

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points	Reviewers Feedback	Response to Reviewers Feedback
1A	Amend municipal code and rezone parcels to support construction of at least 4,000 units	E	Ordinance 3333- Programs 1-4 of Housing Element	https://www.alameda2040.org/housing/ https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE	3				HE sites inventory surplus of 1,071 does not meet the 150% threshold.	The City of Alameda will no longer pursue points for this menu item.
1B	Transit-Oriented Housing Waiver provides no maximum density for property within ¼ mile of transit corridor, even if zoned single-family	E	Zoning Ordinance Page 175 Housing Element	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE_30-5GEPREX_30-5.10TRORHOWA https://irp.cdn-website.com/f1731050/files/uploaded/2023-2031-city-of-alameda-adopted-housing-element.pdf https://alamedacagov-my.sharepoint.com/personal/afairley_alamedacagov/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Fafairley%5Falamedaca%5Fgov%2FDocuments%2FPDP%20Application%20%2D%20Prelim%20Review%2F1B%20%2D%20Transit%20Overlay%20Map%2Epdf&parent=%2Fpersonal%2Fafairley%5Falamedaca%5Fgov%2FDocuments%2FPDP%20Application%20%2D%20Prelim%20Review	3	1	2	5	How is "high quality transit corridor" defined? No clear connection to menu item 1B. Maybe relocate to menu item 1L. Need further explanation on EF credit.	High quality transit corridor is defined in AMC 30-2, Definitions, as "a corridor with fixed-route bus service with service intervals no longer than fifteen (15) minutes during peak weekday commute hours." A map is provided as an exhibit. The waiver provides for unlimited density in single-family districts, as part of a coordinated zoning program to incentivise development in existing low-density neighborhoods with a variety of housing types near schools, parks, etc. Table E-2 of the Housing Element estimates that 499 units could be created with this program. These housing units would be missing-middle type housing, as they would typically be infill by small developers or homeowners. This is part of a coordinated effort because it addresses infill housing based on one of many factors we have applied in the new zoning after adoption of the housing element in coordination with transportation investment.

1E	Adaptive Reuse Residential Density Waiver allows additional ADU production allowed in existing space conversions	E	Zoning Ordinance	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE_30-5GEPREX_30-5.11ADREDEWA	2	<u>1</u>	<u>2</u>	<u>4</u>	What are the approval findings for CUP? Need further explanation on EF credit.	Up to four units are allowed by right. The CUP is only for more than four units, which is generally unlikely in existing space (no additions or exterior changes). This is separate from statewide ADU law and SB9 because it allows the addition of four units regardless of the existing density. This is part of a coordinated effort because it addresses areas beyond the 1/4-mile transit area and applies in all residential districts .
1F	Off-Street Vehicle Parking Regulations that establish no minimums and low maximums for residential use, plus accessible parking, electric vehicle charging, bicycle parking, and TDM (transit passes)	E	Zoning Ordinance	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE_30-ZOREPAELVECHTRDEMARE	2	<u>1</u>	<u>2</u>	<u>4</u>	Eliminating off-street parking requirements. Need further explanation on EF credit.	The zoning regulations set no minimum and set maximums that are below the referenced State program (i.e. not regulated by bedroom). This is part of a coordinated program because former parking areas can now be converted under other prgrams with unlimited density (see above).
1G	Program H-3 of the Housing Element, and Figure D-1 show the overlap of housing development opportunity sites and higher resource areas that were rezoned for higher density / affordable housing	E	Housing Element Zoning Ordinance	https://irp.cdn-website.com/f1731050/files/uploaded/2023-2031-city-of-alameda-adopted-housing-element.pdf	2	<u>1</u>	<u>2</u>	<u>4</u>	Please identify correct HE Program. Figure D-1 is good. Need further explanation on EF credit.	AFFH was integral to the HE process. Appendix D of the HE illustrates a comprehensive analysis. Table D-2 summarizes the work. Unit capacity is distributed, and this includes all income levels and housing types in cordination with collecting affordable housing impact fees for small projects.
1H	Commercial zoning allows residential uses throughout the city, particularly at large shopping centers and a minimum density of 30 units / acre	E	Zoning Ordinance	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE_30-4DIUSRE_30-4.9ACOCODI	1	<u>1</u>	<u>2</u>	<u>3</u>	Base menu item is good; however, need further explanation on EF.	The enhancement category relates to the integration of commercial and residential development with inclusionary housing requirements for all projects, minimum densities, and distribution across the city.

1I	Multifamily zoning districts were modified to increase density and FAR/lot coverage and reduce open space requirements	E	Zoning Ordinance	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZO_DIRE_30-4DIUSRE	1	1	2	3	Previous development standards in MF zones? Need further explanation on EF credit.	Previous densities were limited by Measure A, which prohibited development of more than a duplex building type anywhere in the city. Also, lot sizes were a minimum of 5,000 square feet and were changed to 2,000 square feet. Finally, densities were previously one unit per 2,000 square feet of lot area and were changed according to different zones to be as little as one unit per 726 square feet of lot area (60 units per acre). The enhancement category is based on the integrated efforts to override Measure A by showing that RHNA would be best met with distributed development potential throughout the city instead of only in commercial or high-density areas.
1K	Program 7 of the Housing Element workplan includes study to amend the existing ordinance to comply with AB1505.	P	Housing Element Zoning Ordinance	https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/ab_1505_final.pdf	1			1	Any updates on program 7 of HE? Base menu item is okay	A consultant work scope and budget was prepared, proposals were sought, and a consultant has been hired. Work will proceed in the new fiscal year.
2A	Established ministerial design review pursuant to adopted Objective Design Review Standards for all residential projects that meet the eligibility criteria provided by Government Code Section 65913.4	E	Ordinance 3333 and 3027	https://www.alameda2040.org/housing; https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZO_DIRE	3			3	Need explanation for EF point. Base menu item okay	The City of Alameda will no longer pursue enhancement points for this menu item.

2B	Alameda Point has been cleared for development of over 1,000 units with program-level EIR	E	Page 84, 87, and 669 of CEQA	https://www.alamedaca.gov/files/assets/public/v/1/departments/alameda/base-reuse/environmental/alameda-point-draft-eir.pdf	2	1	2	4	Need explanation for EF point. Base menu item okay	The enhancement is related to a coordinated program at Alameda Point to incorporate job creation and housing and supportive services, with a higher percentage of affordable housing than elsewhere in the city, and CEQA clearance for multiple development phases over a period of 20 years.
2C	City uses all applicable CEQA exemptions	E	CEQA	https://library.municode.com/ca/alameda/ordinances/code_of_ordinances?nodeId=1210800	2			2	example of projects who have been proceed through CEQA exemption?	All design reviews are processed as exempt under <i>McCorkle Eastside Neighborhood Group v. City of St. Helena</i> (2018) 31 Cal.App.5th 80. We have also approved North Housing, Habitat for Humanity, Littlejohn Commons, McKay Wellness Center, and MidPen Housing as 100% affordable, CEQA exempt projects.
2D	Reduce permit processing and approval times to less than 4 months for reviews not requiring major General Plan amendment, Zoning Code amendment, or site-specific environmental studies	P	Page 217 of Housing Element	https://www.alameda2040.org/housing ; https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE	2				Need HE program. Need further explanation on EF credit.	The City of Alameda will no longer pursue points for this menu item.
2F	Program 8 of the Housing Element establishes priority processing for affordable special needs housing	E	Housing Element	https://irp.cdn-website.com/f1731050/files/uploaded/2023-2031-city-of-alameda-adopted-housing-element.pdf	1			1	Program 8 is sufficient. Any projects to identify as example?	We are processing the amended McKay Center senior housing project for disabled senior veterans as an AB2011 entitlement, i.e. ministerial, in a matter of days.

2G	Use Permits and Design Review are delegated to the staff level and there is a standing interdepartmental coordination process	E	Municipal Code Ordinance	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIISTDERERE_30-36DEREPR	1			1	Resolution procedure documentation?	AMC 30-36.1 establishes staff review for DR unless significant community interest arises. AMC 30-21.4 establishes a staff level review of UP where no significant issues arise.
2H	Objective Design Review Standards were adopted for multi-unit projects	E	Resolution No. PB-23-14	https://alameda.legistar.com/MeetingDetail.aspx?ID=1103033&GUID=B248C22F-03F9-4E4D-9258-0F767768F08E&Options=info &Search=	1			1	Does the City have a resolution to confirm objective design standards were adopted?	Planning Board resolution PB-23-14, adopted July 24, 2023
2I	Permit Center has been functioning for many years as a central permit location along with online permitting software	E	Service Website	https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Permit-Center	1			1	No comments at this moment.	OK

2J	Standard ADU plans have been approved and ADU planchecks are routed for streamlined review by consultants	E	Service Ordinance	https://library.municode.com/ca/alameda/ordinances/code_of_ordinances?nodeId=1210800	1			1	Documentation?	All models that have been plan-checked and approved by our consultants are available for expedited, in-house review by the Building Official. The Building Official only reviews the site plan for placement, set-backs, and required fire-rated assemblies.
2K	Standard forms are available	E	City Website	https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Permit-Center/FormsHandouts/Ver2	1			1	No comments at this moment.	OK
2L	Website lists are maintained and online mapping/searchable database is available	E	City Website	https://alameda.buildingeye.com/planning https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Planning-Division/Major-Planning-Projects https://www.alamedaca.gov/files/assets/public/v/1/departments/alameda/building-planning-transportation/planning/development-forecast-2023.pdf	1			1	No comments at this moment.	OK
2M	Typical housing projects meeting zoning and General Plan can be approved with one public study session and one public hearing at the Planning Board.	E	Page 218 of Housing Element	https://www.alameda2040.org/housing https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXDERE_ARTIZ_ODIRE	1				Zoning ordinance to support? Need further explanation on EF credit.	The City of Alameda will no longer pursue points for this menu item.

3A	The DIF provides exemptions from all impact fees (not just affordable housing fees) for lower income housing projects. see link in right column. - fees for affordable housing are \$0	E	Municipal Code	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXVIIIDEFE_27-3DEIMFE_27-3.12FEFEES	3			3	must demonstrate reduction or waiver of development impact fees for residential development with units affordable to lower-income households. Need further explanation on EF credit.	Inclusionary housing/100% affordable housing is exempt from all development impact fees (Fee equals \$0 as seen in chart from hyperlink)
3B	Promote and facilitate accessory dwelling unit (ADU) construction	E	Ordinance 3333 Program 5 of Housing Element	https://www.alameda2040.org/housing: https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZ_ODIRE https://irp.cdn-website.com/f1731050/files/uploaded/2023-2031-city-of-alameda-adopted-housing-element.pdf	2	5	1	3	Written description should identify preapproved building plans for ADUs the City created, in proportionated further explanation on EF credit.	All models that have been plan-checked and approved by CSG are available for expedited, in-house review by the BO. The BO only reviews the site plan for placement, set-backs, and required fire-rated assemblies.
3C	Property owners choosing to use prefabricated accessory dwelling unit designs pay a reduced fee for the building plan check (typically 25% of the normal fee)	E	Page 221 of Housing Element	https://www.alameda2040.org/housing: https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZ_ODIRE	1				Must demonstrate fee reduction strategy for housing for persons with special needs. Need further explanation on EF credit.	The City of Alameda will no longer pursue points for this menu item.

3E	Transportation and Climate Resilience Program that prioritizes and direct public investments on transportation and transit improvements, street improvements, bicycle improvements, and climate change mitigation and adaptation to lower opportunity areas to improve resilience, facilitate revitalization, and reduce potential displacement risk related to infrastructure conditions	E	Page 39 of Housing Element	https://www.alameda2040.org/housing;https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZ_ODIRE	1	<u>1,2</u>	<u>3</u>	<u>4</u>	No comments at this moment.	OK
3F	30% of all units in a new development of five or more units shall include: an accessible exterior and interior access to an accessible entry, bathroom, common use room, bedroom, kitchen, common or private open space, laundry facility, and adaptable internal stairs	E	Zoning Code: 30-18.4b - Universal Design.	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZ_ODIRE_30-18UNREDE_30-18.4NECORE	1			1	No comments at this moment.	OK
3H	Use of the density bonus ordinance, application process streamlining, Citywide Development Fee waivers, and amendments to the Alameda Subdivision Ordinance (AMC Section 30- 73 Real Estate Subdivision Regulations) c to encourage affordable housing	E	Program 8 of Housing Element	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZ_ODIRE_30-18UNREDE_30-18.4NECORE	1				The City must identify ordinances that go beyond existing law to reduce barriers for the development of housing affordable to lower income households.	The City of Alameda will no longer pursue points for this menu item.

4E	<p>On July 18, 2023, the Alameda City Council approved a resolution declaring the 8-acre RESHAP property and adjacent West Midway property to be “exempt surplus land” under the Surplus Land Act. At least 80% of the area of the 34.5 acres to be developed by RESHAP and West Midway will be used for the development of housing, and at least 40% of total housing units are restricted to low and very low income as specified under Government Code section 37364.</p>	Enacted	<p>City Council Public Hearing – Resolution Housing Element</p>	<p>https://alameda.legistar.com/LegislationDetail.aspx?ID=6281006&GUID=A0D224E0F-827F-4D7C-9F82-0BAE9B896671&Options=ID%7CText%7C&Search=surplus+land+act*&FullText=1</p> <p>https://irp.cdn-website.com/f1731050/files/uploaded/2023-2031-city-of-alameda-adopted-housing-element.pdf</p>	2				Housing element program?	<p>Public Lands: The housing element inventory includes housing sites on land made available by the City of Alameda, the Alameda Housing Authority, or the Federal Government (See Sites 1 North Housing, Site 2 Singleton, and Site 4 McKay.) Over 30% of the housing identified in the inventory is located on public lands. Citywide affordable housing requirements of 15% inclusionary units would be applicable, as well as 20% inclusionary at Alameda Point.</p>
4F	<p>The City formed Community Facilities District CFD No. 17-1 (Alameda Point Public Services District) supports the entitled and newly constructed residential units in Alameda Point of which more than 20% are designated as affordable lower-income households, earning less than 80% Area Median Income (AMI).</p>	Enacted	<p>Recorded CFD 17-1 Affordable Housing Agreement for Site A Affordable Housing Agreement for West Midway</p>	<p>https://alamedacagov-my.sharepoint.com/personal/afairley_alamedacagov/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Fafairley%5Falamedaca%5Fgov%2FDocuments%2FFPDP%20Application%20%2D%20Prelim%20Review&view=0</p>	2	1, 4	2	4	No comments at this moment.	OK

4H	The Successor Agency to the former redevelopment agency and the City Council have jointly directed residual redevelopment funds to accelerate the production of affordable housing by annually adopting the Recognized Obligation Payments Schedule (ROPS) to support preservation of an existing affordable senior rental development and funding new construction of affordable housing.	Enacted	Countywide Oversight Board – Resolution	https://alameda.legistar.com/LegislationDetail.aspx?ID=6446601&GUID=96FD184C-A03D-49E5-A630-875CEA91DA0E&Options=ID%7CText%7C&Search=rops&FullText=1 https://www.acgov.org/bc/cob/documents.htm	1	7	1	2	No comments at this moment.	OK
4I	Alameda Affordable Housing Trust Fund: a local Housing Trust Fund (HTF) that secures new funding sources to build affordable housing developments throughout the City of Alameda.	E	Local Housing Authority Resolution	https://www.alamedahsg.org/about-us/alameda-affordable-housing-corporation#trust-fund-info	1	8	1	2	No comments at this moment.	OK
4K	City of Alameda CARES Team provides emergency rental assistance and subsidies to prevent individuals and families from losing their homes or securing housing	E	City website - Homeless Initiatives and Efforts Page Building Futures Flex Funding Service Provider Agreement St. Vincent de Paul Service Provider Agreement Day Center & Safe Parking Service Provider Agreement	https://www.alamedaca.gov/CITYWIDE-PROJECTS/Homeless-Initiatives-and-Efforts https://alamedacagov-my.sharepoint.com/personal/afairley_alamedaca.gov/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Fafairley%5Falamedaca%5Fgov%2FDocuments%2FPDP%20Application%20%2D%20Prelim%20Review&view=0	1			1	Documentation? Need further explanation on EF credit.	Service provider agreements are attached separately. The City of Alameda will no longer pursue enhancement points for this menu item.

4L	The City provides subsidies for housing affordable to extremely low-income persons in the form of HOME Investment Partnerships, Permanent Local Housing Allocation and in lieu fees from developers of nonresidential projects.	Enacted	Alameda Municipal Code Chapter 27	https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXVIIIDEFE	1	7	1	2	Need further explanation on EF credit.	The City incentivizes the development of "affordable housing" by providing various subsidies as seen in AMC 27-1.3 abd 27-1.4(b). The affordable housing agreement(s) stipulate that the Project must remain affordable to individuals earning less than 80% AMI. Executed regulatory agreements are attached separately.
			27-1.3: Definitions 27-1.4(b): Payment in Lieu Fees	https://www.alamedarentprogram.org/files/sharedassets/housingauth/v1/resources/2023-rent-program-annual-report.pdf						
			Page 8 of Alameda Rent Program Annual Report	https://www.alamedarentprogram.org/files/sharedassets/housingauth/v2/policies-and-regulations/rent-ordinance-amc-chapter-vi-article-xv-2023.12.19.pdf						
			Page 7 of Alameda Rent Ordinance							

Total:

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