

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

CITY OF ALAMEDA ANNUAL HOUSING ELEMENT PROGRESS REPORT

Contact Person:

Debbie Potter, Community Development Director
2263 Santa Clara Avenue, Room 190, Alameda, CA 94501
(510) 747-4305
dpotter@ci.alameda.ca.us

Reporting Period:

January 1, 2014 to December 31, 2014

Submitted to:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ALAMEDA

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction ALAMEDA
 Reporting Period 01/01/2014 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3				1		54					
(10) Total by Income Table A/A3			0	0	1	54					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ALAMEDA

Reporting Period 01/01/2014 - 12/31/2014

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	1	1	
(5) Total Units by Income	0	0	1	1	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction ALAMEDA
 Reporting Period 01/01/2014 - 12/31/2014

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	1	0	0	1	1
No. of Units Permitted for Above Moderate	5	0	49	0	0	54	54

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ALAMEDA

Reporting Period 01/01/2014 - 12/31/2014

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2009	2010	2011	2012	2013	2014				Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	482	0	0	62	0	18	0	0	0	80	402	
	Non-Restricted		0	0	0	0	0	0	0	0			
Low	Deed Restricted	329	0	1	1	0	0	0	0	0	2	327	
	Non-Restricted		0	0	0	0	0	0	0	0			
Moderate		392	0	2	1	0	0	1	0	0	4	388	
Above Moderate		843	3	14	22	0	1	54	0	0	-	94	749
Total RHNA by COG. Enter allocation number:		2046											
Total Units ▶ ▶ ▶			3	17	86	0	19	55	0	0	0	180	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												1866	

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction ALAMEDA

Reporting Period 01/01/2014 - 12/31/2014

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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	Annually monitor	The Planning Board held its first annual review at a publically noticed public hearing on September 14, 2015. The hearing was delayed from March to September due to the large number of housing projects and other development entitlements that have been processed by the City staff and the Planning Board in the first half of 2015. Staff plans to hold the second annual public review in February or March of 2016.

	<p>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.</p> <p>Quantified Objectives: Complete Annual Review and Hold Annual Public Hearing.</p>		
Program 1.2: Inventory of Housing Sites	<p>Continue to maintain an inventory of available housing sites with residential zoning designations for public information purposes on the City website.</p> <p>Quantified Objectives: Update inventory regularly.</p>	Ongoing	<p>The housing sites inventory is included in the City's Housing Element which is available on the City's website.</p> <p>In 2015, as sites are developed, the Community Development Department will revise the inventory list and provide an updated list for the website.</p>
Program 1.3 Affordable Housing Development Review and Processing	<p>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</p>	As projects are processed through the Community Development Department	<p>In 2014, despite a high volume of housing development applications, the City was able to complete its review of affordable housing projects in three months or less. For example, the Design Review for Stargell Commons, a 32-unit project, affordable to very low- and low-income households, was completed in approximately two months.</p> <p>In 2015, the City staff and Planning Board will continue to expedite the review of affordable housing projects. The Planning Board will continue to use Planning Board subcommittees with one or more of its appointed architects to assist staff and project applicants produce well designed plans that can be reviewed and approved expeditiously by the full Board.</p>

	<p>will utilize the Development Review Team to ensure projects are reviewed in a timely manner.</p> <p>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.</p>		
Program 2.1 Inclusionary Housing Ordinance	<p>Continue to implement the citywide 15 percent inclusionary requirement.</p> <p>Quantified Objective: Provide at least 15% affordable housing in all new housing projects with over five units.</p>	Ongoing	<p>In 2014, all residential projects with 10 or more units included at least 15% affordable housing in accordance with the City's Inclusionary Housing Ordinance. In some cases, such as the Del Monte project, the project applicants voluntarily increased the number of affordable units beyond the 15% minimum to avail themselves of density bonuses or waivers, under the Affordable Housing Density Bonus ordinance.</p>
Program 2.2 Funding for 5-year Pipeline Projects	<p>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.</p> <p>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.</p>	Ongoing, as projects come forward and as funding is available	<p>The City's current 5-Year Affordable Housing Pipeline Projects Report covers 2010-2015. An updated report will be presented to City Council in November 2015 which will cover the 2016-2020 time frame.</p> <p>In 2014, the Housing Authority acquired 2437 Eagle Avenue for \$1.2 million and obligated another \$1 million for predevelopment. Successor Housing Agency Asset funds were used for this 22-unit affordable housing project.</p>
Program 2.3 Affordable Housing Unit/Fee (AHUF) Ordinance	<p>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.</p> <p>Quantified Objective: \$50,000 collected annually for affordable housing.</p>	Ongoing	<p>In 2014, the City collected \$476,861.77 on 17 non-residential permits.</p> <p>In 2014, the fee was adjusted to keep pace with inflation by the City Council as part of the annual Fee Ordinance adoption.</p>
Program 2.4 Public Private Partnerships	<p>Facilitate the development of affordable housing through public-private partnerships, creative land use strategies, and expedited City permitting and</p>	Ongoing	<p>In 2014, the City initiated two new public private partnerships:</p> <ol style="list-style-type: none"> 1. A partnership between Tim Lewis Communities and the Alameda Housing Authority for the construction of 31 very-low and low-income affordable units at the Del Monte project site.

	<p>decision making.</p> <p>Quantified Objective: Facilitate one new public private partnership project every other year.</p>		<p>2. A partnership between the City of Alameda, Alameda Point Partners, and Eden Housing for construction of 124 very low and low income units at Alameda Point. As the public partner, the City of Alameda is providing the land for the project.</p>
<p>Program 2.5 Preservation of At-Risk Housing Units:</p>	<p>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.</p> <p>Objectives: Monitor existing units annually.</p>	<p>Ongoing</p>	<p>There were no projects at risk of converting in 2014.</p>
<p>Program 2.6 Housing Choice Voucher Program (Section 8)</p>	<p>Continue issuing vouchers and encouraging property owners to participate in this rental assistance program.</p> <p>Quantified Objective: 1,600 households assisted annually.</p>	<p>Ongoing</p>	<p>The Housing Authority did not achieve its objective of assisting 1,600 households in 2014.</p> <p>1,287 households were assisted with this program in 2014.</p> <p>Although funding was available from HUD to assist additional households, the lack of available rental units in Alameda prevented the Housing Authority from meeting its objective. Even though vouchers were made available, recipients were not able to find available rental units with which to use the vouchers</p> <p>Increasing the supply of rental housing in Alameda will facilitate the Housing Authoritys ability to achieve the 1,600 objective. Additional efforts to educate landlords about the Section 8 program may also facilitate program success.</p>
<p>Program 2.7: Utility Assistance Programs</p>	<p>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.</p> <p>Quantified Objective: Provide up to \$100,000 annually to households in need.</p>	<p>Ongoing</p>	<p>In 2014, only \$76,000 is assistance was needed to assist Alameda households with their utility bills.</p>
<p>Program 2.8 Rent Review Advisory Committee</p>	<p>Continue to support the Rent Review Advisory Committee (RRAC) efforts to provide voluntary mediation between tenants and landlords in order to</p>	<p>Ongoing mediation and annual reports</p>	<p>In 2014, the RRAC exceeded its objective by provided mediation for 26 households.</p> <p>In 2015, the RRAC and the City Council are evaluating alternative controls and</p>

	<p>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.</p> <p>Quantified Objectives: Four households assisted annually</p>		<p>processes that would improve the RRAC's ability to assist Alameda households and minimize displacement due to excessive rent increases.</p>
Program 2.9 Employee Housing	<p>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.</p>	June 2015	<p>This zoning ordinance amendment was completed in June 2014.</p>
Program 3.1 Special Needs Housing	<p>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.</p> <p>Quantified Objective: Identify and support two special needs projects between 2014 and 2022.</p>	<p>As projects are approved through the Community Development Department</p>	<p>In 2014, the Oakmont Senior Living project was completed. This project consists of 30 individual units and 22 rooms for more intensive assisted living needs.</p> <p>In 2014, the Planning Board also required each housing project to ensure that some of the units in the project are universally designed to accommodate seniors aging in place, seniors with mobility issues, and/or residents with disabilities.</p>
Program 3.2 Homeless Shelter Funding	<p>Continue to provide funding assistance to the Midway Shelter, a 24-bed, service-enriched shelter for women and children, for a portion of the shelters operating costs and for necessary capital improvements.</p> <p>Quantified Objective: Provide up to \$40,000 annually to Midway Shelter.</p>	Ongoing	<p>In 2014, the City exceeded its objective and granted \$65,907.59 to Building Futures with Women and Children / Midway Shelter.</p>
Program 4.1 In-Law Units and Senior Housing	<p>Continue to support the addition of secondary "In-Law" units for small households or seniors, and use Density Bonus Ordinance provisions to encourage</p>	<p>As projects are approved through the Community</p>	<p>The City approved one second unit in 2014.</p> <p>In 2015, the Planning Board and City Council will consider a series of proposed amendments to the Secondary Unit Ordinance to reduce regulatory</p>

	<p>senior housing opportunities on sites in proximity to retail and transit services.</p> <p>Quantified Objective: One secondary unit per year, and two senior housing projects between 2014 and 2022.</p>	Development Department	barriers to the creation of second units in Alameda.
Program 4.2 Universal Design Ordinance	<p>Consider amendments to the Zoning Ordinance to require universal design elements in all new housing projects of five or more units</p> <p>Quantified Objective: Complete ordinance within one year of Housing Element adoption.</p>	June 2015	The ordinance was not completed by July 2015. In September 2015, staff circulated a draft Universal Design Ordinance for public review. Planning Board hearings are scheduled for September, October and November. City Council action is anticipated in December 2015.
Program 5.1: Annual Review of Policies and Programs	Implement Program 1.1.		The City completed its 2014 annual report.
Program 6.1 First-Time Homebuyer Program	<p>Continue the First-Time Homebuyer Program which provides down payment assistance or makes it possible for eligible households to purchase Below Market Rate Units 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.</p> <p>Quantified Objective: One household assisted biannually</p>	Ongoing, as funding is available	<p>In 2014, there was one below market rate unit sold and one Down Payment Assistance Loan issued, and the City held two first-time homebuyer workshops which had 75 attendees each.</p> <p>In 2015, the City expects to exceed its objectives for this program when the units for Marina Shores and additional units at Alameda Landing become available.</p>
Program 6.2 Alameda County Mortgage Credit Certificate Program:	<p>Continue to participate in the Countywide Mortgage Credit Certificate Program, which assists low- to moderate-income first-time homebuyers to qualify for mortgage loans.</p> <p>Quantified Objective: One to two households assisted annually</p>	Ongoing	In 2014, the City met its objectives. One household was assisted with the Mortgage Credit Certificate Program and two households were assisted with the refinancing program.
Program 7.1 Housing Rehabilitation	Continue to administer owner-occupied	Ongoing	In 2014, the City met its objectives for these programs. These programs

	<p>and rental housing rehabilitation programs:</p> <p>Substantial Rehabilitation Program: Continue to implement the Citys Substantial Rehabilitation Program, which creates new rental units in existing vacant or underutilized residential structures.</p> <p>Housing Rehabilitation Program: Continue the Citys Housing Rehabilitation Program, which provides grants and low-interest loans to help low- and very low-income homeowners repair and improve their homes.</p> <p>Rental Rehabilitation Program: Continue the Citys Rental Rehabilitation Program, which provides low-interest loans to help property owners with low- and very low-income tenants repair and improve their units.</p> <p>Minor Home Repair: Continue to implement the Citys Minor Home Repair program.</p> <p>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</p> <p>Quantified Objective: Eight units rehabilitated annually for very low- and low- income households.</p>		<p>assisted six households: one household was assisted with the Substantial Rehabilitation Program, two households were assisted with the Housing Rehabilitation Program, and three were assisted with the Rental Rehabilitation Program. In addition, 57 households benefited from the rehabilitation of Bessie Coleman Court and 46 households were assisted with accessibility modifications.</p>
<p>Program 8.1 Amnesty Program</p>	<p>Continue the Citys amnesty program, which provides a process to legalize and improve occupied, existing undocumented dwelling units.</p> <p>Quantified Objective: Three units legalized annually.</p>	<p>Ongoing</p>	<p>The City legalized four units through the amnesty program in 2014.</p> <p>This program remains an effective process to legalize existing units in Alameda.</p>
<p>Program 9.1 Fair Housing</p>	<p>Continue to support fair housing by contracting with a fair housing contractor/provider to counsel tenants and landlords on their rights and</p>	<p>Ongoing</p>	<p>In 2014, 285 households were assisted by ECHO Housing with inquiries, complaints, audits, counseling and conciliations. In addition, all Housing Authority staff completed a fair housing training and continued to provide information to callers and clients throughout the year.</p>

	<p>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.</p> <p>Quantified Objective: Assist approximately 300 households annually with inquiries, complaints, audits, counseling, and conciliations.</p>		<p>Staff believes that significantly more people are obtaining resources and referral information through the internet.</p> <p>Housing Agency staff is considering options for increased public outreach to ensure that Alameda residents are aware of the available services.</p>
<p>Program 10.1 New Housing TDM Programs</p>	<p>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.</p> <p>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.</p> <p>Quantified Objective: Require of all projects over 10 units in size</p>	<p>Ongoing</p>	<p>In 2014, the City required TDM programs for all major new housing developments of 10 units or more. In 2014, the Marina Shores project and the Del Monte project each submitted TDM programs to the Planning Board for final approval.</p>
<p>Program 10.2 Existing Neighborhood Transportation Improvements</p>	<p>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</p>	<p>Ongoing</p>	<p>In 2014, the City continued its work with AC transit on a service extension plan and with WETA to increase ferry service to Alameda.</p> <p>As described above, the City also required TDM programs and supplemental shuttle services for all major housing projects.</p>

	<p>traveled, and local traffic congestion.</p> <p>Quantified Objective: Improved transportation services for all Alameda residents</p>		
Program 11.1 Transit Oriented Housing	<p>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.</p> <p>Quantified Objective: Require of all projects over 10 units in size.</p>	Ongoing	In 2014, the City required all major housing projects with over 10 units to use density bonuses, parking maximums, and unbundled parking to maximize density on transit corridors. The 380-unit Del Monte project on Buena Vista was the biggest project in 2014, which included density bonuses, some unbundled parking, and bicycle parking to increase densities on a transit corridor.
Program 12.1 Sustainable Development	<p>Implement the Green Building Code and develop incentives and requirements for energy efficient and sustainable new residential developments.</p> <p>Quantified Objective: Review progress annually.</p>	Ongoing	No new incentives or requirements were created in 2014. The City did continue to comply with California code and the Green Building Code.
Program 12.2 Promote Energy Conservation	<p>Continue to offer residential customer energy services which include the following:</p> <ul style="list-style-type: none"> 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 <p>Quantified Objectives: Provide \$40,000 in energy services annually.</p>	Ongoing, as programs are available	The City provided \$37,125 toward energy services in 2014.
Program 13.1 Public Notice and Participation	<p>Provide ample public notice and opportunities for public involvement in the public decision making process</p>	Ongoing	A review the public notice and involvement processes indicates that the City's processes are working. The City requires a 20-day notice for all projects. This exceeds state requirements by 10 days. In addition, the Planning Staff has

	Quantified Objective: Review procedures as part of annual report.		<p>worked successfully with neighborhood groups to ensure that all interested parties are informed about up-coming hearings. The Community Development Department has made changes to its website to make it easier for the general public to keep informed about current applications and upcoming public hearings.</p> <p>The City's public hearings have been well attended.</p>
Program 14.1 Design Concepts	<p>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.</p> <p>Quantified Objective: Review progress annually.</p>	Ongoing	<p>In 2014, the City worked with the prospective developers of Alameda Point to provide design concepts for new multifamily buildings at Alameda Point. These design concepts, massing diagrams, and perspective drawings assisted the community to visualize the future development at Alameda Point and facilitated the City Council's approval of the 800 new housing units which included 200 new affordable housing units at Alameda Point.</p>
Program 15.1: Design Review	<p>Continue to administer and improve the Design Review Ordinance to ensure compatible new residential design in existing neighborhoods.</p> <p>Quantified Objective: Review ordinance annually as part of annual review.</p>	Ongoing	<p>In 2014, Planning staff introduced a number of minor amendments to improve and streamline administration of the Design Review Ordinance.</p>