HA CY 2014

Department of Housing and Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: County of Alameda

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Reporting Period by Calendar Year: from January 1, 2014 to December 31, 2014

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

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

Housing Policy Department
Received on:

MAY 15 2015

ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Alameda County General Plan Annual Report for 2014

INTRODUCTION

Overview

The Alameda County Planning Department is responsible for creating land use policy and overseeing development in the unincorporated area of Alameda County, an area of roughly 443 square miles. The unincorporated area is a highly diverse and complex planning environment, necessitating a creative approach to planning. Consequently, the General Plan has several components to address the varied needs of county residents and to address the full range of urban, suburban, and rural land use issues facing the County.

Purpose of the General Plan

State law requires that each city and county in California prepare a comprehensive general plan. The Governor's Office of Planning and Research (OPR) has adopted guidelines for the preparation and content of local general plans to assist local governments in meeting this requirement. Each local general plan is a long range policy document intended to guide physical, economic, and environmental growth. The County's plan, which has been approved by the Board of Supervisors, expresses the County's vision for the future and serves as the roadmap for achieving the community's desired quality of life. It is an assessment of current and future needs, and the resources required to implement the established goals and policies. As the needs of the County change, the Planning Department – with extensive citizen input, and review and recommendation by the Planning Commission – makes recommendations to the Board of Supervisors to amend the General Plan to reflect the direction for the future.

Purpose of the Annual Report

The intent of this report is to demonstrate the County's compliance with the requirements of Government Code Section 65400 which mandates that the County prepare an annual report on the status of the General Plan and progress in its implementation. This report will cover the County's development related activities in 2014. It also describes planning activities that were in process in 2014 or anticipated in the short-term planning horizon to achieve full consistency between general plan policies and County development regulations. This document does not create or alter policy; it is simply a reporting document. The content is provided for informational purposes only, and is exempt from the requirements of the California Environmental Quality Act (CEQA) per Guidelines Section 15306.

A copy of this report must be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). Providing a copy to HCD fulfills a statutory requirement to report certain housing information, including the County's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583(c)(3).

THE ALAMEDA COUNTY GENERAL PLAN

Structure of the County General Plan

The County General Plan consists of several documents. Three Area Plans contain land use and circulation elements for their respective geographic areas, as well as area-specific goals, policies, and actions pertaining to open space, conservation, safety, and noise. Each Area Plan also contains a land use diagram which designates the distribution and general intensity of land uses allowed within the plan area. The Eden Area comprises the communities of Ashland, Cherryland, Hayward Acres, San Lorenzo, and Fairview. The Castro Valley Area includes the Castro Valley urban area and the surrounding canyonlands. The remaining unincorporated area makes up the East County. The countywide Housing, Conservation, Open Space, Noise, Safety, and Scenic Route Elements contain goals, policies, and actions that apply to the entire unincorporated area.

Compliance with State Law and the General Plan Guidelines

State law mandates that each city and county adopt a general plan containing at least seven "required" elements: Land Use, Circulation, Housing, Open Space, Conservation, Safety, and Noise. Additional "optional" elements may be included at the discretion of the local jurisdiction. Each local jurisdiction is allowed broad discretion with regard to how its general plan is organized. The general plan does not need to be arranged in seven distinct elements as long as the content necessary for each of the required elements is included in the general plan. The table below indicates how the topics that are to be addressed in each of the seven required elements are distributed in the County's general plan documents.

County General Plan Documents	Date of Last Major Revision	State Required Elements						
		Land Use	Circulation	Housing	Conservation	Open Space	Safety	Noise
AREA PLANS								
Castro Valley General Plan	March 2012	X	X		X	X	X	X
East County Area Plan	May 2002	X	X		X	X	X	X
Eden Area General Plan	March 2010	X	X		X	X	X	X
COUNTYWIDE ELEMENTS								
Housing Element	April 2011			X				
Conservation	January 1976				X			
Open Space	May 1973					X		
Safety Element	January 2013						X	
Noise Element	January 1976							X
Community Climate Action Plan	February 2014	Optional Element						
Scenic Route Element	May 1966	Optional Element						
Park and Recreation Element	June 1956	Optional Element						
(An "X" indicates that the County document addresses topics related to the state required element.)								

Internal consistency

The General Plan Guidelines require that all general plans be internally consistent in all the following ways:

- Equal Status Among Elements – All elements of the general plan have equal legal status.
- Consistency Between Elements – All elements of a general plan, whether mandatory or optional, must be consistent with one another.
- Consistency Within Elements – The data, analyses, goals, policies, and implementation programs within each element must be consistent with and complement one another.
- Text and Diagram Consistency – There must be agreement between the general plan's text and its accompanying diagrams.

Staff has determined that all County General Plan documents are internally consistent in each of the areas stated above. Any future additions or revisions to the general plan will be reviewed for consistency with existing general plan documents, and will be revised as necessary to maintain consistency.

Relationship between the General Plan and Specific Plans

A specific plan is a tool for implementing the general plan. It establishes a link between policies of the general plan and individual development proposals by providing standards for development within a defined area. While a local jurisdiction has some discretion with regard to the issues addressed in a specific plan, the plans must comply with Government Code §65450 et seq. These provisions require that a specific plan be consistent with the adopted general plan. The County has adopted several specific plans for designated areas within the Unincorporated County.

Adopted County Specific Plans	
SPECIFIC PLAN	**CORRESPONDING AREA PLAN**
Ashland and Cherryland Business District	Eden Area General Plan
Castro Valley Central Business District	Castro Valley General Plan
Fairview Area	Eden Area General Plan
Madison Avenue	Castro Valley General Plan
San Lorenzo Village	Eden Area General Plan
Little Valley	East County Area Plan

Specific Plans Undergoing Revision

Utilizing a $400,000 grant from the Metropolitan Transportation Commission, the Planning Department is currently working closely with community stakeholders, and staff to revise and update the existing Ashland Cherryland Business District (ACBD) Specific Plan, adopted in 1995. The revision process, which began in May 2013, is aimed at encouraging sustainable economic growth and identifying priorities on which to base an implementation plan. The Citizens Advisory Committee will continue to provide comments on the development of the draft Plan through the first quarter of 2015. Subsequently, the draft Plan will be presented to community groups and the Planning Commission throughout the summer, and to the Board of Supervisors for approval in November.

In the Fairview area, staff is working with a committee of community members to address their concerns regarding development impacts to creeks, roadways and scenic resources. It is expected that the bulk of the community meetings will conclude in 2015 and that we will begin the approval process (Planning Commission and Board of Supervisors) in 2016.

In the 2015-2016 Fiscal Year, staff will begin work on revision of the Castro Valley Central Business District Specific Plan, and minor revisions to the Madison Area Specific Plan and the San Lorenzo Village Specific Plan to establish conformity between the various layers of land use, and in response to community concerns.

Relationship between the General Plan and the Zoning Ordinance

Zoning is another important means of implementing a general plan. The Zoning Ordinance applies the long-term goals and policies of the plan to everyday land use decisions. The ordinance regulates land use by specifying the uses that are permitted and conditionally permitted within each zone. Text and maps describe the distribution and intensity of land uses in the various land use categories, such as residential, commercial, industrial, and agricultural. Written regulations establish standards for minimum lot size, building height and setback limits, fence heights, parking, and other development parameters within each zone.

Government Code Section 65860 requires that local jurisdictions maintain consistency between their Zoning Ordinance and their adopted general plan. Every zoning action, such as adopting new zoning ordinance text or amending a zoning ordinance map, must be consistent with the general plan. In addition, when a general plan amendment makes the zoning inconsistent, the zoning must be changed to re-establish consistency. Comprehensive rezonings are a high priority in the implementation of the updated Castro Valley General Plan and Eden Area General Plan to re-establish consistency between the general plan land use designations and zoning in these plan areas.

Consistency with Airport Land Use Compatibility Plans

In accordance with state law, the Alameda County Airport Land Use Commission (ALUC) is responsible for preparing land use compatibility plans for each of the three public use airports in the County: Oakland International Airport, Hayward Executive Airport, and Livermore Executive Airport. The purpose of the airport land use compatibility plans (ALUCP) is to provide for the orderly growth of each public use airport and minimize land use conflicts with the surrounding area regarding height, noise and intensity of use.

The ALUC adopted an updated ALUCP for Oakland International Airport in 2010, and updated ALUCPs for Hayward Executive Airport and Livermore Executive Airport in 2012. Because the Airport Influence Area (AIA) for each of the three airports includes a portion of the unincorporated area of the County; state law requires that relevant County general plan documents be made consistent with the ALUCPs unless the Board of Supervisors votes by a two-thirds majority to overrule the ALUC and makes specific findings to justify not amending the County's plans. Staff is in the process of determining what, if any, amendments would need to be made to bring the county general plan into conformance with the ALUCPs. Any amendments that are required are expected to be brought to the Board of Supervisors for approval in the latter half of 2015. State law also requires any subsequent changes to the general plan, specific plans, zoning ordinance, or building regulations affecting areas covered by an ALUCP to be referred to the ALUC before adoption by the County.

The County General Plan and Regional Planning Processes

Plan Bay Area

The California Sustainable Communities and Climate Protection Act of 2008 (SB 375) requires each of the state's 18 metropolitan areas – including the Bay Area – to adopt a Sustainable Communities Strategy to reduce greenhouse gas emissions from cars and light trucks by promoting compact, mixed-use commercial and residential development. In July of 2013, Plan Bay Area was jointly approved by the Association of Bay Area Governments (ABAG) Executive Board and by the Metropolitan Transportation Commission (MTC). The Plan includes the region's Sustainable Communities Strategy and the 2040 Regional Transportation Plan.

County staff participated in the development of Plan Bay Area, as well as other related regional initiatives, by taking part in meetings of the Regional Advisory Working Group (RAWG); the Transportation Advisory Working Group (TAWG); the Alameda County Transportation Commission (ACTC); and the Housing Methodology Committee, which developed the process for determining the distribution of the Regional Housing Needs Allocation (RHNA) for the recent Housing Element update. In 2015, MTC and ABAG will be kicking off the update process for Plan Bay Area and County staff will once again participate in this process in order to ensure the interests of unincorporated Alameda County are represented. The updated plan is scheduled for joint adoption by MTC and ABAG in Spring of 2017.

Priority Development Areas

Priority Development Areas (PDAs) play a key role in the implementation of Plan Bay Area. PDAs are areas nominated by the local jurisdictions in which they are located as places that are appropriate for infill development that would provide housing, amenities, and services to meet the daily needs of residents in a pedestrian-friendly environment served by transit. In 2011, the County nominated, and ABAG subsequently designated, four PDAs within the unincorporated area.

County Priority Development Areas	
PRIORITY DEVELOPMENT AREAS	**CORRESPONDING AREA PLAN**
Castro Valley BART Station	Castro Valley General Plan
East 14th Street and Mission Boulevard Mixed Use Corridor	Eden Area General Plan
Hesperian Boulevard Transit Neighborhood	Eden Area General Plan
Meekland Avenue Corridor Transit Neighborhood	Eden Area General Plan

The County's general plan policies support and promote development within the designated PDAs that is intended to invigorate and revitalize these communities. The PDA designations will help to facilitate the implementation of County plans to revitalize these areas by providing access to funding and technical expertise. As an example, in 2012, the County was awarded a $400,000 grant from the Metropolitan Transportation Commission for the revision of the Ashland Cherryland Business District (ACBD) Specific Plan, which includes a portion of the East 14th Street and Mission Boulevard Corridor PDA. The update process is expected to be completed in November of 2015.

Priority Conservation Areas

Priority Conservation Areas (PCAs) are the second key piece of the implementing framework for Plan Bay Area. PCAs are regionally significant open spaces and agricultural lands nominated by the local

jurisdictions in which they are located as places appropriate for long-term protection. The PCAs and PDAs complement one another: promoting infill development within PDAs reduces development pressure on the PCAs.

In the first round of PCA applications in 2007, ABAG designated nine PCAs in the unincorporated area.

County Priority Conservation Areas	
PRIORITY CONSERVATION AREAS	**CORRESPONDING AREA PLAN**
Bethany Reservoir Area	East County Area Plan
Cedar Mountain Area	East County Area Plan
Chain of Lakes Area	East County Area Plan
Duarte Canyon Area	East County Area Plan
East Bay Greenway	Eden Area General Plan
North Livermore, South Livermore Valley	East County Area Plan
Potential Tesla Area	East County Area Plan
Regional Trail System Gaps	East County Area Plan
SF Bay Trail – Bay Area Ridge Trail	East County Area Plan

The County's general plan policies support and promote the preservation and enhancement of the economic viability of agricultural lands, the provision of recreational opportunities, and the preservation of natural resources. The PCA designations will help to facilitate the implementation of County policies as they apply to the lands within the designated the PCAs by providing access to funding and technical expertise.

As part of the Plan Bay Area implementation effort, ABAG is updating its PCA program. The program update includes the opportunity for local jurisdictions to apply for additional PCAs. The County intends to submit applications to ABAG requesting the designation of additional PCAs in the unincorporated area.

GENERAL PLAN AMENDMENTS

Government Code Section 65358(b) generally limits amendments to the mandatory elements of a local jurisdiction's general plan to four times per calendar year. Each amendment may include more than one change to the general plan; therefore, local jurisdictions may group together several proposals for changes to be considered at the same meeting four times during the year.

General Plan Amendments Adopted in 2014

Safety Element

In February of 2014, the Board of Supervisors adopted amendments to the Safety Element of the County General Plan to comply with Assembly Bill (AB) 162 (2007), which strengthened flood protections in California by requiring jurisdictions to update, upon the next revision of the mandatory Housing Element, flood-related information in its general plan, including but not limited to applicable sections of the Conservation Element, Housing Element, Safety Element, and the Land Use Element. Pursuant to Senate Bill (SB) 5 (2007), the California Department of Water Resources (DWR) and Central Valley Flood Protection Board (formerly State Reclamation Board) were required to prepare and adopt a Central Valley Flood Protection Plan (CVFPP) by 2012. The CVFPP applies only to those areas within the Sacramento-San Joaquin Valley, which includes the northeast corner of Alameda County. The February 2014 amendment incorporated the relevant CVFPP measures into the Safety Element of the County General Plan.

Community Climate Action Plan

Also in February 2014, the Board of Supervisors adopted the County Community Climate Action Plan (CCAP) as an optional element of the County General Plan. The Board provisionally adopted the CCAP in June 2011 in response to concerns about the causes and effects of climate change. General plan element status gives the goals of the CCAP equal standing with those of all other general plan documents. The CCAP outlines a course of action to reduce community-wide greenhouse gas (GHG) emissions generated within the unincorporated areas of the County. Successful implementation of the CCAP will reduce GHG emissions to 15 percent below 2005 levels by 2020 and set the County on a path toward reducing emissions to 80 percent below 1990 levels by 2050, as required by State Law AB 32.

Anticipated Amendments in 2015

Ashland/Cherryland Community Health & Wellness Element

The County Planning Department and Department of Public Health partnered to develop the Community Health and Wellness Element which is a project of the Eden Area Livability Initiative (EALI). Phase I of the EALI process identified improving community health as a key goal. Through the Community Health and Wellness General Plan Element process, the Ashland and Cherryland community members have examined factors that affect their social and physical well-being, including physical activity, healthy food, bicycle and pedestrian safety, air quality, healthy housing, preventive health care, homelessness, public safety, and others. The Element will include policies to support public health, social equity, and environmental justice in the Ashland and Cherryland communities. After many community meetings and an extensive survey of residents, the draft document was prepared and presented to the Planning Commission in the fall of 2014. The commission will hold a series of workshops in the first half of 2015.

Housing Element

The Alameda County Housing Element is the primary housing policy document for the unincorporated portions of the County and it provides a comprehensive strategy for promoting the development, preservation, and rehabilitation of safe, decent and affordable housing for all residents. It is intended to be an integrated, internally consistent and compatible statement of policies for housing in the County. In accordance with California Senate Bill 375 (SB 375), which seeks to reduce greenhouse gas (GHG) emissions, the Housing Element is a key part of an integrated transportation and housing planning process coordinated through a Sustainable Communities Strategy (SCS) and Regional Transportation Plan (RTP). SB 375 recognizes the importance of planning for housing and land use in creating sustainable communities where residents of all income levels have access to jobs, services, and housing using transit, or by walking and bicycling.

The Housing Element update currently underway will cover the period from January 31, 2015 – January 31, 2023. Jurisdictions located within the region covered by the Association of Bay Area Governments (ABAG) are required to submit their adopted Housing Element to the HCD by July 31, 2015. A series of workshops were held with the Planning Commission throughout 2014. At the November 17, 2014 Planning Commission meeting, commissioners reviewed the draft document and authorized sending it to the State Department of Housing and Community Development (HCD) for their review. Staff has incorporate HCD's comments, as appropriate, into the final draft which will go back to the Planning Commission and ultimately to the Board of Supervisor for approval. The final document will be sent to HCD for certification that it complies with state law.

ROSA

The County is in the process of revising its Resource Conservation and Open Space Elements; and is developing a new optional Agriculture Element to the General Plan. These combined countywide elements will be known collectively as ROSA and will supersede the existing Conservation, Open Space, Park and Recreation, and Scenic Route Elements. Staff will continue to work with the consultant to update previous draft documents. Revised drafts should be ready for distribution to the public in the first half of 2015, at which time community meetings will be scheduled. Adoption of ROSA is expected to take place in late 2015.

Proposed Amendments Pertaining to Oil Exploration, Drilling and Extraction Activities

After community members expressed concerns regarding the potential for enhanced well stimulation techniques commonly referred to as "fracking" occurring in the County, the Board of Supervisors' Transportation and Planning Committee directed staff to develop amendments to County general plan and zoning documents that would enable the County to reduce and potentially prohibit oil and gas exploration and extraction as a land use in the County. The proposed amendments would modify specific text in the East County Area Plan (ECAP) and the Alameda County Zoning Ordinance to remove all references to oil, petroleum, and drilling, exploration, and extraction thereof. These changes would have the effect of prohibiting new permits for this land use where currently permitted as a Conditional Use, and rendering existing permitted operations nonconforming. The County Agricultural Advisory Committee and the Planning Commission will review the proposed amendments and make recommendations before they are brought to the Board of Supervisors for consideration.

GENERAL PLAN IMPLEMENTATION

A fundamental purpose of the General Plan Annual Report is to assess progress that has been made, as well as steps that are being taken, to accomplish the goals and objectives of the General Plan. Implementation of the General Plan may occur through any of the following categories of actions:

- Preparing and adopting new County programs, regulations and ordinances to implement the policies and provisions of the General Plan;
- Amending pre-existing County regulations, resolutions and ordinances that are not consistent with the current General Plan. Title 16 (Subdivisions) and Title 17 (Zoning Code) are two sections of the County Code that may require changes and updates to achieve consistency with the General Plan; and
- Considering amendments to the General Plan proposed by public and private entities on a regularly scheduled, publicly noticed basis.

Alameda County, like other California local jurisdictions, must be able to demonstrate that it is making reasonable progress toward bringing its regulations, ordinances, plans and programs into compliance with the provisions of its adopted General Plan. Discretionary land use decisions must also be based upon findings of conformance with the General Plan. Complete consistency of land use regulations with the General Plan necessarily occurs over a period of many years. Progress in any year depends upon County priorities, resources allocated, the availability of experienced staff, extent of community interest and involvement, and the complexity of the implementation tasks.

The General Plan itself identifies a multiple-year timeline for accomplishing completion and full implementation of the measures in the General Plan. Depending on their relative priorities, implementation measures proceed along an orderly path, from longer term to nearer term to completion. Within this broad, multi-year time frame for dealing with any mitigation measures and programs, it is the immediate or short-term planning priorities with which the Annual Report is most concerned.

Implementation of the Three Area Plans

Over the last five years, two of the County's General Plan area plans (Castro Valley and Eden) have been updated and represent the blueprint for how these communities will grow over the next decade. Adopting the area plans requires extensive subsequent work to implement the plans. Of primary importance is the rezoning of areas that have been designated for change, and updates to specific plans which lie within the general plan areas. Various actions and programs of the area plans are also part of the implementation effort.

Castro Valley General Plan

A comprehensive update of the Castro Valley General Plan was adopted by the Board of Supervisors in 2012. Chapter 2 of the plan establishes a vision for the community through 2025 and includes a list of ten actions that were identified by residents at community workshops as priorities for achieving the vision. The table below lists the top ten priorities and provides the status of their implementation.

Top Ten Priorities Identified in the 2012 Castro Valley General Plan (Chapter 2: Vision for Castro Valley 2025)	
PRIORITY	**STATUS**
1. Highly Visible Hillside or Canyon Sites Preserved as Open Space.	Actions 5.1-1 and 5.1-2 regarding analysis of visual impacts and the preservation of views are implemented on an ongoing basis as developments are proposed.
2. Castro Valley Streetscape Improvements.	The streetscape improvement project on Castro Valley Boulevard between Redwood Road and San Miguel Avenue was completed in 2012. The Public Works Agency is actively seeking funding to implement the remaining phase of the project.
3. Enforcement of Zoning and Design Review Regulations, as well as property maintenance requirements.	The Code Enforcement Section of the Planning Department enforces the Zoning and Neighborhood Preservation Ordinances on an ongoing basis.
4. Residential Design Standards and/or Guidelines.	Residential design guidelines were adopted in 2014 and went into effect on January 1, 2015.
5. Billboards Eliminated.	The Economic and Civic Development Department (ECD) is in the process of implementing a billboard removal program.
6. Neighborhood Commercial Center Sites at Heyer/Center and Lake Chabot Road/Seven Hills Renovated and/or Redeveloped.	Since the loss of redevelopment funding, staff will continue to seek other funding sources to accomplish this priority.
7. Commercial Façade Improvement Program.	Due to the loss of redevelopment funding, the County no longer has a program in place. Staff will continue to seek other funding sources.
8. Revised Subdivision Standards – Lot Size, Private Streets, Landscaping, etc.	No action has been taken on these proposed ordinance revisions.
9. Commercial Design Review Standards and/or Guidelines.	No action has been taken to develop design guidelines for commercial areas. Design standards and guidelines will be included in the revised Castro Valley Central Business District Specific Plan for the area affected by the plan.
10. New neighborhood park in the western area of Castro Valley, and/or in other areas.	HARD has purchased the former EBMUD property at Sydney Way, Carleton, and Stanton Avenues to develop a park.

One of the significant changes called for in the revised Castro Valley General Plan is the establishment of new zoning districts intended to address the unique characteristics of the Castro Valley community. Implementation of these new zoning districts will require major revisions to the map and text of the Zoning Ordinance. This effort is a high priority given the need to re-establish consistency between the General Plan and Zoning Ordinance. The rezoning process and revision of the Central Business District Specific Plan are expected to begin during the 2015-2016 Fiscal Year.

Eden Area General Plan

A comprehensive update of the Eden Area General Plan was adopted by the Board of Supervisors in 2010. Chapter 2 of the plan establishes a vision for the community through 2025 and includes a list of ten actions that were identified by residents at community workshops as priorities for achieving the vision. The table below lists the top ten priorities and provides the status of their implementation.

Top Ten Priorities for Eden Area (Chapter 2: Vision for Eden Area 2025)	
PRIORITY	**STATUS**
1. Amend the Zoning Ordinance Map for overall consistency with this General Plan. (Land Use Element, Goal LU-1, Action A1)	This process began in 2014 and will continue through 2015.
2. Develop design guidelines to maintain the desirable qualities and character of existing neighborhoods. (Land Use Element, Goal LU-4, Action A1)	Residential design guidelines were adopted in 2014 and went into effect on January 1, 2015.
3. Implement a planning process for existing streetscape plans for East 14th Street/Mission Boulevard, Lewelling Boulevard and Hesperian Boulevard. (Land Use Element, Goal LU-7, Action A5)	Portions of the planned improvements have been completed. The Public Works Agency is actively seeking funding to implement the remaining phases of these projects.
4. Implement new development in the following areas to create vibrant districts: ♦ San Lorenzo Village Center ♦ East 14th Street at Ashland Avenue ♦ Mission Boulevard at Mattox Road ♦ The Four Corners Area at the intersection of Hesperian Boulevard and Lewelling Boulevard ♦ The intersection of Hesperian Boulevard and 'A' Street (Land Use Element, Goal LU-8, Policy P2)	Staff reviews private development proposals as they are submitted. Several developments have been recently approved, such as Crunch Fitness on Lewelling, RCD Housing on E. 14th Street, and Mercy Senior Housing in San Lorenzo. The loss of redevelopment funding has limited the County's ability to promote development in these areas. Staff will continue to seek other funding sources.
5. Initiate a program of street tree planting for all residential public streets. This program should include an assessment of where street trees are most needed. (Land Use Element, Goal LU-12, Action A3)	The Public Works Agency implements this program. The County's ability to provide street trees is limited by a lack of funding. Staff will continue to seek funding sources.
6. Encourage new research and development and office uses in the Grant Avenue Industrial Area of San Lorenzo. (Land Use Element, Goal LU-15, Policy P2)	No action has been taken to address this priority. The loss of redevelopment funding has limited the County's ability to provide financial incentives. Staff will continue to seek other funding sources.
7. Actively assist potential developers and the Redevelopment Agency to assemble parcels in districts to allow for larger development projects. (Land Use Element, Goal LU-8, Action A2)	Due to the loss of redevelopment funding, this action has not been implemented. Staff will continue to seek other funding sources.
8. Develop incentive programs for property owners who voluntarily terminate general advertising leases and agree to phase out existing billboards. (Land Use Element, Goal LU-12, Action A1)	The Economic and Civic Development Department (ECD) is in the process of implementing a billboard removal program.
9. Review and revise capital improvement programs to prioritize multi-modal projects over	This is done by Public Works Agency staff as part of the Complete Streets Program.

Top Ten Priorities for Eden Area (Chapter 2: Vision for Eden Area 2025)	
PRIORITY	**STATUS**
roadway improvements. (Circulation Element, Goal CIR-1, Action A5)	
10. Adopt and implement the *Pedestrian Master Plan*, and update the *Bicycle Master Plan for the Western Unincorporated Areas* upon adoption of the Eden Area General Plan. (Circulation Element, Goal CIR-6, Action A2 and Goal CIR-7, Action A1)	The Public Works Agency completed the Plan in 2012. Implementation is ongoing.

The following table summarizes the progress made to date in implementing the Eden Area General Plan.

EDEN AREA GENERAL PLAN ACTIONS COMPLETED OR IN PROGRESS	**STATUS**	**DATE OF COMPLETION**
LU-1, A1. Amend the Zoning Ordinance Map for overall consistency with this General Plan.	In progress	December 2015
LU-4, A1. Develop and implement design guidelines to maintain the desirable qualities and character of existing neighborhoods.	Guidelines adopted.	November 2014
LU-5, A1. Develop design guidelines for infill development in Neighborhoods. Guidelines should provide principles for addressing existing buildings and the street, and designing attractive and appropriate building facades.	Guidelines adopted.	November 2014
LU-6, A1. Develop specific guidelines for the development of narrow, deep lots that address intensity, access, relationship to adjacent uses, and minimum size of parcels that can be subdivided.	Guidelines adopted.	November 2014
LU-7, A5. Upon adoption of the General Plan, review and update the *Ashland-Cherryland Business District Specific Plan* to reflect urban design qualities and land use designations identified in this General Plan.	In progress	November 2015
LU-7, A6. Implement existing streetscape plans for East 14th Street/Mission Boulevard, Lewelling Boulevard, and Hesperian Boulevard.	Plans completed	Portions of the improvements are done. Awaiting funding for remaining phases.
LU-12, A1. Develop incentive programs for property owners who voluntarily terminate general advertising leases and agree to phase out existing billboards. This program should be administered through the Redevelopment Agency or the Community Development Agency.	Program adopted.	ECD Department implementing program now.
LU-16, A1. Conduct an historic resources inventory for the Eden Area to identify important historic and cultural resources.	Implemented through HPO ordinance	Ongoing
LU-16, A3. Develop a range of economic incentives to encourage property owners to conserve existing historic and cultural resources.	Implemented through HPO ordinance	Ongoing
LU-16, A6. Develop design and construction guidelines for the rehabilitation and renovation of historic buildings. Conforming	Implemented through HPO	Ongoing

EDEN AREA GENERAL PLAN ACTIONS COMPLETED OR IN PROGRESS	STATUS	DATE OF COMPLETION
to these guidelines shall be required prior to the issuance of a building permit.	ordinance	
CIRC-1, A5. Review and revise capital improvement programs to prioritize multi-modal projects over roadway improvements.	PWA included in Complete Streets Program	2013
CIRC-3, A2. Update the Capital Improvement Program to include one of the following two improvement options at the following intersections: " Option A: Realign the Grant/Washington/Via Alamitos intersection to allow east/west movements (on Grant Avenue) without split-phase operations. (Currently, eastbound and westbound movements have separate signal phases.) The intersection would operate acceptably at LOS D with this improvement. Improving the intersection alignment would also be desirable to enhance pedestrian circulation. The public prefers Option A. " Option B: Add a second southbound (heading towards Via Alamitos) right-turn lane on Washington Avenue, approaching the Grant/Washington/Via Alamitos intersection. The intersection would operate at LOS E with this mitigation, which would be an acceptable LOS for intersections located near schools based upon LOS criteria that would be adopted as part of the proposed Genera Plan. However, provision of a second southbound right-turn lane could result in undesirable crossing conditions for pedestrians.	PWA is looking at other alternatives to signalization and street reconfiguration for Option A.	Ongoing
CIRC-3, A3. Update the Capital Improvement Program to plan for signalization of the Mission/Blossom intersection. Following signalization, this intersection would operate acceptably at LOS D during the PM peak hour.	Part of Phase III of the Mission Streetscape Project.	Awaiting funding
CIRC-6, A2. Complete and adopt the *Pedestrian Master Plan* for the Eden Area.	PWA completed	2012
CIRC-6, A3. Update the County's street standards to reflect the pedestrian policies listed above and to be consistent with the *Alameda County Pedestrian Master Plan for Unincorporated Areas*.	PWA completed	2012
CIRC-7, A1. Update the *Bicycle Master Plan for the Western Unincorporated Areas* upon adoption of the Eden Area General Plan.	PWA completed	2012
PF-8, A1. Adopt and implement an ordinance establishing minimum construction and demolition waste diversion rates for certain private construction projects.	PWA completed	2009
PF-9, A3. Implement water conservation guidelines for landscaping in Program 3.2.2 of the Resource Conservation Element of ROSA through site development review process.	Water Efficient Landscape Ord. adopted	2013
PF-11, A4. Develop standards to encourage new development to minimize the amount of newly constructed impervious surfaces, maximize the construction of on-site infiltration of runoff and increase on-site retention of run-off.	Included in stormwater regulations.	2013

EDEN AREA GENERAL PLAN ACTIONS COMPLETED OR IN PROGRESS	STATUS	DATE OF COMPLETION
GH-3, A5. Train permit-review and planning staff in green building techniques and encourage them to integrate that information throughout their work.	Completed	2013 & Ongoing.
GH-3, A6. Develop a program targeted at low-income homeowners to improve the energy-efficiency of existing buildings.	Existing Neighborhood Preservation & Sustainability program.	Ongoing

East County Area Plan

In November 2000, the Alameda County electorate approved the Save Agriculture and Open Space Lands Initiative (Measure D). The Initiative amended portions of the ECAP and effectively locked in limitations on development on parcels with general plan designations of Large Parcel Agriculture, Resource Management, or Water Management. For properties with one of these three general plan designations, the maximum building intensity allowed for non-residential buildings is a Floor Area Ratio (FAR) of .01, but not less than 20,000 square feet. A maximum of 12,000 square feet is allowed for residential and residential accessory uses. The Measure also imposed an Urban Growth Boundary around the Cities of Dublin, Livermore and Pleasanton in the East County. A countywide vote is required to amend the provisions of Measure D. The East County Area Plan was amended in 2002 to incorporate Measure D. The requirements of the initiative are implemented on an ongoing basis as development proposals are reviewed for consistency with its provisions.

Also in the East County, the Planning Department has been working for the past several years on updating the South Livermore Valley Area Plan (SLVAP) which has as its goal the promotion of viticulture and wine-region attractions. The SLVAP is also part of the ECAP. This update has been challenging given the limitations placed on development through the plan itself, and more prominently due to a de facto moratorium on new development stemming from water quality concerns from the County's Environmental Health Department, Zone 7 and the State Regional Water Quality Board. As this issue is resolved at the State and regional level, conversations with SLVAP stakeholders can resume on development-related issues.

Community Climate Action Plan

Since adoption of the CCAP, the County has pursued many actions that are consistent with the concept of GHG reduction and the CCAP. These include actions in the areas of Transportation, Alternative Energy, Water Conservation, Waste Recycling and Green Infrastructure.

- Transportation: The CCAP has several measures designed to improve alternative transportation opportunities and facilities. The Public Works Agency has begun planning improvements for bike and pedestrian ways, and for example, plans to significantly upgrade the Grant Avenue corridor for nonmotorized transportation beginning in September 2013. Certain private development projects are being required to install bike racks and special parking restrictions, as well as explore ways to encourage the use of public transit.

- Alternative Energy: The CCAP has several measures designed to increase the use of alternative energy. On certain private projects, solar photovoltaic cells are being included as conditions of approval. The Healthy Homes Department of CDA has programs for weatherproofing and

making residential units more energy efficient. For some time now, the County has been assisting with grants for improvements in energy efficiency, also a key aspect of the CCAP measures. Certain new private development projects are being encouraged to incorporate alternative energy.

- Water Conservation: The CCAP has several measures devoted to water conservation in new development and landscaping; conservation of water reduces the need for water treatment, a process that uses a great deal of energy, and thus reduces the carbon footprint for new and replacement landscaping and commercial / industrial processes. The County has adopted a Water Efficient Landscape Ordinance (WELO) already to this end. To minimize the inefficient use of water in new and rehabilitated landscapes, this ordinance prescribes the use of drought tolerant and low water use plants for the largest landscaped areas, with high water use plants designated for accent areas. Turf is minimized, with the exception of sport fields and other uses that require turf for their use. Landscape development packages that are compliant with WELO include irrigation plans and hydrozone scheduling that group plants with similar water needs.

- Waste Reduction and Recycling: The CCAP has a variety of measures related to reduction of waste and enhanced recycling. County Staff continues to work to bring recycling to underserved unincorporated areas, to support food waste capture, and to encourage composting of all organic wastes as the landfills and private companies bring proposals to the County.

- Green Infrastructure: Efforts toward green infrastructure are nascent, but the Grant Avenue improvement project mentioned above, for example, includes substantial planting of climate-appropriate trees and vegetation. Staff hopes for many more similar opportunities in the future.

Safety Element

As stated earlier in this report, the Safety Element underwent a major revision in 2013 and was amended in February of 2014 to bring it into compliance with AB 162 (2007). No additional action is required at this time to implement the element beyond adherence to its goals and policies on a day-to-day basis.

HOUSING ELEMENT IMPLEMENTATION

The Housing Element contains a broad array of programs with specific time frames for implementation. Many programs are implemented by other agencies; therefore, the actual program work may vary from the original target completion dates. Attachment A summarizes the County's housing program implementation activities for 2014. Attachment B contains a summary of residential building permits issued from January 1, 2014 to December 31, 2014, and Attachment C contains the 2014 HUD Income Limits.

Housing Element Reporting Requirements

Reporting Overview

The County is required to report certain housing information in accordance with State Housing Element Law (Government Code Sections 65583 and 65584) and the State HCD's housing element guidelines in reporting the County's progress toward meeting regional housing needs.

The Association of Bay Area Governments (ABAG) has determined that total housing construction need for the unincorporated area of Alameda County is 2,167 housing units for the current planning period of 2007-2014, an annual average of 310 units. This level of construction is deemed necessary by the State to

meet both the housing needs of projected growth during the period, and to make up for current housing deficiencies of existing residents. This housing need is further segmented into four broad income categories: very-low income (536 units), low income (340 units), moderate income (400 units), and above-moderate income (891 units).

The table below identifies the housing units for which permits were issued from January 1, 2014 through December 31, 2014, as compared to the unincorporated County's share of regional housing needs by income level for the Housing Element period. According to the table, the number of additional dwelling units needed to achieve the Regional Housing Needs Assessment (RHNA) allocation is 1,237 or 57% of the total RHNA units.

From January 1, 2014 to December 31, 2014, the Department of Public Works (DPW), Building Inspections Division (BID) permitted 29 dwelling units. A summary of residential building permits issued during that time period is included as Attachment B. These units have the following income distribution: 3 low income units, 14 moderate income units, and 12 above moderate income units.

Table 1- Units Completed/Permitted by Affordability Level 2007-2014

		Units by Income Level			
Building/Project Type	**Total Units**	**Very Low**	**Low**	**Moderate**	**Above Moderate**
Single Family Residences	26			14	12
Two – Four Unit Buildings					
Affordable Housing					
Multifamily (5 or more units)					
Second Units/Mobilehomes	3		3		
Substantial Rehabilitation					
RHNA Credits, 2014	29		3	14	12
RHNA Credits, 2007-2013	901	388	181	160	172
Total RHNA Credits, 2007-2014	**930**	**388**	**184**	**174**	**184**
RHNA	2,167	536	340	400	891
Remaining RHNA	**1,237**	**148**	**156**	**226**	**707**
Percent Met	**43%**	**72%**	**54%**	**44%**	**21%**
Percent Remaining	**57%**	**28%**	**46%**	**57%**	**79%**

Source: ABAG, *Regional Housing Needs Assessment, 2007*; Alameda County Department of Public Works, Building Inspections Division for the number of dwelling units assumed to be constructed during the period January 1, 2014-December 31, 2014. Income categories based on a household of four members and the area median income, which is annually revised by the U.S. Dept. of Housing and Urban Development.

Moderate Income Determination

Sales data from the Alameda County Assessor's office for the period of January 1, 2014 through December 31, 2014 indicates that the median price only three newly constructed residential dwelling units were sold in the unincorporated areas.[1] The median sales price of these homes is $640,000 and would be affordable to persons earning an above moderate income.

A home with a $390,000 price may be affordable to moderate income household (up to 120% of the area median income) of four earning $110,400.[2] A housing expense is generally considered affordable when less than 30 percent of a household's gross income is used for housing.[3] Contained within Attachment C are the income limits calculated annually by the Department of Housing and Urban Development (HUD). These income limits are also used by the County to determine housing affordability. Assuming a $351,000 mortgage financed over 30 years at 4.110[4] % interest with a down payment of 10% ($39,000) would cost $1,698.06 per month.[5] On average property taxes, private mortgage insurance, homeowner's insurance, and maintenance adds approximately 35 % of the mortgage expense, which in this case could add $594.32 to the total housing expense. Utilities could add $150-$300.00 in housing related expenses. So a reasonable estimate could be $2,592.38 in total housing expenses. For a household of four earning $110,400 a year, 30 percent of their gross monthly income would be $2,760.00; thus a median priced home would be affordable to a moderate income household.

The County has chosen to use this analysis as the basis for its estimates of the affordability of newly constructed, but unsold, dwelling units within the unincorporated area. Based upon this analysis and information obtained from the Building Inspection Division, staff has concluded that fourteen of the recently permitted market rate dwellings/units would be considered affordable to a moderate income household.

Affordable Housing Developments

The Alameda County Housing and Community Development Department and the Economic and Civic Development Department (Redevelopment Successor Agency) both provide financial support to affordable housing developments within the unincorporated areas. In 2014 entitlements were granted to Mercy Housing California for the development of 77-units of senior housing in San Lorenzo.

Second Unit/ Mobilehome Construction

Three mobilehomes were permitted or constructed during this time period. Due to their costs to develop, and small size relative to other types of projects, staff has determined that these projects may be affordable to lower income households. Although it is not required that these units be rented, these secondary units are similar in size to studio or one bedroom apartments. Current market rent for studio and one bedroom apartments in the area range from $871.00 - $1,808.00.[6] In addition, mobilehomes have long served as a source of affordable housing particularly for those in the agricultural community. These units are also likely to be affordable to low income households. A two person household earning 80% of the area median income, or $54,100 would qualify as low income. At that level, a rent of $1,352.50, or 30 percent of their gross monthly income would be considered affordable. Therefore, the average rents charged in the area for a one bedroom or studio apartment would be considered affordable to a low income household.

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1 Any dwelling unit whose effective year of construction was 2010-2014.

2 Income data is from HUD for the Oakland-Fremont Metropolitan Area (2014).

3 This definition of affordable housing was provided in the California Department of Housing and Community Development publication, Building Blocks for Effective Housing Elements: Housing Needs-Overpayments and Overcrowding.

4 The median interest rate in 2014.

5 Staff used a mortgage calculator available at Bankrate.com

6 craigslist.org, January 16, 2015

Substantial Rehabilitation, Conversion, and Preservation of Affordable Housing Stock

The Alameda County Housing and Community Development Department (County HCD) and the Redevelopment Successor Agency both provide financial support to affordable housing developments within the unincorporated areas. In 2014, no new commitments of funding for large preservation or rehabilitation projects were made. Through the Neighborhood Stabilization Program administered by County HCD, fourteen single family homes have been purchased, rehabilitated and sold to households at 120% of AMI. These homes were blighted and foreclosed upon, and have been returned to the market. In addition, the County's Healthy Homes Department oversaw the Single Family Rehabilitation Loan; Curb Appeal; Accessibility Improvement; and the Emergency Minor Home Repair programs.

SUMMARY OF SIGNIFICANT ACCOMPLISHMENTS IN 2014 / CONTINUING WORK INTO 2015

During 2014, significant accomplishments were made toward achieving major General Plan objectives. These include:

- Adopted the Residential Design Guidelines, with implementation beginning January 2015.
- Began work on the Housing Element 2015-2023 as required by State law, with adoption anticipated in 2015.
- Continued preparation of the first Community Health and Wellness Element of the General Plan to develop new goals and policies that balance social, environmental and economic impacts, including health impacts of community design decisions and sustainable business development. Adoption is expected in 2015.
- Continued update of the Ashland-Cherryland Business District Specific Plan to promote future growth near transit that enhances the neighborhoods and provide housing and commercial opportunities in a pedestrian-friendly environment. The Plan is scheduled to be adopted in November of 2015.
- Continued update of the Fairview Area Specific Plan and developed standards to address new development, view preservation, fence heights and other concerns arising from community meetings. The project is ongoing in 2015.
- Initiated implementation of a Community Choice Aggregation program within Alameda County that would aggregate electricity demand in order to procure and develop alternative energy supplies.
- Began implementation of AB 551 to promote urban agriculture by designating Urban Agriculture Incentive Zones and adopting an ordinance enabling the County to enter into contracts with property owners who would benefit from a reduction in property taxes in exchange for agreeing to limit the use of the property to agriculture for the term of the contract.
- Completed review and approval of major development projects, including Mercy Senior Housing in San Lorenzo.
- Collaborated with the Hayward Area Recreation and Parks District (HARD) on the development of a Cherryland Community Center;
- Continued design review on a new fire station within Cherryland; and
- Continued work on updating the South Livermore Valley Area Plan (SLVAP).

PLANNING DEPARTMENT SERVICES/ACTIVITIES

- Provide staff support to the Board of Supervisors, Planning Commission, Boards of Zoning Adjustment, and Airport Land Use Commission.

- Prepare, update, and implement General Plan; administer and update applicable ordinances.

- Conduct environmental, design, and policy review of proposed development projects pursuant to County and State development and planning laws and procedures.

- Issue and enforce land use permits and monitor required environmental mitigation measures.

- Implement Mineral Resource Management and Surface Mining Permit Administration. Process applications and permit amendments. Conduct annual and periodic inspections and reviews for compliance, protection, and development of mineral resources through the land-use planning process as mandated by the State's Surface Mining and Reclamation Act of 1975 (SMARA) and the County's Surface Mining Ordinance.

- Manage and/or attend Castro Valley Municipal Advisory Committee; Sunol Citizens' Advisory Committee; Agricultural Advisory Committee; Parks, Recreation, and Historical Commission; Alcohol Policy Committee; Ordinance Review Advisory Committee; District 4 Advisory Committee; and Altamont Open Space Committee.

- Provide technical expertise at Board of Supervisors' community meetings.

- Enforce Zoning, Neighborhood Preservation, Junk Vehicle, Mobile Home Park Space Rent Stabilization, and other ordinances; represent County interests in regional transportation and land-use planning efforts.

- Support County commissions: Local Agency Formation Commission; Housing and Community Development Advisory Committee; Transportation Commission (formerly Congestion Management Agency); Climate Action Plan Team; BART to Livermore, Bayfair BART Transit Oriented Development (TOD) and Bayfair BART Safety Study Technical Advisory Committees; Tri-Valley Regional Rail Policy Working Group; Technical Advisory Working Group (TAWG); Regional Advisory Working Group (RAWG); and, Abandoned Vehicle Abatement Authority.

- Participate in regular community and regional meetings; including: Rural Roads; Agriculture/Canyonlands; East Alameda County Conservation Strategy (EACCS) Implementation Committee; Fire Commission Committee; Cherryland Community Association; San Lorenzo Homes Association; and Unincorporated Areas Technical Advisory Committee.

- Participate on state, regional, countywide and local boards, committees, and task forces in areas related to the agency's responsibilities and staff expertise. Provide the East Bay Economic Development Alliance, other County departments, and the public with affordable housing development expertise and economic/demographic data.

- Promote sustainable property development and job creation opportunities.

- Support strategic vision priorities and carry out Environmental/Sustainability goals that maximize the value of county resources, thriving communities, transportation services, and affordable housing stock.

2014 LEGISLATION AFFECTING LAND USE

The following is a summary of State land use-related legislation, enacted in 2014, that may affect the County General Plan or its implementing ordinances.

SB 743: The Governor's Office of Planning and Research is currently analyzing potential alternatives to the "level of service" metric for analyzing transportation impacts under CEQA, as mandated by SB 743.

AB 52: This bill adds several provisions to CEQA dealing with impacts on "tribal cultural resources" of importance to California Native American tribes.

SB 1168: This bill was part of a package of bills that generally provide for the comprehensive regulation of groundwater in the state. SB 1168 requires local groundwater sustainability plans to be prepared, and these plans are exempt from CEQA, although that exemption does not extend to projects that implement actions in those plans.

SB 674: This bill changed one of the parameters in the statutory exemption for in-fill residential housing. It expanded the definition of a residential project so that the project can include up to 25 per cent of neighborhood serving goods, services and retail, measured as a portion of total building square footage in the project. The limit previously had been 15 per cent of total floor area.

ATTACHMENT A- 2014 HOUSING PROGRAMS PROGRESS REPORT

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. (Government Code Section 65583.)

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Provide Adequate Sites				
Residential Sites Inventory	• Continue to provide adequate sites to accommodate the County's RHNA of 2,167 units.	2009-2014	CDA-Planning	Revised as a part of the Housing Element Update. Please refer to Appendix A of the Adopted Housing Element.
Web Based Zoning and Planning Information	• Provide a centralized, accessible, web based zoning and planning data	2015	CDA-Planning	In process. Staff must verify the accuracy of the data before it can be made public.
Annual Progress Report	• Prepare an annual report for submission to State HCD	2009-2014	CDA-Planning	This document satisfies the requirement.
Assist in the Development of Affordable Housing				
Inclusionary Zoning Ordinance	• Investigate the feasibility of an Inclusionary Zoning Ordinance. • Recommend parameters of an inclusionary Zoning Ordinance	2011	CDA-Planning	In June 2008, The Alameda County Community Development Agency executed a contract with Vernazza Wolfe and Associates to develop an inclusionary zoning study. This project was halted due to the Recession and resulting reduction in housing production. Several court decisions (such as *Palmer/Sixth Street Properties v. City of Los Angeles)* have brought into question the legality of Inclusionary Zoning ordinances in California. As a result, the County believes that such an Ordinance is infeasible barring action at the State level. No further action will be taken with respect to this item.

ATTACHMENT A- 2014 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Density Bonus Program	• Revise Chapter 17.56 of the Municipal Code • Create brochures and other materials necessary to promote the County's Density Bonus Program to developers.	2010	CDA-Planning	Completed. In 2012, the County revised in Density Bonus Ordinance to fully comply with State law.
Secondary Units	• Promote the Secondary Unit Program to increase public awareness	Ongoing	CDA-Planning	Staff continues to provide technical assistance to the public. The County will review the Zoning Ordinance to ensure consistency with State law in 2015.
EveryOne Home	• Prevent homelessness and other housing crises. • Increase housing opportunities for the plan's target populations.	Through 2020	BHCS; CDA-HCD; PHD-OAA; SSA; and the CoC	Participating agencies meet regularly to coordinate efforts.
HIV/AIDS Housing and Services	• Address the housing and needs of low income people with HIV/AIDS and their families.	Ongoing	CDA-HCD and the PHD-OAA	Efforts to provide assistance to low-income persons with HIV/AIDS are ongoing. Funded services include: Affordable housing development, tenant-based rental assistance, short-term housing and housing placement.
First Time Homebuyer Resources	• Provide resources for first time homebuyers	Ongoing	CDA-HCD	CDA-HCD continues to provide resources to first time homebuyers.
Mortgage Credit Certificate	• Assist 40 county-wide (5-7 in the unincorporated County) low and moderate income first time homebuyers in the unincorporated areas.	Ongoing	CDA-HCD	CDA-HCD continues to administer Alameda County's Mortgage Credit Certificate Program.

ATTACHMENT A- 2014 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Section 8 Housing Programs	• Provide rental assistance to 600 extremely low and very low income households in the unincorporated areas during the planning period.	Ongoing	HACA	Assistance to qualified applicants is ongoing.
Family Self Sufficiency Program (FSS)	• Assist 20 Section 8 recipients in the unincorporated areas to achieve self-sufficiency during the planning period.	Ongoing	HACA	Assistance to qualified applicants is ongoing.
Affordable Housing Development	• Identify and complete between four to six new affordable housing projects during the planning period	Ongoing	CDA-HCD and the RDA (now Economic and Civic Development (ECD))	The Alameda County Housing and Community Development Department and the Successor to the Redevelopment Agency both provide financial support to affordable housing developments within the unincorporated areas. Currently there are two projects planned within the unincorporated areas: Ashland Family Apartments and San Lorenzo Senior Housing.
Address Governmental Constraints				
Ordinance Review Committee	• Periodically review proposed changes to the Alameda County Zoning Ordinance to ensure consistency with the Housing Element law and State and Federal fair housing laws. • Ensure that County regulations do not unnecessarily constrain housing development	Ongoing	CDA-Planning	The Ordinance Review Advisory Committee (ORAC) did met in 2012 to review several amendments to the County's Zoning Ordinance necessary to implement the Housing Element.
Design Guidelines	• Establish design review guidelines for new construction and redevelopment projects in the County.	2010	CDA-Planning	Completed. The Design Guidelines were approved by the Alameda County Board of Supervisors in 2014.

ATTACHMENT A- 2014 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Conserve and Improve Existing Affordable Housing Stock				
Minor Home Repair	• Assist 290 lower income households over the planning period.	Ongoing	Healthy Homes Department	This program continues to serve Alameda County residents. It is currently overseen by the Healthy Homes Department.
Accessibility Grants	• Assist 17 households over the planning period.	Ongoing	Healthy Homes Department	This program continues to serve Alameda County residents. It is currently overseen by the Healthy Homes Department.
Curb Appeal/Paint Grants	• Assist 116 lower income households over the planning period.	Ongoing	Healthy Homes Department	This program continues to serve Alameda County residents. It is currently overseen by the Healthy Homes Department.
Rehabilitation Loans	• Assist 56 homeowners during the planning period	Ongoing	Healthy Homes Department	This program continues to serve Alameda County residents. It is currently overseen by the Healthy Homes Department.
Foreclosure Prevention	• Provide up to date information about avoiding and dealing with foreclosure.	Ongoing	CDA-HCD	HCD continues to provide links on their website to foreclosure prevention resources.
Graffiti Abatement	• Provide removal of graffiti from commercial, residential, and public properties.	Ongoing	ECD	In 2012, the Successor to the Redevelopment Agency (ECD) currently partners with the Public Works Agency to provide a graffiti abatement program to assist in elimination of graffiti. This program was carried over from the former Redevelopment Agency; however, it has yet to be determined if and at what level this program will be funded in the future.

ATTACHMENT A- 2014 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Neighborhood Stabilization Program (NSP)	• Purchase and rehabilitate 25 foreclosed properties during the planning period.	2009-2014	CDA-HCD	Through the Neighborhood Stabilization Program, 14 single family homes have been purchased, rehabilitated and sold to households at 120% of AMI. These homes were blighted and foreclosed upon, and have been returned to the market.
Lead Based Paint Program	• Prevent childhood lead poisoning and other health-related environmental problems	Ongoing	ACLPPP (now Healthy Homes)	ACLPPP continues to provide assistance to property owners, tenants, and contractors on lead poisoning prevention.
Code Enforcement	• Continue to enforce applicable sections of the Alameda County Ordinance and related land use regulations	Ongoing	CDA-Planning, Code Enforcement Division	The Code Enforcement Division continues to investigate complaints relating to the Neighborhood Preservation, Junk Vehicle and Zoning Ordinances.
Preserve Affordable Housing at Risk of Conversion				
Preservation of At Risk Housing	• Maintain a database of subsidized housing units in order to monitor the status of units at risk of conversion • Pursue funding from private, State and Federal programs to assist in preserving at risk housing	Ongoing	CDA-HCD and ECD	Staff continues to maintain the database of at risk units, and continues to pursue funding to support affordable housing preservation.
Condominium Conversion	• Continue to enforce the Condominium Conversion Guidelines	Ongoing	CDA-Planning, PWA-Development Services	There were no Condominium Conversions approved in 2014; however, one application was received. Action will be taken in 2015

ATTACHMENT A- 2014 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Promote Equal Housing Opportunities				
Fair Housing Services	• Reduce housing discrimination through the provision of fair housing and landlord/tenant services	Ongoing	CDA-HCD	HCD continues to provide funding to support fair housing counseling and mediation services.
Environmental Sustainability				
Green Building Ordinance	• Adopt and enact a Green Building Ordinance	2009	CDA-Planning	The Ordinance was adopted by the Board of Supervisors in 2009.
Climate Action Team/Action Plan	• Develop a climate action plan in 2010 • Convene countywide events to discuss and disseminate information about the causes of climate change and strategies to reverse its affects	2014	Alameda County CDA, General Services Agency (GSA), Public Works Agency (PWA), and Stopwaste.org	Completed. As of 2014, the Climate Action Plan is part of the Alameda County General Plan.
StopWaste.org	• Provide strategic planning, research, education and technical assistance to the public, businesses and local governments on waste reduction	Ongoing	StopWaste.org	Stopwaste.org is active in efforts to reduce waste throughout the County.
Mixed Use and Transit Oriented Developments	• Develop programs to promote mixed use and transit oriented developments • Investigate incentives to support mixed use and transit oriented developments	Adopt Plans in 2009; program development 2010	CDA-Planning	In process. The Eden Area Plan was approved in March 2010 and the Castro Valley Plan was adopted in March 2012. Staff is now focused on implementing these two plans. In addition, the County will be revising its Ashland Cherryland Business District Specific Plan. The plan area contains a significant number of parcels zoned for mixed uses and with access to public transit.

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

Jurisdiction County of Alameda

Reporting Period 1/1/2014 - 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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development (See Instructions)	Deed Restricted Units (See Instructions)	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.
BLD2014-00610	MH	O		1			1				See narrative.
BLD2014-01799	MH	O		1			1				See narrative.
BLD2013-1615	MH	O		1			1				See narrative.
(9) Total of Moderate and Above Moderate from Table A3 ►					14	12	26				
(10) Total by income Table A/A3 ► ►				3	14	12	29				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

Jurisdiction County of Alameda
Reporting Period 1/1/2014 - 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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet 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	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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	14					14	
No. of Units Permitted for Above Moderate	12					12	

* Note: This field is voluntary

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

Jurisdiction County of Alameda

Reporting Period 1/1/2014 - 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.			2007	2008	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	536	303						85			388	148
	Non-deed restricted												
Low	Deed Restricted	340	151									151	156
	Non-deed restricted		8	4	3	4	3	3	5	3		33	
Moderate	Deed Restricted	400											226
	Non-deed restricted		64	15	20	1	45	1	14	14		174	
Above Moderate		891	98	36	14	7	2	8	7	12		184	707
Total RHNA by COG. Enter allocation number:		2,167	624	55	37	12	50	12	111	29		930	1,237
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

ATTACHMENT C

FY 2014 Income Limit Area	FY 2014 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Oakland-Fremont, CA HUD Metro FMR Area	Extremely Low (30% AMI)	$19,350	$22,100	$24,850	**$27,600**	$29,850	$32,050	$36,030	$40,900
	Very Low (50% AMI)	$32,200	$36,800	$41,400	**$46,000**	$49,700	$53,400	$57,050	$60,750
	Low (80% AMI)	$47,350	$54,100	$60,850	**$67,600**	$73,050	$78,450	$83,850	$89,250
	Median (100% AMI)	$64,400	$73,600	$82,800	**$92,000**	$99,400	$106,800	$114,100	$121,500
	Moderate (120% AMI)	$77,280	$88,320	$99,360	**$110,400**	$119,280	$128,160	$136,920	$145,800

Source: HUD User Data