

City of Alameda: Housing Element



City of Alameda 2023-2031 Housing Element

Adopted | November 15, 2022



What is the Housing Element?

- State law requires an inventory of suitable land for residential development to meet housing needs
 - Basis for the Regional Housing Needs Allocation (the “RHNA”) for the period 2023 to 2031
- The Housing Element establishes the goals, policies, and action programs necessary to ensure an adequate supply of housing
 - The “plan” to meet the RHNA



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City of Alameda: Housing Element Goals



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The Housing Element is designed to meet three goals for Alameda:

1. Provide an **ample supply** of housing to meet the existing and projected housing needs.
2. Affirmatively further fair housing to **foster inclusive neighborhoods and remove barriers** to housing for vulnerable communities.
3. **End and prevent homelessness** in Alameda



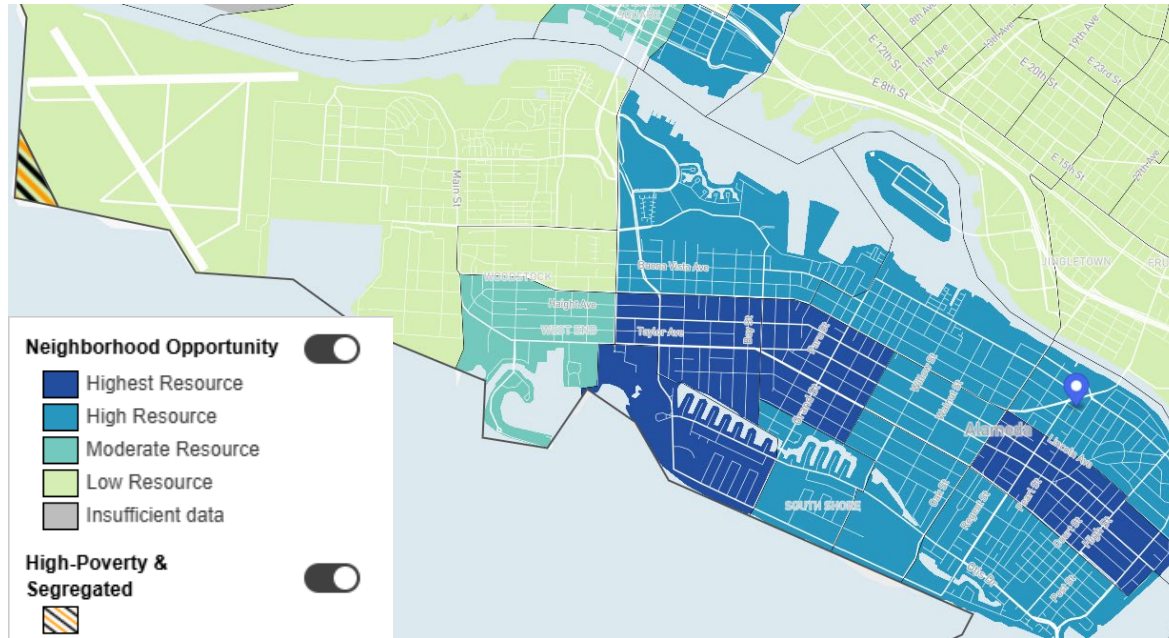
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City of Alameda: Housing Element and High Opportunity Areas



Source: 2025 AFFH Mapping Tool

Goal 1: Provide an ample supply of housing to meet the existing and projected housing needs.

- High Opportunity Housing
 - Distribute new housing across all neighborhoods
 - Increase the supply of affordable housing and special needs housing in higher opportunity areas

Accommodating the RHNA between 2023-2031

- **Housing Sites Analysis:**
 - Inventoried available land
 - Includes planned sites, sites zoned for multi-family, and sites to be re-zoned
 - Poplar project is included as a planned project
 - Initial zoning: R-2 with PD overlay
 - Updated zoning: **R-4 with PD overlay**
 - Initial projected unit count: 41 units
 - Updated projected unit count: **50-60 units**
 - Increased need for affordable housing
 - Utilizing available concessions from State and City
 - i.e., Density Bonus Law

City of Alameda Regional Housing Needs Allocation

Table E-4 Comparison of the Regional Housing Needs and Proposed Capacity

Income Category	RHNA	Projects	Planned Sites	Infill Site Capacity	Projected ADUs	Total Capacity	Unit Surplus
Very Low	1,421	1,315	1,059	80	240	2,694	455
Low	818						
Moderate	868	202	535	40	120	892	29
Above Moderate	2,246	2,213	540	40	40	2,833	587
Total	5,353	3,730	2,134	160	400	6,424	1,071

Source: ABAG 2021, City of Alameda, March 2022

City of Alameda's Capacity to Accommodate the RHNA

Project Name (Approved or Active Developments)	Total Units
North Housing	586
Singleton	68
Admiral's Cove	227
McKay Wellness	100
Grand Street Pennzoil Project	91
Alameda Marina Phase 2 and 3 (includes The Foundry)	364
Boatworks	182
The Poplar	50-60
Encinal Terminals	589
Alameda Point	1482
Total Units	3750

What happens if Alameda does not meet its RHNA goals?

Jurisdictions that do not plan for or build enough housing can face penalties such as:

- Investigation by the State Housing and Community Development (HCD) department
- Investigation by the State Attorney General into the Housing Element's compliance with Housing Element law
 - Court-ordered compliance
- Limited access to State infrastructure and transportation funding
- Impact local government's land use authority
- Carryover of RHNA to the next cycle
- Impact future Housing Element updates and requirements