costs associated with the development of additional units.

Construction Costs

Housing construction costs have risen significantly in recent years, similar to the rest of the county. Using current pricing sources, the average costs for a newly constructed 2,000-square-foot single-family home (not including land) for the Alameda County region would be calculated as shown below. This is based on a typical 2,000-square-foot, wood-constructed, single-family home.

Item	Cost
Materials	\$138,802
Labor	\$120,777
Equipment	\$3,531
Per Home Costs, Total	\$263,110

Source: *Building-cost.net 2014*

Financing Costs

Home ownership can be constrained by mortgage interest rates, loans, and homeowners insurance. Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates.

Current mortgage interest rates for new home purchases have ranged from 3.8 percent to 4.1 percent between 2011 and 2013, for a fixed-rate 30-year loan (rate1st.com). Lower initial rates are available with graduated payment mortgages, adjustable rate mortgages, and buy-down mortgages; however, the subprime crisis has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost of living adjustments, which is a constraint on affordability.

Although rates are currently relatively low, they can change significantly and substantially impact the affordability of housing stock.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Alameda County subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the City's control.

According to the Alameda Board of Realtors, there is no evidence of "redlining" of any Alameda neighborhood by the financial community. The City provides CDBG funding for counseling for individual clients regarding fair housing rights and responsibilities and to disseminate education and information materials. Households receive intensive counseling, and legal and/or agency referral for cases involving discrimination against families, racial or religious minorities, and individuals with disabilities.

Environmental Constraints

Environmental and infrastructure issues affect the amount, location, and timing of new residential development. In addition, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development.

Flooding

Flooding can have devastating effects on property and residents and impact water quality in Alameda. To address these issues, the City participates in the Alameda County Flood Control and Water Conservation District, which helps protect property and residents from flooding through maintaining flood control infrastructure including channels, pump stations, and other facilities. The City also participates in the Countywide Clean Water Program, which deals primarily with stormwater issues, and coordinates pollution prevention programs, such as wastewater treatment plant upgrades, hazardous waste disposal, drainage infrastructure improvements, and water recycling, as well as educates the public on how to keep businesses and homes from contributing to stormwater pollution.

Energy Conservation

Housing affordability is also influenced by the cost of energy. Energy rates in California and Alameda County have increased over the last 10 years, but residential rates have leveled out since 2009 (California Public Utilities Commission). Rates remain some of the highest in the country. Thus, increasing energy efficiency is essential, and especially necessary for lower-income residents.

The Low Income Home Energy Assistance Program (LIHEAP) offers financial assistance for qualified lower-income households to increase energy efficiency in their homes. It also provides additional conservation measures that include the replacement of inefficient water heaters, refrigerators, lighting, windows, and appliances.

B. Governmental Constraints

While local governments have little influence on such market factors as interest rates, local policies and regulations can affect both the amount of residential land available and the affordability of housing.

Land Use Controls

The following section describes the various governmental policies, regulations, and procedures that control the development of housing in Alameda.

General Plan

Six of the 12 City of Alameda General Plan land use designations allow residential use. Residential use, including affordable housing, is permitted and encouraged by the General Plan in the two residential land use designations (Medium-Density Residential and Low-Density Residential), the three commercial designations (Neighborhood Commercial, Community Commercial, and Office), and the Specified Mixed Use Designation. To preserve economic development and employment opportunities, residential use is not encouraged in the Business Park and General Industry land use diagram designations. To preserve open space and park opportunities and institutional uses, residential use is not encouraged in the Parks and Open Space, Open Space/Habitat, Public/Institutional/School, and Commercial Recreation designations. The specific regulations governing the number of units, size of units, heights of buildings, and other land use regulations that control the development of housing are included in the Zoning Ordinance.

Zoning Ordinance

The City of Alameda Zoning Ordinance (Alameda Municipal Code Chapter 30 – Development Regulations) establishes the specific regulations for the development of housing in Alameda, including minimum lot size, maximum lot coverage, and amount of land area per unit, setbacks, parking standards, and open space requirements.

To implement the General Plan six land use designations that encourage residential development, the Zoning Ordinance and Zoning Map establish six residential (R-1 through R-6), five commercial (C-1, C-2, CC, CM, and AP), and, one mixed-use district (MX) zoning district.

Table A-21 summarizes the primary development standards for residential development in each zoning district.

Table A-21: Residential Development Standards

Zoning District	Minimum Lot Area Per Dwelling Unit	Main Building Coverage	Maximum Height	Required Open Space Per Unit
R-1	5,000 sq. ft.	40%	30 feet	N/A
R-2	2,000 sq. ft.	45%	30 feet	600 sq. ft.
R-3	2,000 sq. ft.	40%	35 feet	500 sq. ft.
R-4	2,000 sq. ft.	50%	35 feet	400 sq. ft.
R-5	2,000 sq. ft.	50%	40 feet	200 sq. ft.
R-6	2,000 sq. ft.	60%	50 feet	120 sq. ft.
C-1	2,000 sq. ft.	100%	30 feet	0
C-2	2,000 sq. ft.	100%	100 feet	0
CC	2,000 sq. ft.	100%	varies	0
C-M	2,000 sq. ft.	100%	100 feet	0
MX	2,000 sq. ft.	varies	varies	varies

Source: City of Alameda Zoning Ordinance, 2014

In addition, the City of Alameda has adopted two special area districts to encourage new residential development within larger mixed-use geographic areas. The North Park Street District encompasses a 16-block area located at the city’s gateway near the Park Street Bridge. The North Park Street District includes two residential districts, one mixed-use work place district, and a commercial district, all of which allow residential development. At Alameda Point, the zoning district establishes one residential district (Main Street), an adaptive reuse district, a commercial district (town center district), and four manufacturing districts (Enterprise 1 through Enterprise 4). All of the districts with the exception of three of the manufacturing districts allow residential use.

The Planned Development (PD) District is an overlay district which allows customized zoning standards for a property to facilitate innovative residential development responsive to changing housing trends by allowing for development standards unique to each site. PD districts have been utilized to facilitate a majority of post-war residential projects in Alameda. This zoning tool has facilitated much of the new housing production in Alameda primarily because it offers customizable development standards often desired by developers to accommodate affordable housing projects. Most of the sites on the Land Inventory include the PD overlay zoning designation.

To comply with the requirements of Government Code Section 65583, the City of Alameda City Council amended the Alameda Municipal Code in 2012 to include a Multifamily (MF) Zoning overlay district that allows multifamily housing and 30 units per acre (see AMC 30-18). In order to provide adequate sites to comply with Section 65583, the City Council amended the Zoning Map to apply the MF overlay zone to most of the sites on the Land Inventory.

Affordable Housing Regulations

To facilitate and encourage affordable housing and a variety of housing types, including multifamily rental housing, the Alameda zoning ordinance includes two important zoning provisions:

- Section 30-17 (Density Bonus Ordinance)—The ordinance provides for density bonuses of 35 percent over and above the 21 units per acre for a maximum density of 29 units per acre for projects with five or more units that provide a specified percentage of affordable housing. The ordinance enables waivers from local development standards to facilitate affordable housing, including waivers to allow multifamily housing.
- Section 30-16 (Inclusionary Housing Requirements)—Requires that all residential developments of five or more units provide a specified percentage (at least 15 percent) of affordable housing units. Four percent of the total units must be restricted to occupancy by low-income households; 4 percent of the total units must be restricted to occupancy by very low-income households; and 7 percent must be restricted to occupancy by moderate-income households.

These two ordinances work in tandem to ensure that all projects with five or more units include a minimum number of affordable housing units and that the projects can be designed to provide a large variety of housing types, including multifamily housing. Experience with the two ordinances over the last five years has proven that private and nonprofit housing development is not unnecessarily constrained. The ordinances were successfully used by the City and housing developers to provide:

- A 182-unit project at the Boatworks site with a variety of multifamily and single-family housing types (approved).
- A 275-unit project at the Alameda Landing site with a variety of multifamily and single-family housing types (under construction).
- A 19-unit 100 percent affordable multifamily residential project on Lincoln Avenue called Jack Capon Villa (complete).

City Charter (Measure A)

In 1973, and then again in 1991, the voters of Alameda approved citizen initiatives to amend the City Charter. Collectively referred to as "Measure A," the initiatives amended the City Charter to include the following three sections:

- *Section 26-1.* There shall be no multiple dwelling units built in the City of Alameda.
- *Section 26-2.* Exception being the Alameda Housing Authority replacement of existing low-cost housing units and the proposed senior citizens low-cost housing complex, pursuant to Article XXV of the Charter of the City of Alameda.

- *Sec. 26-3.* The maximum density for any residential development within the City of Alameda shall be one housing unit per 2,000 square feet of land. This limitation shall not apply to the repair or replacement of existing residential units, whether single family or multiple-unit, which are damaged or destroyed by fire or other disaster; provided that the total number of residential units on any lot may not be increased. This limitation also shall not apply to replacement units under Section 26-2.

The potential constraints imposed by Measure A on housing development, housing diversity, and housing affordability have been mitigated by the adoption of the Multifamily Overlay District, the Density Bonus Ordinance, and the Inclusionary Housing Ordinance. As described above, the City of Alameda has been able to ensure that market rate and nonprofit housing developers have been able to provide a variety of housing types (including multifamily housing) for a variety of household incomes (including housing for very low-, low-, and moderate-income households). The City will continue to annually monitor Measure A to ensure it does not constrain housing development.

Zoning for a Variety of Housing

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. Table A-22 summarizes the permitted housing types by zone.

Table A-22: Housing Types Permitted by Zone

Land Use	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-C	C-M	M-1	M-2	M-X
Single Family	P	P	P	P	P	P	NP	NP	NP	NP	NP	NP	P
Multifamily	NP	P*	P*	P*	P*	P*	P*/CUP	P*/CUP	P*/CUP	P*/CUP	NP	NP	P*
Second Units ⁽¹⁾	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Community Care Facilities (7 or more persons)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	NP	NP	P
Family Day Care, large	P	P	P	P	P	P	CUP	CUP	CUP	CUP	NP	NP	P
Family Day Care, small	P	P	P	P	P	P	P	P	P	CUP	NP	NP	P
Residential Care Facilities (6 or fewer persons)	P	P	P	P	P	P	P	P	P	CUP	NP	NP	P
Emergency Shelters	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP
Transitional Housing	P	P	P	P	P	P	P	P	P	CUP	P	P	P
Supportive Housing	P	P	P	P	P	P	P	P	P	CUP	NP	NP	P
Manufactured/Mobile Home	P	P	P	P	P	P	P	P	P	P	NP	NP	NP
Single-room Occupancy Units*	P*	P*	P*	P*	CUP	CUP	CUP	CUP	CUP	P*	P*	P*	CUP

* Permitted in all areas covered by the Multifamily Overlay Zone. Multifamily also permitted with a density bonus.

(1) Secondary Units are permitted in R-1. All other zones that permit single-family units permit a second residential unit. Designations are P= Permitted by right. CUP= Allowed with a conditional use permit.

Housing for Persons with Disabilities

In compliance with SB 520, a complete evaluation of the City's zoning laws, practices, and policies was done as a part of the Housing Element update process. No constraints to housing development for persons with disabilities were found at that time.

Reasonable Accommodation Procedure: Pursuant to Section 30-5-7, structures for disabled access may encroach into any required front, side, or rear yard as necessary to provide safe and adequate access. Ramps and other structures that are less than 30 inches in height are exempt from Building Permit requirements. Retrofitting of commercial parking with ADA parking facilities is exempt from City review.

In March 2014, the City Council is scheduled to review and adopt a comprehensive Reasonable Accommodation procedure based upon the model ordinance prepared by the state.

Separation Requirements: The City's Zoning Ordinance does not impose any separation requirements between residential care facilities. Residential care facilities shall be located in accordance with all applicable developmental and locational guidelines under the General Plan and shall be located in those areas which offer appropriate services for the residents of these facilities, including necessary medical, transportation, shopping, recreational, and nutritional programs.

Site Planning Requirements: The site planning requirements for residential care facilities are no different than for other residential uses in the same zone.

Definition of Family: The City defined "family" as: "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."

Emergency Shelters

Pursuant to Senate Bill (SB) 2, transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. In order to comply with SB 2, in 2012, the City added transitional housing and supportive housing as permitted uses within residential zones.

The City's existing homeless transitional housing, one emergency shelter, and a food bank are all located in industrial zones (M-1 and M-2). In 2012, the City amended the Municipal Code to permit emergency shelters by right in the M-1 and M-2 districts. There are approximately 367 acres of land within these two zones that could accommodate such uses. This acreage is made up of over 180 parcels that range in size from 43 acres square feet to 4,000 square feet. These vacant sites and underutilized parking lots are close to both services and transit. The sites surrounding these available parcels have mainly light industrial/manufacturing activities (i.e., sail manufacturer, pencil manufacturer) that are often adjacent to established residential neighborhoods.

Manufactured and Factory-Built Housing

State law limits the extent to which cities and counties can regulate the installation of manufactured homes, including mobile homes. Government Code Section 65852.3 requires that cities allow installation of certified manufactured homes on foundation systems on lots zoned for conventional single-family residences. This section and Government Code Section 65852.4 generally require that manufactured homes be subject to the same land use regulations as conventional homes. Government Code Section 65852.7 deems mobile home parks to be a permitted use in all areas planned and zoned for residential use. The City of Alameda permits manufactured and factory-built housing in all residential zoning districts. Because of the high cost of land, manufactured housing is not commonly placed on private property, except perhaps as caretaker residences within industrial districts. According to the 2000 Census, there were 19 manufactured residences in Alameda. There are no mobile home parks. Pursuant to state law, any site that can be developed for site-built residential development is also available for the development of factory-built (manufactured) housing or for mobile homes. There are no specific restrictions upon the development of manufactured housing or mobile home parks within the Alameda Municipal Code or General Plan.

Secondary Dwelling Units

The City complies with Assembly Bill (AB) 1866 by permitting secondary dwelling in the One-Family Residence (R-1) district units by right. The City's Secondary Unit Ordinance provides for approval of secondary units through a building permit that includes review by planning staff for conformance with the requirements of the Zoning Ordinance. The ordinance also provides administrative relief through the use permit process when proposed secondary units do not comply with the standard requirements.

Open Space Requirements

The City's Zoning Ordinance requires the provision of usable open space on all residential sites, other than detached single-family homes. In order to ensure a minimum amount of usable open space, the Zoning Ordinance requires each residential site to provide open space areas in addition to driveways and parking spaces, required front yards, and other yard areas. Required open space areas may include private balconies, porches, decks, patios, roof decks, and courts. Private open space must be provided for each unit. In addition to private open space, the Zoning Ordinance requires minimum amounts of common open space within various residential zoning districts. The common open space requirements range from 30 square feet in the R-6 zoning district to 150 square feet in the R-2 zoning district.

Parking Requirements

In most zoning districts, two parking spaces are required per unit. For dwelling units in mixed-use configurations located above the ground floor, one parking space is required per unit. Table A-23 provides the specific parking requirements for a variety of residential uses.

Table A-23: Parking Standards

Type of Residential	Parking Requirement
Dwelling units with 3,000 sq. ft. or less, of conditioned space	2 spaces per unit (tandem allowed)
Dwelling units with over 3,000 sq. ft. of conditioned space	3 spaces per unit (3-car tandem allowed)
Dwelling units located above ground-floor commercial or retail uses within the Community Commercial district	1 spaces per unit
Senior housing	3/4 space per unit; lower requirement may be approved by the Planning Board if lower parking demand can be demonstrated
Rooming house/bed and breakfast	1 space per guest room plus 1 space for resident family
Hotel/motel	1 1/4 spaces per guest room plus space for resident manager
Residential care facility	1 space per 3 beds plus 1 space for resident manager

Source: City of Alameda, 2014

Opportunities for Parking Reduction

In 2011, the City amended the City of Alameda parking regulations to provide reduced parking requirements for transit-oriented and mixed-use projects and waivers for residential projects. The parking ordinance also provides the opportunity for affordable housing projects to reduce or waive parking requirements. A reduction in parking standards would be granted upon finding that a reduced number of spaces will be adequate to meet parking demand generated by a project through the completion of a parking demand analysis. The parking demand analysis may include shared parking, proximity to public transit, transit pass subsidies, availability of public transit van/carpool parking and drop-offs, and alternate peak use of parking spaces. The provisions for reductions in the required parking are applicable to SROs, emergency residential shelters, residential care/service facilities and convalescent hospitals, as well as senior housing uses. Additionally, the PD process provides the opportunity to determine parking space requirements according to the proposed development.

Developments that provide housing for residents with less dependence on personal vehicles may be allowed to reduce such off-street parking requirements. Projects may include, but are not limited to, senior housing and housing deemed affordable to those with low to moderate incomes. For example, the Cardinal Point II Senior Assisted Living Facility with 53 units for dementia patients was approved by the City in 2013 with no on-site parking. Generally, the City will continue to reduce and/or waive parking requirements upon determining that a project implements transportation demand management measures described above, and that the

reduction in parking will not adversely affect other projects or the surrounding public parking supply.

The City of Alameda continues to encourage residential and mixed-use project applicants to take advantage of the minimum parking or waived parking opportunities. However, over the last few years, it has become apparent that construction and permanent financing requirements severely limit the ability of applicants to reduce the number of off-street parking spaces for their project. For these reasons, most project applicants choose to provide more parking than necessary. Overall, the City's parking requirements do not pose a significant constraint on housing development.

Development Processing and Permit Procedures

Government policies and ordinances regulating development affect the availability and cost of new housing. Land use controls have the greatest direct impact, but development approval procedures, permit fees, building code requirements, and the permit processing time can affect housing costs as well. This section addresses the relationship of development fees, processes, and standards to the production of housing.

Permit Processing Procedures

The City continues to enhance its permitting and code enforcement systems to improve internal efficiency and better serve the development community. For nearly 25 years, the City has operated a permit center to serve as the central clearinghouse for all development permit application processing. Permit review typically involves the following development review divisions: Building, Planning, Public Works/Engineering, and Fire Prevention. Large residential development projects would also involve reviews from Alameda Municipal Power.

In Alameda, all land use entitlements are processed concurrently by the various development review staff, unless the applicant/developer requests that the entitlements be separated for individual consideration. In some cases, for large multi-year projects with different phases of construction, the developer/applicant has requested that the entitlements be processed in a sequence. Therefore, for a typical residential entitlement, the entitlement with the longest timeline typically determines the permit processing timeline for the entire package of entitlements. References to standard processing timelines in this section assume the project involves the construction of a new residential building.

Table A-24 shows the typical permit timelines for the different types of permits and Table A-25 shows the typical time frame for a single-family and a multifamily project.

Table A-24: Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time
Ministerial Review	One to 5 days
Conditional Use Permit	20 to 30 days
Zone Change	20 to 45 days
General Plan Amendment	20 to 45 days
Site Plan Review	20 to 30 days
Architectural/Design Review	20 to 30 days
Tract Maps	20 to 45 days
Parcel Maps	20 to 30 days
Initial Environmental Study	20 to 30 days
Environmental Impact Report	45 to 270 days

Source: City of Alameda, 2014

Table A-25: Typical Processing Procedures by Project Type

	Single-family Unit	Multifamily
List Typical Approval Requirements	Site Plan & Design Review (concurrently) (20-30 days)	Site Plan & Design Review (concurrently) (20-30 days)
	Building Dept. Review (15 days)	Building Dept. Review (15 days)
Est. Total Processing Time	4-5 weeks	4-5 weeks

Source: City of Alameda, 2014

Design Review

Once an application is submitted for a residential development, the application is immediately (same day) assigned to a project planner. The project planner determines all of the necessary entitlements.

All new residential (single-family and multifamily) projects require Design Review. The Alameda Municipal Code authorizes the project planner to approve the Design Review application provided that a minimum 10-day (maximum 20-day) notice is provided to all property owners within 100 feet of the property.

Every effort is made to complete the initial review of most applications within 10 working days of submittal. A shorter turnaround can be expected if a re-submittal is required. The status of the project may be reviewed by anyone 24/7 online through the City's e-permit portal at <http://alamedaca.gov/business/permit-center>.

If no other entitlements are necessary, the Building Permit for the project may be issued within 10 days of the approval date.

Zoning Amendments, General Plan Amendments, and/or Tentative Maps

In some cases, an application may require a zoning amendment, General Plan amendment, and/or Tentative Map to allow residential use on a property that is zoned for manufacturing or industrial use or to subdivide property.

General Plan amendments, zoning amendments, and Tentative Maps must be reviewed by the Planning Board and approved by the City Council. The Planning Board and the City Council hearings each require separate, minimum 10-day (maximum 20-day) notice.

If a General Plan amendment, zoning amendment, and/or Tentative Map is required, the Design Review permit is processed simultaneously with the General Plan and zoning amendments.

If a General Plan or zoning amendment is needed for a large-scale project, then either a Negative Declaration or Environmental Impact Report may be necessary depending on the environmental issues on the site.

Development Review Team

The City of Alameda maintains a Development Review Team (DRT). The DRT is a team of city staff from each of the major development review departments, which include Planning, Building, Public Works, Fire, Police, and Alameda Municipal Power. The DRT meets every two weeks to identify potential solutions to code or development problems that may be associated with development projects. The DRT serves an important function by alerting applicants of potential problems and potential solutions to those problems that may be implemented to expedite and streamline the Planning entitlement and Building Permit process.

Building Department Review

Upon receiving Design Review approval, the project is ready for Building Department submittal and review. This review is for compliance with applicable plumbing, electrical, mechanical, building, and other City code requirements. During the review process, whether that is design review, building or other review, City staff may ask for clarifications and/or corrections to the submitted plans. For large residential subdivisions, the construction permit plan check usually involves the review on the model homes for each discrete floor plan. This review process is typically completed in less than six weeks. During the plan check review, all plan check comments are posted electronically on the City's e-permit portal, and may be accessed online at any time to facilitate the approval process. After the plan check for model homes have been completed, the construction permits for the individual homes are issued after a simple review of the plot plan.

Fees, Exactions, and On/Off Site Improvements

On-Site Improvement Standards

The City of Alameda requires on-site improvements such as curbs, gutters, and sidewalks, similar to those required by most other jurisdictions in the Bay Area.

The City may require the installation of physical improvements off-site to mitigate the adverse environmental impacts of housing development within the jurisdiction. These off-site improvements can include traffic control measures or capacity enhancements, the development of park facilities, water or sewer capacity enhancements, or other enhancements to impacted infrastructure.

Building and Housing Codes

The City of Alameda has adopted and administers the California Building Standards Code. The City has modified some sections of the Uniform Administrative Code, California Building Code, California Electrical Code, California Plumbing Code, and the California Mechanical Code. Modifications include changes to the appeals process, permit expiration dates, permit fees, and other minor changes. None of the modifications to the Uniform Code constitutes a constraint on the development of affordable housing.

Enforcement of the adopted codes focuses primarily on review of new construction proposals to ensure that they comply with minimum health and safety standards. But like many jurisdictions, Alameda's resources to mount proactive code enforcement are limited. Violation correction typically results in code compliance without adverse effects upon the availability or affordability of the housing units involved. Enforcement of the City's voluntary amnesty program (a process for legalizing undocumented dwelling units) actually results in a net increase of legal dwelling units available in the city.

Permit Fees

Fees are collected by the City to help cover the costs of permit processing, inspections, environmental review, and the provision of services such as sewers and storm drainage. These fees typically are assessed on a per unit basis in residential developments. Fees charged for building permits are based on a fee study completed in 2013. The total amount collected in fees covers all associated processing and inspection costs.

Table A-26 provides a breakdown of the fees required for construction of a typical detached single-family home and a typical multifamily unit in a 10-unit multifamily building.

Table A-26: City of Alameda Permit Fees

New Single-Family Detached (2,500 sq. ft.)		New Multifamily Condominium Unit. (1,200 sq. ft.) (fees per unit based upon 10-unit building)	
Building Permit Fee	\$2,321	Building Permit Fee	\$1,530
Building Standards Fee	\$17	Building Standards Fee	\$10.4
Plan Check Fee	\$1,857	Plan Check Fee	\$538

Permit Filing Fees	\$400	Permit Filing Fees	\$28.4
Community Planning Fee	\$3,280	Community Planning Fee	\$777
CPO - Other	\$219	CPO - Other	\$219
Sewer Connection Fee	\$989	Sewer Connection Fee	\$98.9
CDF Fee	\$3,736	CDF Fee	\$373
Records Management	\$61	Records Management	\$29
Design Review Fee	\$559	Design Review Fee	\$155
School Fee (\$3.99/sq. ft.)	\$10,096	School Fee	\$7,491
SMIP Fee	\$41	SMIP Fee	\$26
Police and Fire Fees	\$489	Police and Fire Fees	\$379
Improvement Tax	\$4,100	Improvement Tax	\$2,590
Dwelling Unit Tax	\$1,531	Dwelling Unit Tax	\$1,378
Total	\$29,696	Total (per unit)	\$15,623

Source: City of Alameda, Community Development Department, 2014

The City of Alameda has adopted two impact fees: the Affordable Housing Unit/Fee (AHUF) and the Citywide Development Impact Fee (CDF), both pursuant to Government Code (AB 1600).

The AHUF was adopted as a result of a 1989 study by the City of Alameda, which established a connection between employment from new or expanding nonresidential use and the need for housing affordable to low- and moderate-income people. The AHUF imposes requirements on new construction, expansion, and change of use of nonresidential properties. The requirements can be satisfied either by the provision of housing units affordable to low- and moderate-income households or by the payment of an in-lieu fee. This fee has been adjusted for inflation, creating revenue for building new affordable housing.

Table A-27: City of Alameda Affordable Housing Unit Fee

Category	Rate	Application Uses
Non-Commercial/ Non-Industrial	Exempt	Publicly owned building used for a public purpose; dwelling unit (per AMC 30-51.1); residential care facility for no more than six persons; family day care facility for no more than 12 children; bed and breakfast (no more than 10 bedrooms for rent); home occupation in residences w/home occupation permit; certain accessory uses to the above (e.g., property management office in a residential complex).
Office	\$4.21 per square foot or 20 units per 100,000 square feet	Office, including medical, professional, semi-professional, administrative, corporate, research and development, social service, nonprofit, organization/association, church office.
Retail	\$2.14 per square foot or nine units per 100,000 square feet	Establishment for the display and/or sale of merchandise or services (e.g., showroom, shop, customer service area, restaurant, salon, bank, travel office, dry cleaner, repair shop, service station, theater, banquet hall, for-rent conference facility, commercial marina, commercial parking garage, school museum, place of worship, funeral home); residential care facility (care for elderly, health-care center, nursing home) for more than six persons; any child care center; any family day care home for more than 12.

Category	Rate	Application Uses
Warehouse	\$0.73 per square foot or four units per 100,000 square feet	Warehouse, storage space.
Manufacturing	\$0.73 per square foot or four units per 100,000 square feet	Factory, fabrication/production area.
Hotel/Motel	\$1,081 per room/suite or five units per 100 rooms or suites	Any facility paying the transient occupancy tax (except bed and breakfast homes of 10 or fewer bedrooms for rent).

Source: City of Alameda, Community Development Department, 2014.

The Citywide Development Fee provides funds for the provision of public infrastructure, parks, and public safety facilities to support new development. Table A-28 illustrates the citywide Development Fee structure.

Table A-28: Alameda Citywide Development Fees by District and Land Uses*

Land Use/Category	City District			
	West End	Northern Waterfront	Central/ East End	Bay Farm Infill
CDF Fees Per Unit				
Single Family Low Density	\$4,641	\$4,325	\$4,320	\$2,940
Single Family Medium Density	\$4,057	\$3,804	\$3,799	\$2,697
Duplex	\$3,917	\$3,633	\$3,627	\$2,386
Multifamily	\$4,641	\$4,325	\$4,320	\$2,940
CDF Fees Per SF of Bldg. Space				
General Industrial	\$3.99	\$3.38	\$3.38	\$0.84
Office/Commercial	\$5.77	\$4.94	\$4.93	\$1.34
Retail	\$6.02	\$5.13	\$5.12	\$1.26
Warehouse	\$2.30	\$1.95	\$1.95	\$0.49

*The citywide Development Fees have been increased by the San Francisco Construction Cost Index reported for May 2013.
Sources: City of Alameda, 2014

In conclusion, the City of Alameda's zoning regulations, development procedures and standards, and fees do not unduly constrain housing maintenance, improvement, or development, nor have they been shown to adversely affect housing affordability. The City considers these regulations to be reasonable measures for accomplishing important public policy purposes and has adopted appropriate measures to mitigate their effects on housing supply.

Housing Element Update Guidance



Attachment 1: Implementation Review



Implementation Review

Jurisdiction Name:	City of Alameda		
	Implementation Status	Program Number (If Applicable)	Page(s) Where Found
If the local government’s previous housing element included a rezone program pursuant to GC Sections 65583(c), 65583.2 and 65584.09 to address a shortfall of adequate sites, has the program(s) to rezone been completed?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	--	BR, p. 10
Does zoning permit emergency shelters without discretionary action or has a multijurisdictional agreement pursuant to Section 65583(d) been approved? ¹	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	n/a	BR, p. 12, 47-48
Does zoning permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone? ²	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	n/a	BR, p. 12, 47-48
Are policies, ordinances or procedures established to allow reasonable accommodation for persons with disabilities in the application of zoning and land use policies, ordinances or procedures?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.3, 3.8	PD, p. 4, 10, 12 BR, p. 5, 48
Has a density bonus ordinance been adopted pursuant to Government Code Section 65915 (since January 1, 2005)?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	n/a	BR, p. 11, 46

¹ These are not required where agencies adopted housing elements in the fourth cycle before the effective date of SB 2 (January 1, 2008). These agencies are primarily in San Diego County. Agencies should note “Housing Element Adopted Prior to SB 2” if this is the case.

Housing Element Update Guidance



Attachment 2: Completeness Checklist



Public Participation (Section 65583(c)(8))		
<i>(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/GS_publicparticipation.php)</i>		
	Page(s)	Comments
Description of diligent effort to include all economic segments of the community and/or their representatives in the development and update of the housing element (e.g., types of outreach, meetings, appropriate languages, list of invitees and general comments and how they were incorporated)	PD, p. 2-3	

Review and Revise (Section 65588)		
<i>(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/GS_reviewandrevise.php)</i>		
	Page(s)	Comments
Progress in implementation – A description of the actual results or outcomes of the prior element’s goals (i.e., what happened), objectives, policies, and programs. Include quantification of results where possible (e.g., number of units rehabilitated) and may be qualitative where necessary (e.g., mitigation of governmental constraints)	BR, Table A-1, p. 3-13	
Effectiveness of the element – For each program, include an analysis comparing significant differences between what was projected or planned in the earlier element and what was achieved. Analyze the differences to determine where the previous housing element met, exceeded, or fell short of what was anticipated	BR, Table A-1, p. 3-13	
Appropriateness of goals, objectives, policies and programs – A description of what has been learned based on the analysis of progress and effectiveness of the previous element. A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element	BR, Table A-1, p. 3-13	



Housing Needs Assessment (Section 65583(a)(1 and 2)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_home.php)			
	Page(s)	Data Source (if not identified in the housing element)	Comments
Quantification and analysis * of existing and projected housing needs	BR, p. 14-30		
Populations and employment trends, including documentation of projections	BR, p. 14		
Housing and Household characteristics, including: <ul style="list-style-type: none"> • Level of payment compared with ability to pay (overpaying households) • Housing stock conditions • Overcrowded households 	BR, p. 22, 19, 20		
Existing and projected needs for all income levels, including: <ul style="list-style-type: none"> • Regional Housing Need Allocation (RHNA) • Existing housing need for extremely low income households • Projected housing need for extremely low income households based on RHNA or Census (see Section 65583(a)(1)) 	BR, p. 16, 33		
* Analysis is defined as a description and evaluation of specific needs, characteristics and resources available to address identified needs			



Persons with Special Needs (Section 65583(a)(7)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_SHN_home.php)			
	Page(s)	Data Source (if not identified in the element)	Comments
Identification and analysis of any special housing needs including:*			
• Elderly	BR, p. 25-26		
• Persons with disabilities, including developmental disabilities (See Memo at http://www.hcd.ca.gov/hpd/NoticeCoverLtrSB812.pdf)	BR, p. 26-28		
• Large households	BR, p. 28		
• Farmworkers (seasonal and permanent)	BR, p. 30		
• Female headed households	BR, p. 26		
• Homeless (annual and seasonal) **	BR, p. 29-30		
• Other (Small families and individuals)	BR, p. 30		
* Analysis is defined as a description and evaluation of specific needs, characteristics and resources available to address identified needs ** See Section 65583(a)(7) for additional information regarding this requirement			

At-risk Units (Section 65583(a)(9)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/EHN_atrisk.php)		
	Page(s)	Comments
Inventory of at-risk units (10 years from the housing element due date) (Section 65583(a)(9)(A))	BR, p. 31	No known at-risk units



Estimate of replacement versus preservation costs (Section 65583(a)(9)(B))	BR, p. 31	No known at-risk units
Identification of qualified entities Section 65583(a)(9)(C))	BR, p. 31-32	
Identification of potential funding Section 65583(a)(9)(D))	BR, p. 31-32	
Note: Section 65583(a)(9) has many detailed requirements. Agencies with at-risk units should review the specific statutory requirements to ensure a complete analysis.		

Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 and 6))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php)

	Page(s)	Comments
<u>Potential Governmental Constraints</u>		
Include an analysis of actual and potential governmental constraints for each of the following:		
Land use controls (e.g., parking, lot coverage, heights, unit sizes, open space requirements, floor area ratios, growth controls (e.g., caps on units or population or voter approval requirements))	BR, p. 44-47	
Building codes and their enforcement (e.g., current CBC, any local amendments and local code enforcement programs)	BR, p. 53-54	
Site improvement requirements (e.g., street widths, etc.)	BR, p. 54	
Fees and other exactions (e.g., analyze all planning and impact fees and impact on total development costs)	BR, p. 54-56	
Local processing and permit procedures (e.g., typical processing times, permit types by housing type, decision-making criteria and bodies)	BR, p. 51-53	
Housing for persons with disabilities (e.g., definition of family, concentration requirements, reasonable accommodation procedures)	BR, p. 48	



<p>Potential and actual constraints on the development of a variety of housing types for all income levels, including multifamily rental housing, factory-built housing, mobiles homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters and transitional housing</p>	<p>BR, p. 47-49</p>	
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	Page(s)	Comments
<p>Local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need</p>	<p>BR, p. 47-49</p>	
<p>Local efforts to remove governmental constraints that hinder meeting the need for housing for persons with disabilities, supportive housing, transitional housing and emergency shelters</p>	<p>BR, p. 48</p>	
<p>Transitional housing and supportive housing as a residential use of property and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone</p>	<p>BR, p. 48</p>	
<p><u>Potential Non-governmental Constraints</u> Include an analysis of actual and potential non-governmental constraints for each of the following:</p>		
<p>Availability of financing</p>	<p>BR, p. 42-43</p>	
<p>Price of land</p>	<p>BR, p. 42</p>	
<p>Cost of construction</p>	<p>BR, p. 42</p>	



Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2))

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php)

	Page(s)	Comments
<p>Listing of properties by parcel number or other unique, reference showing for each parcel (Section 65583.2(b)(1) – (3):</p> <ul style="list-style-type: none"> • Size • General plan designation • Zoning category • For non-vacant sites, description of existing uses • Number of units that can be accommodated on each site 	BR, p. 35	
* Sites available for Above Moderate income households and not served by public sewer need not be identified on a site specific basis (Section 65583.2(b)(6))		
<p>General description of environmental constraints to the development of housing (Section 65583.2(b)(4)</p>	BR, p. 43	
<p>General description of infrastructure (planned/available) including water, sewer and other dry utilities, including availability and access to distribution facilities (Section 65583.2(b)(5)</p>	BR, p. 43	
<p>In determining the number of units on each site, indicate how the number of units was determined.</p> <ul style="list-style-type: none"> • If development is required at minimum density, indicate the number of units at the minimum density. No further analysis is required. • If development is not required at minimum density, demonstrate how the number of units were determined and adjust, if necessary, for local land use controls. 	BR, p. 34-35	See description of realistic capacity on p. 34



	Page(s)	Comments
For Non-vacant sites, specify the additional development potential for each site within the planning period and provide an explanation of the methodology to determine development potential considering factors, including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions and regulatory or other incentives to encourage additional residential development (Section 65583.2(b)(7))	BR, p. 34-38	
Demonstration of zoning to accommodate the housing need for lower income households (Section 65583.2(c)(3)) and (d) – (f))	BR, p. 34-35	
<ul style="list-style-type: none"> • Indicate those sites that can accommodate lower income households • Indicate those sites where the density allowed is at the “deemed appropriate” [default] density (65583.2(c)(3)(B)) • For sites that can accommodate lower income households, but with allowed densities less than the “deemed appropriate” density, provide analysis demonstrating how the adopted densities accommodate the need for lower income housing. The analysis must include: <ul style="list-style-type: none"> ○ Market demand ○ Financial feasibility ○ Project experience within a zone providing housing for lower income households (65583.2(c)(3)(A)) 	BR, p. 34-35	
Map of Sites included in the inventory (Section 65583.2(b)(7))	BR, p. 36	
Number of units built between the start of the projection period and the deadline for adoption of the housing element (Government Code Section 65583.1(d))	n/a	Period started Jan 2014
Number of units proposed using alternative provisions such as rehabilitation, conversion, preservation or second units (Section 65583.1). See checklist at http://www.hcd.ca.gov/hpd/housing_element2/examples/655831Checklist.pdf)	n/a	No alternative provisions



	Page(s)	Comments
Identification of zoning for a variety of types:		
Multifamily rental housing	BR, p. 47	
Factory-built housing	BR, p. 49	
Mobilehomes	BR, p. 49	
Housing for agricultural employees		No ag employees
Emergency shelters (See Section 65583(a)(4) and the Department's memo at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf)	BR, p. 48	
Transitional and supportive housing (See Section 65583(a)(5) and the Department's memo at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf)	BR, p. 48	
Carryover obligation (AB 1233: Section 65584.09 – See memo at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_1233_final_dt.pdf)	n/a	No carryover obligation



Quantified Objectives and Housing Programs (Section 65583(b) and (c)(1 through 6)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/PRO_home.php)		
	Page(s)	Comments
Provide statement of quantified objectives (Section 65583(b)):		
<p>Maximum number of units, by income group, including extremely low-income of:</p> <ul style="list-style-type: none"> • new construction; • rehabilitation; and • conservation. 	PD, p. 14	
Include programs (Section 65583(c) and (c)(7)) with:		
<ul style="list-style-type: none"> • Schedule of specific actions; • Timeline for implementation with a beneficial impact in the planning period; and • Identification of agencies and officials responsible for implementing each program. 	PD, p. 6-13	
Program(s) providing adequate sites (Section 65583(c)(1)):		
Programs to rezone and any other programs needed to address a shortfall of sites to accommodate the regional housing need, if applicable, and any programs included pursuant to Section 65583.2(h) and (i) or carryover obligation pursuant to Section 65584.09	n/a	Adequate sites demonstrated
Programs to rezone and any other programs needed to address a shortfall of capacity for housing for farmworkers that could not be accommodated on sites identified in the inventory, if applicable.	n/a	Adequate sites demonstrated
If applicable, programs to facilitate a variety of housing types, including multifamily rental, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single room occupancy, emergency shelters and transitional and supportive housing	n/a	Existing zoning facilitates a variety of housing types



	Page(s)	Comments
Programs to assist in the development of housing for extremely low, very low, low and moderate income households (Section 65583(c)(2))	PD, p. 10-11	
Program(s) to address governmental constraints (Section 65583(c)(3)):		
Programs to address governmental constraints and where appropriate and legally possible, to remove constraints to the maintenance, improvement and development of housing	PD, p. 11	
Program to remove constraints on housing for persons with disabilities and provide reasonable accommodation for housing for persons with disabilities	PD, p. 12	
Program(s) to conserve and improve the condition of the existing affordable housing stock (Section 65583(c)(4))	PD, p. 6-7	
Program(s) to promote housing opportunities for all persons (Section 65583(c)(5))	PD, p. 7	
Program(s) to preserve at-risk units (Section 65583(c)(6))	PD, p. 8	



Other Requirements		
(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/OR_home.php) and http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php)		
	Page(s)	Comments
Description of general plan consistency (Section 65583(c)(7))	PD, p. 2	
Analysis of construction, demolition and conversion of housing for lower income households in the Coastal Zone (Section 65588)	n/a	Not located in coastal zone
Description of opportunities for energy conservation in residential development (Section 65583(a)(8))	BR, p. 40-41	
Water and Sewer Priority (Section 65589.7) See the HCD Memo at http://www.hcd.ca.gov/hpd/memo_sb1087.pdf . *	n/a	City will comply with distribution requirements.
SB 5 and AB 162 (Flood Hazard Land Management) See the HCD Memo at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_162_stat07.pdf *	n/a	City has been advised of GPA requirements.
SB 244 (Disadvantaged Communities) See Governor’s Office of Planning and Research for technical assistance at http://opr.ca.gov/ *	n/a	Completed, provided to City as separate document.
* These are not required for a complete housing element and are not required to be part of the housing element and have been include as an information item to assist local governments in meeting requirements triggered by the housing element update schedule.		

Housing Element Update Guidance



Attachment 3: Streamlined Update Template



Housing Needs Assessment (Section 65583(a)(1 and 2)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_home.php)		
	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Update quantification of population, employment, and housing stock needs including:		
• Population		n/a (data packet)
• Employment		n/a (data packet)
• Households		n/a (data packet)
• Overpayment (including lower-income)		n/a (data packet)
• Overcrowding		n/a (data packet)
• Extremely Low Income Households		n/a (data packet)
• Housing conditions		n/a (data packet)
Sources of information:		
<ul style="list-style-type: none"> • 2010 Census at http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t • American Community Survey at http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t • Department of Finance at http://www.dof.ca.gov/research/demographic/ • Applicable Federal Consolidated Plan • Available local and regional data (e.g., local census of homeless persons or shelter beds) 		
Special Note: If a jurisdiction has utilized a data packet pre-approved by HCD such as in SANDAG, SCAG and SACOG, mark N/A above where appropriate and indicate the data packet has been utilized. The Department will not review the portions noted in the applicable correspondence to the Council of Governments. Contact HCD for more details or questions.		
Update analysis and conclusions as necessary due to changes in population and households characteristics or other dynamics for population, employment, households, overpayment, overcrowding, extremely low income households and housing conditions		n/a
Update policies and programs as necessary to reflect changes in the analysis and conclusions and other pertinent assessments of need such as the federal Consolidated Plan		n/a



Persons with Special Needs (Section 65583(a)(7)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/HN_SHN_home.php)		
	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Update quantification of special housing needs groups, including:		n/a (data packet)
• Persons with disabilities, including developmental		n/a (data packet)
• Elderly		n/a (data packet)
• Large households		n/a (data packet)
• Farmworkers (seasonal and permanent)		n/a (data packet)
• Female headed households		n/a (data packet)
• Homeless Individuals and Families		n/a (data packet)
Sources of information: <ul style="list-style-type: none"> • 2010 Census at http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t • American Community Survey at http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t • Department of Finance at www.dof.ca.gov/research/demographic • CA Department of Developmental Services at www.dds.ca.gov • Agricultural Census at http://www.agcensus.usda.gov/Publications/index.php • Applicable Federal Consolidated Plan and local and regional data (e.g., local census of homeless persons or shelter beds) 		
Special Note: If a jurisdiction has utilized a data packet pre-approved by HCD such as in SANDAG, SCAG and SACOG, mark N/A above where appropriate and indicate the data packet has been utilized. The Department will not review the portions noted in the applicable correspondence to the Council of Governments. Contact HCD for more details or questions.		
Update analyses and conclusions, as necessary, due to changes in housing needs or other dynamics, for persons with special needs	BR, p. 26-30	
Quantify and analyze persons with developmental disabilities as required by Government Code Section 65583 (e) (See the Department’s memo at http://www.hcd.ca.gov/hpd/NoticeCoverLtrSB812.pdf)	BR, p. 28	
Revise programs as appropriate including pursuant to Section 65583(e) (Developmental Disabilities) to address need based on revised data/analyses		n/a



At-risk Units (Section 65583(a)(9)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/EHN_atrisk.php)		
	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Update the inventory of at-risk units, removing units no longer at risk and adding any additional units that are at-risk of conversion within 10 years from the start of the housing element planning period	BR, p 31	
Special Note: If a jurisdiction has utilized SACOG's Housing Element Data to update the inventory, mark N/A where appropriate above and indicate the data has been used. The Department will not review the updated inventory. Contact HCD for more details.		
Analyze risk of updated inventory of at-risk units	BR, p. 31	
Evaluate the loss of any at-risk units	BR, p. 31	
Revise policies and programs as appropriate based on update analysis and conclusions		n/a

Potential Governmental and Non-governmental Constraints (Section 65583(a)(5 & 6)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/CON_home.php)		
	Revised Page(s)	Indicate N/A If No Changes Were Necessary
<u>Land Use Controls</u>		
<ul style="list-style-type: none"> Update to show changes to land use controls including changes in residential zoning and/or development standards (e.g., heights and lot coverage, parking requirements, minimum unit sizes, floor area ratios, density limits,) 	BR, p. 44-47	
<ul style="list-style-type: none"> Update to describe changes to growth controls or similar measures such as population or unit caps or voter required general plan re-designations or voter required approval of changes in land use laws or regulations 	BR, p. 46-47	



	Revised Page(s)	Indicate N/A If No Changes Were Necessary
<p><u>Building Codes and Enforcement</u></p> <ul style="list-style-type: none"> Update to describe changes to local building code, amendments and enforcement programs 	BR, p. 53-54	
<p><u>Site Improvements</u></p> <ul style="list-style-type: none"> Describe changes to site improvement requirements 	BR, p. 54	
<p><u>Permitting Processes and Procedures</u></p> <ul style="list-style-type: none"> Update to show revisions to processing and permit procedures for residential development (e.g., design review process, change in level of review (administrative vs. legislative review: ministerial vs. discretionary review)) 	BR, p. 51-53	
<p><u>Fees and Exactions</u></p> <ul style="list-style-type: none"> Update changes to fee schedules Update changes to other exactions 	BR, p. 54-56	
<p><u>Housing for Persons with Disabilities</u></p> <p>Update to describe any new restrictions or revisions regarding approval of housing for persons with disabilities such as concentration requirements, limits on the number of unrelated persons or provisions for making reasonable accommodations</p>	BR, p. 48	
<p><u>Non-governmental Constraints</u></p> <p>Update land costs, financing availability and construction costs as necessary and consider other potential non-governmental constraints, such as resident or business opposition to development, as appropriate</p>	BR, p. 42-43	



	Revised Page(s)	Indicate N/A If No Changes Were Necessary
<p><u>General (Changed Circumstances)</u></p> <p>For each category above, update analyses, as needed, to reflect changes in conditions or circumstances such as market conditions, land costs, financing availability, and construction costs that effect the conclusions of the analyses on potential governmental constraints in the prior element</p>	BR, p. 44-56	
<p><u>Programs to Mitigate Identified Constraints</u></p> <ul style="list-style-type: none"> Describe programs to mitigate identified constraints in the prior housing element Revise policies and programs as appropriate to address identified constraints 		n/a

Sites Inventory and Analysis (Section 65583(a)(3) and 65583.2)) (See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php)		
	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Identify any changes to the sites inventory	BR, p. 35	
Update or include analysis or description as necessary to demonstrate zoning appropriate to accommodate housing for lower income households pursuant to Section 65583.2(c)(3) and (d) – (f)	BR, p. 35	
Update or include analysis or description as necessary to demonstrate the potential for redevelopment pursuant to Section 65583.2(b)(7)	BR, p. 34-35	
Analyze any new known environmental constraints or changed conditions and circumstances such as market conditions that affect the suitability of identified sites	BR, p. 34-35	
Update methodologies as necessary to estimate the residential capacity on identified sites	BR, p. 34-35	



	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Revise analysis of existing and/or planned infrastructure capacity (e.g., water and sewer) to accommodate the regional housing need, if needed (e.g., capacity or availability has changed)	BR, p. 43	
Include a summary table of sites included in the inventory by income category in comparison to the RHNA and, if applicable, any carryover obligation (Section 65584.09)	BR, p. 35	
Add programs to rezone and any other programs needed to address a shortfall of sites to accommodate the regional housing need, if applicable, and any programs included pursuant to Section 65583.2(h) and (i) or carryover obligation pursuant to Section 65584.09		n/a
Update analysis as necessary to demonstrate sufficient capacity to accommodate the need for emergency shelters	BR, p. 48	

Other Requirements

(See Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/OR_home.php) and http://www.hcd.ca.gov/hpd/housing_element2/SIA_conservation.php)

	Revised Page(s)	Indicate N/A If No Changes Were Necessary
Update description to ensure consistency with other elements of the general plan if policies or programs have been adopted in other elements of the general plan affecting internal consistency		n/a
Update to describe, as necessary, housing for lower or moderate income households that has been constructed, demolished or converted in the Coastal Zone		n/a

