



JULY 15, 2014

CITY OF ALAMEDA GENERAL PLAN

HOUSING ELEMENT

2015–2023

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Cover Photograph by Keith Baker: In 2013, the Jack Capon Villa project opened 19 units for very low income individuals with disabilities on a former City of Alameda parking lot. The project exemplifies Alameda’s commitment to housing for special needs residents, and its long history of successfully creating housing through partnerships. This project is the result of a partnership between the City of Alameda, the Alameda Housing Authority Satellite Affordable Housing Associates and Housing Consortium of the East Bay.

1. Introduction

In order to ensure that the State is able to house its growing population, 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 very-low, low and moderate-income families, in a manner that supports the City’s goals and policies, for the period of January 31, 2015, through January 31, 2023. This Element was prepared in conformance with State of California requirements.

A. Purpose

Alameda’s motto is “A City of Homes and Beaches,” which captures the importance of housing in this unique city. The City’s ability to preserve and expand its housing stock and housing opportunities is central to its ability to achieve the goals of the General Plan and the General Plan’s environmental, climate action, transportation, historic preservation, and economic development policy objectives.

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 in concert with the City’s housing and other policy objectives.

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 (RHNA), 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 Affordable Housing 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.



In 2012, the City of Alameda, the Alameda Housing Authority, and their non-profit partner Resources for Community Development completed work on the transformation of the former Islander Hotel into 62 units of housing for very-low and low-income Alameda households. Located within one block of the Park Street transit corridor and the Park Street business district, the project exemplifies Alameda’s commitment to transit oriented, multifamily housing.

- ✓ 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 City of Alameda General Plan, Local Action Plan for Climate Protection, 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.



In 2010, the City of Alameda, the Alameda Housing Authority, and their non-profit partner Resources for Community Development completed work on Shensi Gardens, a 39-unit multifamily housing project for very-low and low-income Alameda families. The award-winning project exemplifies Alameda’s successful and ongoing efforts to transform the former Naval Air Station at Alameda into a mixed use, mixed income district.

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 on page 35, identifies adequate sites for over 2,000 units that are appropriately zoned to address the affordable housing demand. These identified sites provide support for state mandated requirements, but do not represent the full extent of Alameda’s available housing sites.

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 is evaluating the consistency of this element with other chapters of the general plan as part of the update process. It will continue to maintain General Plan consistency through ongoing review and revision conducted annually thereafter.



Known for its excellent architecture and historic buildings, Alameda is also a community with a large number of well-designed multifamily buildings located in medium density residential districts.

F. Public Participation

During the preparation of the 2015–2023 Housing Element, public input was actively encouraged. In early February 2014, the City released the draft Housing Element Update for public review. The Element was posted to the City’s website and a hard copy was available for review at City Hall. Quarter page advertisements were placed in local newspapers. The Draft Housing Element was also provided to the California Department of Housing and Community Development (HCD) for review and comment.

On February 27, 2014, the Planning Board held its first public hearing on the new draft Element. At the meeting housing advocates and other interested parties submitted suggested changes and revisions to improve the document. On March 14, 2014, the City of Alameda Board of Realtors Local Government Relations Committee received a presentation and discussed the Element. On March 19, 2014, the Housing Authority Board of Commissioners held a public hearing on the draft Element and made a number of suggested changes. On April 2, 2014, the draft Housing Element was discussed at a meeting of the Alameda Chamber of Commerce Economic Development and Government Relations Committee. On April 24, 2014, the City of Alameda Board of Realtors held a special meeting to hear a presentation on the draft Housing Element and discuss its position on the Element. On April 28, 2014, the City of Alameda Planning Board held a second public workshop on the Draft Element and reviewed a number of revisions to the draft policies and programs. On June 9, 2014, the Planning Board held a final public hearing and passed a resolution recommending that the City Council adopt this Housing Element. Throughout the five month public planning process, City staff met with housing advocates, housing providers, and housing professionals to discuss potential policy initiatives and programs. These meetings and conversations were instrumental to the successful completion of the Housing Element and included input and advise from:

- Renewed Hope, Housing Advocacy
- ECHO Housing, Housing Advocates
- East Bay Housing Organizations (EBHO)
- HOMES, Housing Advocacy
- Alameda Development Corporation
- Alameda HOME Team
- Alameda Board of Realtors
- Alameda Chamber of Commerce

2. Housing Policy and Implementation Plan

A. Housing Goals, Policies, and Programs

Alameda’s housing goals, policies, and implementation programs for the planning period 2015-2023 will guide the City’s future housing development decisions, housing programs, strategies, and expenditures. The following constitutes the City of Alameda Housing Policy and Implementation Plan.

Goal #1: Provide housing services and opportunities to support, maintain, and enhance Alameda’s diverse community and excellent quality of life and provide for the housing needs of Alameda’s future residents and regional housing needs.

Policy HE-1: Support public and private efforts to increase the supply of housing in Alameda consistent with the City's environmental, climate action, transportation, historic preservation, and economic development policy objectives.

Program 1.1: Annual Review of Policies and Programs: Hold an annual public hearing in February or March before the Planning Board to review and consider improvements to the

development review process and requirements to ensure that processes and requirements do not create unnecessary costs or delays and increase the cost of housing in Alameda. The review shall include an assessment of at least: inclusionary housing (AMC Section 30-16), density bonus (30-17), multifamily overlay (30-18), Measure A (30-52), Design Review (30-36), and off-street parking (30-7). The review will address impacts on housing costs, adequate incentives, and flexibility of the ordinances. The review will also include a review of the Annual Progress Report on the Housing Element implementation in the format required by the California Department of Housing and Community Development as defined by Government Code Section 65400(a)(2)(B). Based upon the annual review and the Annual Progress Report, the Planning Board will make a recommendation to the City Council recommending any changes to the City's development regulations necessary to support Housing Element implementation or immediately institute any changes in the Planning Board or City staff procedures or processes that are within the jurisdiction of the Planning Board or staff.

Responsible Department/Agency: Community Development Department

Funding Source: Community Planning Fee

Time Frame: Annually monitor

Quantified Objectives: Complete Annual Review and Hold Annual Public Hearing.

Program 1.2: 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 1.3 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.

Goal #2: Provide housing that meets the City’s diverse housing needs, specifically including affordable housing, special needs housing, and senior housing.

Policy HE-2: Expand the City’s supply of affordable rental and ownership housing for extremely low-, very low-, low-, and moderate-income households.

Program 2.1 Inclusionary Housing Ordinance: Continue to implement the citywide 15 percent inclusionary requirement.

Responsible Department/Agency: Community Development Department

Funding Source: Permit Fees

Time Frame: Ongoing

Quantified Objective: Provide at least 15% affordable housing in all new housing projects with over 5 units.

Program 2.2 Funding for 5-year Pipeline Projects: Continue to maintain and update a 5-Year Affordable Housing Pipeline Projects 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 other 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 2.3 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: Non-residential development impact fees

Timing: Ongoing

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

Program 2.4 Public Private Partnerships: Facilitate the development of affordable housing through public-private partnerships, creative land use strategies, and expedited City permitting and decision making.

Responsible Department/Agency: Community Development and Housing Authority

Funding Source: Permit fees, Tax credits, HOME funds and AHUF fees.

Timing: Ongoing

Quantified Objective: Facilitate one new public private partnership project every other year.

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 fees, Tax credits, HOME funds

Timing: Ongoing

Objectives: Monitor existing units annually.

Program 2.6 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 2.7: Utility Assistance Programs: 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: Continue to support the Rent Review Advisory Committee (RRAC) efforts to provide voluntary mediation between tenants and landlords in order to moderate rent increases for tenants of all income levels. The RRAC shall provide an annual report to the City Council on the number of cases reviewed each year, the outcome of those cases, and a recommendation for any additional City regulations or controls deemed necessary by the RRAC. The Alameda City Council shall annually review the RRAC reports and take any steps deemed necessary or appropriate at that time.

Responsible Department/Agency: Housing Authority and RRAC

Funding Source: AHUF

Timing: Ongoing mediation and Annual Reports

Quantified Objectives: Four households assisted annually.

Program 2.9 Employee Housing: Amend the Zoning Ordinance to specifically allow employee housing for six or fewer residents as a permitted use in residential zoning districts, in compliance with Health and Safety Code Section 17021.5.

*Responsibility Department/Agency: Community Development
Funding Source: Community Planning Fee
Time Frame: June, 2015*

Policy HE-3: Create rental, homeownership, and other housing opportunities for 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.

Program 3.1 Special Needs Housing: Work with public or private sponsors to identify candidate sites for new construction of rental housing for special needs populations, 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 3.2 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 for necessary capital improvements.

*Responsible Department/Agency: Housing Authority
Funding Source: CDBG
Time Frame: Ongoing
Quantified Objective: Provide up to \$40,000 annually to Midway Shelter.*

Policy HE-4: Encourage and support new residential opportunities for senior citizens, including senior housing projects, multifamily housing projects with accessible and small housing units, assisted living projects, and in-law unit projects.

Program 4.1 In-Law Units and Senior Housing: Continue to support the addition of secondary "In-Law" units for small households or seniors, and use Density Bonus Ordinance provisions to encourage senior housing opportunities on sites in proximity to retail and transit services.

*Responsible Department/Agency: Community Development Department
Funding Source: Permit fees
Time Frame: As projects are approved through the Community Development Department
Quantified Objective: One secondary unit per year, and two senior housing projects between 2014 and 2022.*

Program 4.2 Universal Design Ordinance: Consider amendments to the Zoning Ordinance to require universal design elements in all new housing projects of five or more units.

Responsible Department/Agency: Community Development Department

Funding Source: Community Planning Fee

Time Frame: December 2014

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

Policy HE-5: Ensure that the entitlement process, zoning and parking requirements, and impact fees do not unnecessarily burden the development of affordable housing units.

Program 5.1: Annual Review of Policies and Programs: Implement Program 1.1.

Policy HE-6: Assist people, especially extremely low-, very low-, low-, and moderate-income households, in purchasing their first home with the goal of increasing homeownership rates in Alameda to 60%.

Program 6.1 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.

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 6.2 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: Housing Authority

Funding: In-lieu fees, AHUF

Timing: Ongoing

Quantified Objective: One to two households assisted annually.

Policy HE-7: Promote the conservation and rehabilitation of the City's existing housing stock.

Program 7.1 Housing Rehabilitation: Continue to administer 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.

- *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.
- *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.
- *Minor Home Repair:* Continue to implement the City’s Minor Home Repair program.
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.

Policy HE-8: Promote the elimination of overcrowded, unsafe, and unsanitary housing conditions.

Program 8.1 Amnesty Program: Continue the City’s amnesty program, which provides a process to legalize and improve occupied, existing undocumented dwelling units.

Responsible Department/Agency: Community Development Department

Funding Source: Application fees

Timing: Ongoing

Quantified Objective: Three units legalized annually.

Policy HE-9: Ensure equal housing opportunities by taking appropriate actions, when necessary, to prevent housing discrimination in the local market.

Program 9.1 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. Information about these services is provided by ECHO Housing, a non-profit organization, the Alameda Housing Authority, and the City of Alameda through referral services, brochures, fair housing and tenant rights programs, and the Section 8 program, at the City of Alameda and the Alameda Housing Authority customer service counters and on the City of Alameda and Housing Authority websites.

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.

Goal #3: Create transit oriented pedestrian friendly neighborhoods to reduce regional and local greenhouse gas emissions and local traffic congestion.

Policy HE-10: To reduce greenhouse gas emissions and improve regional transportation services and facilities, facilitate and encourage mixed-use and residential development in the Northern Waterfront area and at Alameda Point consistent with Plan Bay Area, the regional sustainable communities' strategy.

Program 10.1 New Housing TDM Programs: Require transportation demand management (TDM) programs and facilities in all new housing developments of at least 10 units or more to reduce local greenhouse gas emissions, vehicle miles traveled, and local traffic congestion. Coordinate existing and future transportation demand management programs to create cost effective and convenient transportation services between new residential development areas, regional transportation services including ferry, BART, and AC Transit, and on-island commercial districts, schools, and parks.

Responsible Department/Agency: Community Development Department
Funding Source: Application fees
Timing: Ongoing
Quantified Objective: Require of all projects over 10 units in size.

Program 10.2 Existing Neighborhood Transportation Improvements: Work with existing transit providers including AC Transit, the Water Emergency Transit Agency (WETA), and existing Transportation Management Agencies to improve transportation services for existing Alameda neighborhoods to reduce local greenhouse gas emissions, vehicle miles traveled, and local traffic congestion.

Responsible Department/Agency: Community Development and Public Works Departments
Funding Source: Community Planning Fees and Grant funds
Timing: Ongoing
Quantified Objective: Improved transportation services for all Alameda residents.

Policy HE-11: Facilitate and encourage live/work developments and residential development above ground floor commercial uses on Park Street, Webster Street, and in former "station" neighborhood commercial areas on existing transit corridors to reduce greenhouse gases and traffic congestion and support economic development policies.

Program 11.1 Transit Oriented Housing: Use density bonuses, maximum allowed parking requirements, and unbundled on-site parking requirements in new housing projects of 10 units or more, and require on-site secure bicycle parking for project residents to maximize densities on transit corridors.

Responsible Department/Agency: Community Development Department
Funding Source: Application fees
Timing: Ongoing
Quantified Objective: Require of all projects over 10 units in size.

Goal #4: Ensure High Quality Architectural and Sustainable Site Design.

Policy HE-12: Ensure that new residential development utilizes “green” building strategies, environmentally sensitive building technologies, and site planning strategies to minimize greenhouse gas emissions.

Program 12.1 Sustainable Development: Implement the Green Building Code and develop incentives and requirements for energy efficient and sustainable new residential developments.

Responsible Department/Agency: Community Development Department

Funding Source: Application fees

Timing: Ongoing

Quantified Objective: Review progress annually.

Program 12.2 Promote Energy Conservation: Continue to offer residential customer energy services which include the following:

- 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.

Policy HE-13: 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.

Program 13.1 Public Notice and Participation: Provide ample public notice and opportunities for public involvement in the public decision making process.

Responsible Department/Agency: Community Development Department

Funding Source: Application fees

Timing: Ongoing

Quantified Objective: Review procedures as part of annual report.

Policy HE-14: Maintain the integrity of existing residential neighborhoods by protecting and enhancing the historic architecture and ensuring that new development complements the density, and physical and aesthetic character of the neighborhood and surrounding areas.

Program 14.1 Design Concepts Develop preferred design concepts for important opportunity sites to improve certainty in the entitlement process similar to the design concepts prepared for the Webster Street Vision Plan, Civic Center Vision Plan, and North of Park Gateway Strategic Plan.

Responsible Department/Agency: Community Development Department

Funding Source: Application fees

Timing: Ongoing

Quantified Objective: Review progress annually.

Policy HE-15: Ensure that new neighborhoods seamlessly integrate with older residential neighborhoods by designing new housing developments that complement, but not mimic, the historic, architectural, aesthetic, and physical qualities of existing neighborhoods.

Program 15.1: Design Review: Continue to administer and improve the Design Review Ordinance to ensure compatible new residential design in existing neighborhoods.

Responsible Department/Agency: Community Development Department

Funding Source: Application fees

Timing: Ongoing

Quantified Objective: Review ordinance annually as part of annual review.

B. Quantified Objectives

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

Table-1: Quantified Objectives For City of Alameda Programs, 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
Units Constructed by Private and Non-Profit Housing Providers (1)						
New Construction	0	85	68	119	1,428	1,700
Total New Construction	0	93	68	143	1,428	1,732
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

⁽¹⁾ Units constructed by the private and non-profit sectors are estimates of anticipated development activity based upon current development proposals and anticipated economic and market conditions. Actual activity will be determined by market conditions, property owner decisions, and other factors that are outside the control of the City of Alameda.

Source: City of Alameda 2014