

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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August 25, 2022

Andrew Thomas, Director  
Planning, Building and Transportation Department  
City of Alameda  
2263 Santa Clara Avenue, Room 190  
Alameda, CA 94501

Dear Andrew Thomas:

**RE: City of Alameda's 6<sup>th</sup> Cycle (2023-2031) Draft Housing Element**

Thank you for submitting the City of Alameda's (City) draft housing element received for review on May 27, 2022 along with revisions on August 23, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from the Alameda Housing Element Working Group, Alameda Architectural Preservation Society, Alameda Citizens Task Force and Paul S. Foreman pursuant to Government Code section 65585, subdivision (c). HCD also considered the City's written response to Paul S. Foreman's public comment.

HCD is pleased to find the draft housing element in substantial compliance with State Housing Element Law (Article 10.6 of Gov. Code). The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585.

Numerous zoning actions are scheduled for completion prior to the start of the planning period (January 31, 2023) to accommodate the regional housing need allocation (RHNA), including lower-income households, to affirmatively further fair housing (AFFH) and to facilitate and encourage a variety of housing types. These actions, among many others, are crucial to compliance and generally include Programs 1 (Alameda Point), 2 (Shopping Center), 3 (Commercial Transit Corridor), 4 (Residential District) and 6 (Large Sites and Multifamily). Please be aware, if these zoning actions are not completed by January 31, 2023, the element must include a program(s) to rezone sites with appropriate zoning and development standards pursuant to Government Code sections 65583, subdivision (c)(1), and 65583.2, subdivisions (h) and (i).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml> for a copy of the form and instructions. The City can reach out to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov) for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD appreciates your hard work and dedication throughout the housing element review. HCD also applauds the leadership of the City in taking significant steps forward to (AFFH) and to accommodate the future housing needs of all segments of the community. HCD encourages the City to continue and consider comments toward these goals as part of the adoption process and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Claire Sullivan-Halpern, of our staff, at [Claire.Sullivan-Halpern@hcd.ca.gov](mailto:Claire.Sullivan-Halpern@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager