

**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, 2010 to December 31, 2010

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
DEVELOPMENT, HCD

JUN 0 1 2011



BOARD OF SUPERVISORS

Planning Meeting

2:00 p.m.

Planning Meeting

Tuesday, May 17, 2011

COUNTY ADMINISTRATION BUILDING
SUPERVISORS' CHAMBER
1221 OAK STREET
FIFTH FLOOR, ROOM 512
OAKLAND, CALIFORNIA

SCOTT HAGGERTY
NADIA LOCKYER
WILMA CHAN
NATE MILEY, PRESIDENT
KEITH CARSON, VICE-PRESIDENT

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

SUSAN S. MURANISHI
COUNTY ADMINISTRATOR

RICHARD E. WINNIE
COUNTY COUNSEL

MISSION

*TO ENRICH THE LIVES OF ALAMEDA COUNTY RESIDENTS THROUGH VISIONARY POLICIES AND
ACCESSIBLE, RESPONSIVE, AND EFFECTIVE SERVICES.*

VISION

ALAMEDA COUNTY IS RECOGNIZED AS ONE OF THE BEST COUNTIES IN WHICH TO LIVE, WORK AND DO BUSINESS.

The Board of Supervisors welcomes you to its meetings and your interest is appreciated. If you wish to speak on a matter on the agenda or during public input, please fill out a speaker slip at the front of the Chambers and turn it in to the Clerk as soon as possible. When addressing the Board, please give your name for the record prior to your presentation. If you wish to speak on a matter not on the agenda, please wait until the President calls for public input at the end of the Regular Calendar. **NOTE:** Only matters within the Board of Supervisors' jurisdiction may be addressed. Time limitations shall be at the discretion of the President of the Board.

Pursuant to Board Policy: (1) Signs or demonstrations are prohibited during Board meetings; (2) Any Board Member may request a two-week continuance on any item appearing for the first time; (3) All agenda items shall be received by the County Administrator prior to 3 p.m. on Tuesday two weeks before the meeting date or earlier when a Holiday intervenes.

Hearing difficulty? Please ask the Clerk for use of a personal sound receiver. The Board of Supervisors' meetings are wheelchair accessible. Call (510) 208-4949 (voice) or (510) 834-6754 (TDD) to request a sign-language interpreter. Five working days' notice is required. If you have questions regarding the agenda, please call (510) 208-4949.

Attention: The Alameda County internet address is www.acgov.org. All regular Board of Supervisors' meetings held in the Board Chamber can be heard live on the Board's web page. In order to log on, please do the following: click on the County's homepage as noted above and click on the "Board of Supervisors Meeting - LIVE! Broadcast" link. You may also access archived audio recordings, meeting agenda and minutes, as well as meeting dates on the Board's web page <http://www.acgov.org/board/index.htm>. All documents are archived on the web page for a period of 6 months.

Normally, the Board meets on Tuesdays and their meeting begins no earlier than 1:00 p.m. and may begin later, depending on the Closed Session, which normally begins at 1:00 p.m.

2:00 P.M.

CALL TO ORDER

1. APPROVE THE MINUTES OF PLANNING MEETING – APRIL 12, 2011

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

2. Significant exposure to litigation pursuant to Subdivision (b) of Government Code § 54956.9

CONSENT CALENDAR

3. Approve record of cost of abatement and authorize assessment lien on properties in violation of abatement orders under the Neighborhood Preservation Ordinance.

Attachment

4. **APPROVAL OF A NOTICE OF NON-RENEWAL OF AN AGRICULTURAL AND OPEN SPACE PRESERVE AND LAND CONSERVATION (WILLIAMSON ACT) CONTRACT – EAST BAY REGIONAL PARKS DISTRICT** - Application request to non renew a portion of an Agricultural Preserve/Contract, 1971-27, for 2 parcels containing approximately 106.57 acres in an “A” (Agricultural) District (County General Plan Designation of Resource Management, as amended by Measure D), in the Pleasanton area of unincorporated Alameda County and bearing County Assessor’s designations: 085A-3250-002-01 and 085A-3275-001-05.

Planning Staff recommendation: Approve the non-renewal

Attachment

5. **AMEND AN AGRICULTURAL AND OPEN SPACE PRESERVE AND ESTABLISH A LAND CONSERVATION (WILLIAMSON ACT) CONTRACT – SARJI** - Application to amend an existing Agricultural and Open Space Preserve and Williamson Act Contract A1974-06 to include one parcel containing approximately 49.24 acres in an “A” (Agricultural) District (County General Plan Designation of Large Parcel Agriculture, as amended by Measure D), located one mile east of Greenville Road, in the Livermore area of unincorporated Alameda County bearing the Assessor’s Parcel Number: 099A-1650-011 and to establish a Williamson Act Contract for the same parcel.

Planning Staff recommendation: Approve the amendment and execute the contract

Attachment

REGULAR CALENDAR

6. **RESOLUTION OF APPRECIATION OF GLENN KIRBY’S SERVICE TO THE COUNTY.**

Attachment

7. PROPOSED CLIMATE ACTION PLAN FOR UNINCORPORATED AREAS OF ALAMEDA COUNTY - Consideration of the draft Climate Action Plan for unincorporated areas of Alameda County.

Planning Commission action: Approval of the plan with amendments.

Planning Staff recommendation: That your Board:

1. Consider the GHG reduction alternatives presented below for inclusion in the CCAP, with the objective of choosing a combination of measures that will allow the County to reach its goal of 15% GHG reduction by the year 2020;
2. Choose one of the alternatives; and
3. Direct staff to conduct environmental review for the chosen CCAP alternative in anticipation of formal inclusion of the CCAP in the County's General Plan. Evaluate the three alternatives provided by staff and approve the one that is determined to be most effective in balancing community concerns with state and local mandates .

Attachment

8. TRAGNI / HARWOOD, REZONING AND TENTATIVE TRACT MAP TR-8031, PLN2009-00174 – Application to rezone two existing lots from R-S-D-20 (Residential-Suburban, 2,000 square feet minimum building site area per dwelling unit) District to a PD (Planned Development) District, allowing R-S-D-20 uses and site-specific development standards, and to subdivide the site by Tentative Tract Map 8031 into seven lots for six new townhomes and one common lot, resulting in an average density of approximately 13.1 units per gross acre, located at 22243 & 22247 North Sixth Street, approximately 100' north of Knox Street; Assessor's Parcel Numbers: 415-0100-106-00 and 415-0100-107-00.

Castro Valley Municipal Advisory Council: Recommended denial of the rezoning and the Tract Map.

Planning Commission: Recommended approval, adopted the Mitigated Negative Declaration and approved the Tract Map pending Board approval of the rezoning.

Planning Staff recommendation: Approve the rezoning.

Attachment

9. PROPOSED EXTENSION OF URGENCY INTERIM ORDINANCE ESTABLISHING A MORATORIUM ON ALL APPROVALS FOR MASSAGE ESTABLISHMENTS.

Planning Staff recommendation: Approval of the urgency ordinance.

Attachment

10. 2010 HOUSING ELEMENT ANNUAL REPORT.

Planning Staff recommendation: Take public testimony and approve the 2010 Housing Element Annual Report.

Attachment

11. REVIEW OF THE ABAG INITIAL VISION SCENARIO.

Planning Staff recommendation: Information Item Only

Attachment

PUBLIC INPUT (TIME LIMIT: 3 MINUTES PER SPEAKER)

COUNTY COUNSEL: REPORT ON ACTION TAKEN IN CLOSED SESSION

ADJOURNMENT

**REPORT TO
ALAMEDA COUNTY
BOARD OF SUPERVISORS
2010 GENERAL PLAN ANNUAL PROGRESS REPORT**

PURPOSE OF REPORT

The intent of this report is to demonstrate the County's compliance with the requirements of Government Code Section 65400(b)(1), which mandates the County to 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 2007-2009. 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).

BACKGROUND

According to the Governor's Office of Planning and Research, OPR does not require submission of a detailed progress report while a jurisdiction is in the process of comprehensively updating its general plan. In 2010, the County was preparing several amendments to its General Plan including an update to the Castro Valley General Plan, and a Community Climate Action Plan. In this case, OPR requests that the County provide a brief letter indicating that the comprehensive update is in progress with a brief description of the scope of work and an anticipated completion date. This report is intended to fulfill this requirement.

GENERAL PLAN STATUS

The Alameda County Planning Department serves the unincorporated area of Alameda County, an area of roughly 443 square miles. During the early 2000s, a review of the General Plan was commenced that led to the preparation of a multi-year work program to significantly redesign and update the General Plan by revising the underlying Area Plans which generally cover the western portion of unincorporated Alameda County and are not affected by the East County Area Plan as amended by Measure D, 2002. Measure D was a ballot initiative approved by the voters of Alameda County in 2000 that significantly revised the East County Area Plan and imposed an Urban Growth Boundary in Eastern Alameda County. Significant revisions or amendments to this plan may be subject to voter approval and thus the County is not seeking to revise that document at this time.

The Department is currently in the process of updating the Alameda County General Plan in compliance with Government Code Sections 65300.7, 65301 and 65302. This multi-year planning effort is intended to reflect changing demographics, growth, and infrastructure conditions in the County. It includes a review of critical policy areas, and preparation of associated environmental reports in compliance with California Environmental Quality Act (CEQA) requirements.

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 diverse needs of county residents and to address the full range of urban, suburban and rural land use issues facing the County. One way the General Plan will address complex countywide issues is to encourage infill development in existing urban areas near existing transportation infrastructure via the County's Density Bonus Ordinance and Density Variable Zoning District. By promoting infill development the County wishes to protect open space, by reducing the impacts of sprawl, and to reduce Greenhouse gas emissions by single occupant vehicles.

The following sections describe the County's progress on updating its General Plan:

Housing Element Update (2009-2014)

The Board of Supervisors adopted a comprehensive revision to the Housing Element on March 30, 2010. The adopted element was sent to the State Department of Housing and Community Development (State HCD) for review and certification; however, State HCD would not certify the document pending several revisions. On February 17, 2011, the County was notified that the proposed revisions to the Housing Element were sufficient to comply with housing element law. Based upon that notification, an amendment to the Housing Element was approved by the Board on April 12, 2011, and has been transmitted to State HCD for certification.

Eden Area General Plan

On March 30, 2010 the Eden Area General Plan was adopted by the Board of Supervisors. All Plan documents can be viewed at www.edenplan.net. Implementation of the Plan will commence in 2011.

Castro Valley Area General Plan

Throughout 2010 staff continued to develop an update to the Castro Valley Area Plan. Several meetings were held in 2010, and it is expected that the document will be approved by the Board of Supervisors in 2011. All Plan documents can be viewed at <http://www.castrovalleygeneralplan.org/>.

Community Climate Action Plan

The Community Climate Action Plan is a proposed amendment to the County's General Plan that will address the County's goals to reduce greenhouse gas emissions and vehicle miles traveled in accordance with Assembly Bill 32 and Senate Bill 375. Since August 2009, County staff and consultants have been working to draft this document for the unincorporated areas of Alameda County. These communities include Ashland, Castro Valley, Cherryland, Fairview, Hayward Acres, San Lorenzo, Sunol, and Rural East County, a draft of the plan was released in 2010 and adoption is anticipated in 2011.

Countywide Elements of the General Plan

The Department will revise the remainder of the following elements: Recreation, Open Space and Agriculture; Noise and Safety. All State-required components of a general plan will either be included in these elements or adopted by reference. In addition to those elements required by the State, in 2009 the County committed to producing a Community Health Element to the general

plan to reinforce the link between the built environment and individual and community well-being.

Revisions to Specific Plans

In 2009, the County began a community engagement process for the South Livermore Valley Area Plan (SLVAP). The South Livermore Valley is the largest wine-growing region in Alameda County. The South Livermore Valley Area Plan was adopted in 1993 to promote growth of the wine industry and to ensure an orderly development of the area. As the area's wine industry has matured, the need to review existing policies, to plan for future growth and address issues has become paramount. Meetings regarding the SLVAP update continued throughout 2010. Revision of the plan is anticipated in 2011.

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 for the 2010 time period.

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).

From January 1, 2010 to December 31, 2010, the Department of Public Works (DPW), Building Inspections Division (BID) permitted or conducted final inspections for 12 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: 4 low income units, 1 moderate income units, and 7 above moderate income units.

Table 1 identifies the housing units for which permits were issued or were otherwise completed from January 1, 2010 through December 31, 2010, 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 during the remaining period January 1, 2011 – December 31, 2014 is 1,437, or roughly 66 percent of the RHNA allocation.

Table 1- Units Completed/Permitted by Affordability Level 2007-2010

Building/Project Type	Total Units	Units by Income Level			
		Very Low	Low	Moderate	Above Moderate
Single Family Residences	8			1	7
Two – Four Unit Buildings					
Affordable Housing					
Multifamily (5 or more units)					
Second Units/Mobilehomes	4		4		
Substantial Rehabilitation					
RHNA Credits, 2010	12		4	1	7
RHNA Credits, 2007-2009	718	221	250	99	148
Total RHNA Credits, 2007-2010	730	221	254	100	155
RHNA	2,167	536	340	400	891
Remaining RHNA	1,437	315	86	300	736

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, 2010-December 31, 2010. Income categories based on a household of four members and the area median income, which is annually revised according to 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, 2010 through December 31, 2010 indicates that the median price of a new residential dwelling in the urban unincorporated areas¹ is \$356,000. A home with a \$356,000 price may be affordable to moderate income household (up to 120% if the area median income) of four earning \$108,350.² 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. The mortgage for a \$356,000 home financed over 30 years at 6 percent interest with a down payment of 10% would cost \$1920.96 per month.⁴ On average property taxes, private mortgage insurance, homeowner’s insurance, and maintenance adds approximately one-fourth of the mortgage expense, which in this case would add \$481.74 to the total housing expense. So the total housing cost could be estimated at \$2,408.70. For a household of four earning \$108,350 a year, 30 percent of their gross monthly income would be \$2,708.75, thus a median priced home would be affordable to a moderate income household.

The median sale price has appears to have been affected by the number of foreclosures of existing and newly constructed homes. More than half of the new homes (32 out of 56, or 57%) sold for less than \$383,000 a price that could be considered affordable to a moderate income household. The previous annual report for 2007-2009 stated that the median sales price in the

1 Any dwelling whose effective date of construction was 2008-2010

2 Income data is from HUD for the Oakland-Fremont Metropolitan Area (2010).

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 Staff used the mortgage calculator available at Bankrate.com

urban unincorporated areas was \$365,000. When compared to the median price of a new home in 2010, a new home would be expected to sell for 2.5% (or \$9,000) less. The County has chosen to use this analysis as the basis for its estimates of the affordability of dwelling units within the unincorporated area. Based upon this analysis and information obtained from the Building Inspection Division, staff has concluded that one of the recently permitted dwellings would be considered affordable to a moderate income household.

Affordable Housing Developments

The Alameda County Housing and Community Development Department and the Redevelopment Agency both provide financial support to affordable housing developments within the unincorporated areas. Since 2009, no new commitments of funding for large multi-family apartment projects have been made, but there are three projects in the early pre-development stage. These three projects should be expected to be in construction by 2012-13.

Second Unit/ Mobilehome Construction

Four secondary units and mobile homes 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 are \$1,000 or less.⁵ 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.

Substantial Rehabilitation, Conversion, and Preservation of Affordable Housing Stock

The Alameda County Housing and Community Development Department (County HCD) and the Redevelopment Agency (RDA) both provide financial support to affordable housing developments within the unincorporated areas. Since 2009, no new commitments of funding for large preservation or rehabilitation projects have been made. However, through the Neighborhood Stabilization Program administered by County HCD, nine single family homes have been purchased, rehabilitated and sold to households at 110% of AMI. These homes were blighted and foreclosed upon, and have been returned to the market.

SUMMARY

The annual report provides information on the status of the County's General Plan and progress toward its implementation. This report also complies with the requirements of State law regarding the preparation and submission of General Plan annual reports. The Planning Department will keep you informed in the upcoming months of the County's progress in implementing the major programs discussed in this report.

Enclosures:

Attachment A: 2010 Housing Programs Progress Report

Attachment B: 2010 Building Data

Attachment C: 2010 HUD Income Limits

⁵ craigslist.org, April 26, 2011

ATTACHMENT A- 2010 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
<i>Provide Adequate Sites</i>				
Residential Sites Inventory	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Provide a centralized, accessible, web based zoning and planning data 	2010	CDA-Planning	In process. Staff must verify the accuracy of the data before it can be made public.
Annual Progress Report	<ul style="list-style-type: none"> Prepare an annual report for submission to State HCD 	2009-2014	CDA-Planning	This document satisfies the requirement.
<i>Assist in the Development of Affordable Housing</i>				
Inclusionary Zoning Ordinance	<ul style="list-style-type: none"> 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 <i>Palmer/Sixth Street Properties v. City of Los Angeles</i>) 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- 2010 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Density Bonus Program	<ul style="list-style-type: none"> 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	No activity in 2010. In 2011, the County will review the Section 17.56 of the County Zoning Ordinance to ensure continued compliance with State law.
Secondary Units	<ul style="list-style-type: none"> 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 2011.
EveryOne Home	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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, short-tenant-based rental assistance, short-term housing and housing placement.
First Time Homebuyer Resources	<ul style="list-style-type: none"> Provide resources for first time homebuyers 	Ongoing	CDA-HCD	CDA-HCD continues to provide resources to first time homebuyers.
Mortgage Credit Certificate	<ul style="list-style-type: none"> Assist 40 county-wide (5-7 in the unincorporated County) low and moderate income first time homebuyers in the unincorporated areas. 	Ongoing	CDA-HCD	60 Mortgage Credit Certificates were issued by CDA-HCD in 2010.

ATTACHMENT A- 2010 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Section 8 Housing Programs	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Identify and complete between four to six new affordable housing projects during the planning period 	Ongoing	CDA-HCD and the RDA	The Alameda County Housing and Community Development Department and the Redevelopment Agency both provide financial support to affordable housing developments within the unincorporated areas. Since 2009, no new commitments of funding for large multi-family apartment projects have been made, but there are three projects in the early pre-development stage. These three projects should be expected to be in construction by 2012-13.
Address Governmental Constraints				
Ordinance Review Committee	<ul style="list-style-type: none"> 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 not formally meet in 2010 since ORAC staff and many of the committee members are on the Design Guidelines Taskforce. The Ordinance Review Advisory Committee will reconvene when Design Guidelines are adopted this summer.

ATTACHMENT A- 2010 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Design Guidelines	<ul style="list-style-type: none"> Establish design review guidelines for new construction and redevelopment projects in the County. 	2010	CDA-Planning	The Design Guidelines project was initiated in 2008. The project is ongoing and final recommendations are expected in 2011.
<i>Conserve and Improve Existing Affordable Housing Stock</i>				
Minor Home Repair	<ul style="list-style-type: none"> Assist 290 lower income households over the planning period. 	Ongoing	CDA-Construction, HCD and RDA	13 projects were completed in 2010.
Accessibility Grants	<ul style="list-style-type: none"> Assist 17 households over the planning period. 	Ongoing	CDA-Construction, HCD and RDA	4 projects were completed in 2010.
Curb Appeal/Paint Grants	<ul style="list-style-type: none"> Assist 116 lower income households over the planning period. 	Ongoing	CDA-Construction, HCD and RDA	7 projects were completed in 2010.
Rehabilitation Loans	<ul style="list-style-type: none"> Assist 56 homeowners during the planning period 	Ongoing	CDA-Construction, HCD and RDA	4 projects were completed in 2010.
Foreclosure Prevention	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Provide removal of graffiti from commercial, residential, and public properties. 	Ongoing	RDA	The Redevelopment Agency currently partners with the Public Works Agency to provide a graffiti abatement program to assist in elimination of graffiti throughout all the Redevelopment Project Areas. The program provides free graffiti removal for businesses and residents for private properties located within the Project Areas. The contractor also drives a regular route to proactively remove graffiti and identify additional locations for removal.

ATTACHMENT A- 2010 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Neighborhood Stabilization Program (NSP)	<ul style="list-style-type: none"> • Purchase and rehabilitate 25 foreclosed properties during the planning period. 	2009-2014	CDA-HCD	Through the Neighborhood Stabilization Program, nine single family homes have been purchased, rehabilitated and sold to households at 110% of AMI. These homes were blighted and foreclosed upon, and have been returned to the market.
Lead Based Paint Program	<ul style="list-style-type: none"> • Prevent childhood lead poisoning and other health-related environmental problems 	Ongoing	ACLPPP	ACLPPP continues to provide assistance to property owners, tenants, and contractors on lead poisoning prevention.
Code Enforcement	<ul style="list-style-type: none"> • 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 investigates complaints relating to the Neighborhood Preservation, Junk Vehicle and Zoning Ordinances. In 2010 they investigated 2,135 cases.
<i>Preserve Affordable Housing at Risk of Conversion</i>				
Preservation of At Risk Housing	<ul style="list-style-type: none"> • 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 RDA	Staff continues to maintain the database of at risk units, and continues to pursue funding to support affordable housing preservation.
Condominium Conversion	<ul style="list-style-type: none"> • Continue to enforce the Condominium Conversion Guidelines 	Ongoing	CDA-Planning, PWA-Development Services	There were no Condominium Conversions approved in 2010. Applications are pending in 2011.

ATTACHMENT A- 2010 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
<i>Promote Equal Housing Opportunities</i>				
Fair Housing Services	<ul style="list-style-type: none"> 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. 98 units of service were provided to 49 individuals in 2010.
<i>Environmental Sustainability</i>				
Green Building Ordinance	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 	Ongoing	Alameda County CDA, General Services Agency (GSA), Public Works Agency (PWA), and Stopwaste.org	The County is engaged in developing strategies to reduce climate change internally and externally. A draft Community Climate Action Plan has been produced and public meetings on the issue are in process. It is expected that the County will adopt the Community Climate Action Plan in 2011.
StopWaste.org	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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; staff is currently working on implementing the Plan. The Castro Valley Plan is moving towards adoption.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Alameda

Reporting Period 1/1/2010 - 12/31/2010

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	
			Affordability by Household Incomes									Total Units per Project
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income						
9015 Lupin Way	MH	O		1			1					
9011 Lupin Way	MH	O		1			1					
8477 Patterson Pass	MH	O		1			1					
2776 B Sydney Way	SU	O		1			1					
(9) Total of Moderate and Above Moderate from Table A3				1			7					
(10) Total by income Table A/A3				4			1					
(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 1/1/2010 - 12/31/2010

**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 RHNA which meets the specific criteria as outlined in GC Section 65583.1(c)(1) 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				TOTAL UNITS	(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

ANNUAL ELEMENT PROGRESS REPORT
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(CCR Title 25 §6202)

Jurisdiction County of Alameda

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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	1					1	1
No. of Units Permitted for Above Moderate	7					7	6

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Alameda
Reporting Period 1/1/2010 - 12/31/2010

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.	Permitted Units Issued by Affordability										Total Units to Date (all years)	Total Remaining RHNA by Income Level				
	2007	2008	2009	2010	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6			Year 7	Year 8	Year 9	
Income Level	RHNA Allocation by Income Level															
Very Low	Deed	199	22												221	315
	Restricted Non-deed restricted															
Low	Deed	151	85												236	86
	Restricted Non-deed restricted	8	3	3	4											
Moderate	Deed	64	15	20	1										100	300
	Restricted Non-deed restricted	98	36	14	7											
Above Moderate		520	161	37	12										155	736
Total RHNA by COG. Enter allocation number:		2,167										730	1,437			
Total Units		▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲														
Remaining Need for RHNA Period		▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲														

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

FY 2010 Income Limit Area	Median Income	FY 2010 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	\$90,300	Very Low (50% AMI)	\$31,650	\$36,150	\$40,650	\$45,150	\$48,800	\$52,400	\$56,000	\$59,600
		Extremely Low (30% AMI)	\$19,000	\$21,700	\$24,400	\$27,100	\$29,300	\$31,450	\$33,650	\$35,800
		Low (80% AMI)	\$45,100	\$51,550	\$58,000	\$64,400	\$69,600	\$74,750	\$79,900	\$85,050
		Median (100% AMI)	\$63,200	\$72,250	\$81,250	\$90,300	\$97,500	\$104,750	\$111,950	\$119,200
		Moderate (120% AMI)	\$75,850	\$86,700	\$97,500	\$108,350	\$117,000	\$125,700	\$134,350	\$143,050

Source: HUD User Data

