Housing Policy Department
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CITY OF UNION CITY
ANNUAL PROGRESS REPORT
ON THE IMPLEMENTATION OF THE CITY OF UNION CITY
GENERAL PLAN HOUSING ELEMENT
REPORT PERIOD JANUARY 1, 2010 – DECEMBER 31, 2010

Address: City of Union City
34009 Alvarado-Niles Road
Union City, CA 94587

Contact: Vern Smith
HCD Coordinator
510-675-5322
vsmith@ci.union-city.ca.us

The City of Union City's Housing Element was adopted by the City in March 2002 and Approved by California HCD in July 2002, upon its first submission. Overall, very significant progress has been made during the reporting period. The progress made is even more significant in light of the fact that most of the implementation programs set forth in the Housing Element were created in the context of resources and staffing levels known or anticipated in late 2001-early 2002. Since that time, the State's economic downturn has had a significant and negative impact on Union City's staffing and resources. Such impacts have necessitated a hierarchy of key actions to take in meeting the City's housing needs, driven more by the reality of resources than by time lines set for specific programs in the Housing Element. Nonetheless, since 2002, 524 affordable units were either built or obligated to be built.

A. Progress in meeting Regional Housing Need

The following table details Union City's progress in meeting regional housing need as required by Part A, 1,2 and 3 of Attachment D of the Work Force Housing Program. As can be seen, 102new housing permits were issued in 2010. 100 of the 102 new permits in 2010 were for affordable housing to be developed by a non-profit housing developer.

2007-2014 REGIONAL HOUSING NEED ALLOCATION (RHNA) AND BALANCE OF 2007 TO 2014 NEED*

Income Category	RHNA	Units Constructed or Permitted Through 2010	Balance of Existing Need as of December 2009	Units Permitted 2010
Extremely-low	281	17	264	17
Very-low	280	258	22	83
Low	391	66	325	0
Moderate	380	433	(53)	2
Above Moderate	612	517	95	0
Total	**1,944**	**1,291**	**653**	**102**

* Sources: Union City Economic and Planning Department, December 2010.

B. The effectiveness of the Housing Element in attainment of the community's housing goals and objectives

Attached is a modified version of the City of Union City's Housing Element Policy document. It has been modified to include a program-by-program status update of progress met to date on those programs set forth to implement the City's Housing Element, as required by Part B of Attachment D.

In assessing the effectiveness of actions and outcomes, the first place to look is in the actual numbers of units developed, as set forth in the attached table discussed above. Looking deeper, however, the importance of many, ongoing programs set forth in the Housing Element depend on how well they continue to position the City for further success in the future. These are the programs that become the structure of the City's housing development philosophy and approach. The goals were set to implement the philosophy. Upon review, it appears that the approach is working. The overall philosophy of the City's Housing Element has four components. First, the City identified the key, critical housing needs that are unique to Union City that need to be met, such as senior housing, family housing and larger units. The second component was to develop and continue programs that stabilize and preserve the existing housing stock, such as housing rehabilitation, code enforcement and fair housing activities. Third, we developed partnerships with private and non-profit developers and organizations to leverage very limited resources. These partnerships allowed the City to attract more resources for various affordable housing projects and provide far more housing then we could on our own. And, finally, the City desired to develop a supportive environment that encourages the first three components to flourish. With the success of many housing programs and the strong support of the community, it is clear that we have achieved our goals and are on the right track to continue further success.

C. Progress toward mitigating governmental constraints identified in the Housing Element

The Housing Element analyzes potential governmental constraints that may impede housing development in Union City. In its analysis, the City found that the General Plan clearly identified more than enough land to meet the City's housing needs. The Zoning Ordinance was also found to be, in many instances, less restrictive than other communities and designed to allow for the higher densities needed to meet the City's housing needs. The City's Affordable Housing Ordinance has been an effective tool in creating affordable housing and the developers have been extremely cooperative in meeting the requirements of the ordinance. The City's building codes are similar to those enforced by cities throughout the region and our fees and permit processing times still tend to be less on the average than many other cities.

Although there were no governmental constraints identified in the Housing Element that impeded the development of housing, the City continues to analyze its housing-related programs and policies in the context of how they support the housing goals for the community.

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RESOLUTION NO. 4140-11

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UNION CITY ACCEPTING THE PROGRESS REPORT ON THE IMPLEMENTATION OF THE 2010 HOUSING ELEMENT

WHEREAS, the City of Union City adopted the Housing Element of the General Plan on March 26, 2002; and

WHEREAS, Section 65400 of the Government Code requires all cities to prepare and submit a Progress Report on the Implementation of the Housing Element; and

WHEREAS, the City of Union City may, as appropriate, be applying for State funds in the future that require the subject report to be submitted and on file at the State Office of Housing & Community Development; and

WHEREAS, there has been presented to this meeting by the Housing and Community Development Division of the Economic and Community Development Department of the City of Union City, the Progress Report on the Implementation of the Housing Element for the period of January 2010 to December 2010; and

WHEREAS, the City Council of the City Union City is familiar with the contents therein; and

WHEREAS, a copy of the draft subject report was submitted to the State Office of Housing & Community Development on December 21, 2010.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Union City, that the Progress Report on the Implementation of the Housing Element for the period of January 2010 to December 2010, as presented by the Housing and Community Development Division of the Economic and Community Development Department and presented at this meeting and on file in the office of the Housing and Community Development Division of the Economic and Planning Department of the City of Union City is hereby accepted and acknowledged.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Union City at a regular meeting held on April 26, 2011, by the following vote:

AYES:	Councilmembers Duncan, Ellis and Gacoscos, Vice Mayor Navarro, Mayor Green
NOES:	None
ABSENT:	None
ABSTAIN:	None

Certified as a True Copy

Clerk of the City of Union City, Calif.

By_____

Deputy City Clerk

APPROVED:

MARK GREEN
Mayor

ATTEST:

RENEE ELLIOTT
City Clerk

APPROVED AS TO FORM:

BENJAMIN T. REYES II
City Attorney

PROGRAM BY PROGRAM STATUS REPORT
REPORTING PERIOD JANUARY-DECEMBER 2010

HOUSING ELEMENT

INTRODUCTION

Since its incorporation in 1959, Union City has undergone dramatic change. From a small town composed of the Alvarado and Decoto neighborhoods, Union City has become a lively, thriving city of over 66,000 people. Over the last 40 years, Union City's housing supply has increased in size more dramatically than all but a handful of Bay Area communities.

The cost of housing in Union City, as well as the rest of the Bay Area, has seen dramatic increases in rent costs and housing prices, followed by a rapid decline in housing prices, in the last five years. With the recession, the City's goal of decent and reasonably priced housing in pleasant neighborhoods for all of its residents remains an ongoing challenge. While home prices have declined, so has access to loans. Households, particularly those of low- and moderate-income, still find it difficult to enter the housing market. Unemployment taxes thin resources available for the homeless or nearly homeless. State and Federal funds are also strained or eliminated, making the financing of affordable housing tenuous at best. These conditions provide a challenge to a city committed to expanding housing opportunities for all income levels while maintaining its diversity of ethnicity, nationalities, age and income groups, and lifestyles. Consequently, the City must rely on effective housing programs and pursue and test new approaches to providing necessary housing within the context of limited public resources and economic uncertainty.

The focus of the goals, policies, and programs in this Housing Element is to meet the housing needs of all income groups while preserving and enhancing existing neighborhoods, creating standards for high quality housing, removing impediments to housing growth, and reducing living expenses that are indirectly related to housing, such as transportation costs and energy costs. This report discusses the policies and programs for the last year that the 2002 Housing Element was in effect.

OVERVIEW OF STATE REQUIREMENTS

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The housing element is one of the seven mandated elements of the local general plan. State law requires local governments plan to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

The purposes of the housing element are to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements.

The official definition of these needs is provided by the Association of Bay Area Governments (ABAG) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities and homeless persons.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes eight goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end of each sub-section and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. Several of the implementation programs also have quantified objectives listed.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

> ***Goal***: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
>
> ***Policy***: Specific statement guiding action and implying clear commitment.
>
> ***Implementation Program***: An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the calendar year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on City staffing and budgetary considerations. Quantified objectives (where applicable to individual implementation programs) are the number of housing units that the City expects to be constructed, conserved, or rehabilitated.
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> ***Quantified Objective***: the number of housing units that the City expects to be constructed, conserved, or rehabilitated, .and the number of households the City expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

The housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The 2002 Union City Housing Element Update was developed in conjunction with the City's General Plan Update. This Housing Element was revised to establish consistency and linkages with other general plan elements. The Housing Element is closely linked with the following General Plan elements: Youth, Family, Seniors, and Health (YFSH) Element; Land Use Element; Community Design Element; and Public Facilities and Services Element. The YFSH Element addresses policy solutions for three of Union City's special needs groups: seniors, large families, and the homeless. The Land Use Element seeks to create new high density, mixed-use and transit-oriented development, especially around the Intermodal

Station. The Land Use Element and the Community Design Element seek to provide quality residential neighborhoods by encouraging high quality amenities in new residential communities, by ensuring compatibility with surrounding land use, and by preserving the character of established neighborhoods (i.e., Old Alvarado and Decoto). The Public Facilities and Services Element ensures the provision of adequate services (e.g., water, wastewater, and solid waste services, school facilities) to support existing and future residential development.

Since there is considerable overlap between the Housing Element and the other elements, several of the goals, policies, and programs in the other General Plan elements have been identified in this element. The goal, policy, or program have been listed in their entirety with a cross reference identifying its original location in the other elements.

PUBLIC PARTICIPATION

State law requires that "the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element . . ." (Government Code §65583). In order to satisfy this requirement, the City of Union City conducted a series of community meetings and public hearings to receive community input concerning Union City's housing goals and policies. The dates of these meetings are listed below.

Date	Nature of Meeting
8/23/01	Public Workshop — City Staff and the Housing Element Consultants made a presentation to the public giving them an overview of the update process, outlining State housing law, and describing the required components of the Housing Element Background Report and Policy Document. After the presentation, City Staff gave the public an opportunity to identify key housing issues in Union City.
10/18/01 and 11/1/01	Planning Commission Workshops (2) — Review of the Public Review Draft Housing Element by the Planning Commission to give direction to City Staff and the Housing Element Update Consultants before submitting the draft to California Department of Housing and Community Development (HCD) for their 60-day review.
11/13/01	City Council Workshop — Review of the Public Review Draft Housing Element by the City Council to give direction to City Staff and the Housing Element Update Consultants before submitting the draft to California Department of Housing and Community Development (HCD) for their 60-day review.
11/16/01	California Department of Housing and Community Development (HCD) Review -- Review of the Draft Housing Element by HCD, as required by State law.
3/20/02	Planning Commission Public Hearing - Public review of HCD comments on the Draft Housing Element, with recommendations to the City Council.
3/26/02	City Council Public Hearing and Adoption - Review of HCD comments and Planning Commission recommendations on the Draft Housing Element and discussion of necessary revisions. Adoption of the Housing Element.

A. FAIR SHARE HOUSING

Goal HE-A.1	To provide for the City's regional share of new housing for all income groups in the community.

Policies

HE-A.1.1 The City shall ensure that sufficient land is available and zoned at a range of residential densities to accommodate the City's regional share of housing.

HE-A.1.2 The City shall encourage home builders to use multi-family designated land for the highest allowed density housing to provide for the City's very-low, low, and moderate income housing needs.

HE-A.1.3 The City shall strive to maintain an overall tenure ratio of 70 percent owner-occupied units to 30 percent renter-occupied units.

HE-A.1.4 The City shall ensure that a full range of housing opportunity is maintained and that the creation of low- and moderate-income housing shall be on scattered sites throughout the city where economically feasible.

HE-A.1.5 The City shall continue to promote owner occupancy of both new and existing condominium units.

HE-A.1.6 As appropriate, the City shall continue to use redevelopment powers to acquire and assemble sites for residential development, while minimizing displacement of existing residents.

HE-A.1.7 The City shall continue to provide information to the public and developers on approved residential projects and vacant land supply.

HE-A.1.8 The City shall continue to use State and Federal funding assistance, to the extent that these subsidies exist and are appropriate to Union City's needs, to develop affordable housing.

HE-A.1.9 The City shall continue to require that all new City multi-family revenue bond-supported housing projects make at least 20 percent of the total number of units available for very low- and low-income households either through agreements giving Section 8 certificate or voucher holders priority or through control of rents.

HE-A.1.10 The City shall support the Alameda County Housing Authority in securing additional units of publicly-owned housing in Union City, as appropriate. The City should review the benefit of expanding the City's Article 34 authority to allow the acquisition or development of more publicly-owned housing in Union City.

HE-A.1.11 The City shall support the continued use of Section 8 rent certificates and vouchers by Union City residents.

HE-A.1.12 The City shall continue to promote the expeditious processing and approval of residential projects that meet General Plan policies and City regulatory requirements.

HE-A.1.13 The City shall continue to ensure that their policies, regulations, and procedures do not add unnecessarily to the costs of producing housing while assuring the attainment of other City objectives.

HE-A.1.14 In accordance with the provisions of State law, the City shall grant density bonuses of at least 25 percent for qualifying projects as an incentive for the development of lower-income and senior citizen housing.

HE-A.1.15 As required by State Redevelopment law, the City shall ensure that overall private housing development in all of the redevelopment areas will include 15 percent low- and moderate-income housing, 40 percent of which will be made available to very-low-income households.

HE-A.1.16 As required by State Redevelopment law, the City shall ensure that at least 30 percent of all new or rehabilitated units developed by the Redevelopment Agency within redevelopment areas will be available and affordable to persons or families of low- or moderate-income. Of this 30 percent, at least 50 percent must be affordable to very-low-income households.

HE-A.1.17 If below-market-rate units are included in a project pursuant to the density bonus program or other local, state, or federal requirements, the City shall require buyer/renter eligibility screening and resale/rent controls for a period of 25 to 55 years, depending on the funding source, to maintain affordability of the units to originally targeted income groups.

HE-A.1.18 The City shall intersperse those residential units which are required to sell or rent at below-market rates and are included within a housing development within the development and shall be visually indistinguishable from market-rate units.

HE-A.1.19 The City shall ensure, through conditions of approval, that residential units which are required to sell or rent at below-market rates and are included within a housing development shall be produced simultaneously with market-rate housing.

HE-A.1.20 As appropriate, the City shall continue the use of redevelopment funds to leverage other financial sources to develop affordable housing.

HE-A.1.21 As appropriate, the City shall continue to work with local nonprofit organizations and the Alameda County Housing Authority to acquire and bank properties for the development of affordable housing. The City shall continue to work with Community Development Block Grant funds, redevelopment funds, in-lieu fees, and other financial resources to make such acquisitions.

HE-A.1.22 The City shall continue to promote programs that increase opportunity for home ownership including pursuing programs for first-time homebuyers.

HE-A.1.23 The City shall give priority to multi-family housing project applications that provide affordable housing on-site to ensure that they are expedited.

HE-A.1.24 The City shall continue to implement the affordable housing ordinance.

HE-A.1.25 The City shall ensure that information on assisted living and affordable housing programs is readily available throughout the city.

HE-A.1.26 The City shall require all new development to comply with the affordable housing requirements of the Housing Element and the Redevelopment Plan.

HE-A.1.27 The City shall support and facilitate the construction of second units on single-family designated and zoned parcels as a means of proving affordable housing.

HE-A.1.28. The City shall encourage the consolidation of parcels designated for multi-family residential development when it facilitates efficient development of the parcels.

HE-A.1.29 The City shall foster housing development on underutilized sites by giving priority to applicants who are developing new units on underutilized sites.

HE-A.1.30 The City shall monitor the status of projects with expiring affordability covenants and contact owners concerning their plans to continue or opt out of the programs.

Implementation Measures

HE-A.1 The City shall maintain a current inventory of vacant residentially-zoned parcels and associated development potential and a list of recently approved residential projects and make this information available to the public and developers. The City shall update the inventory and list at least annually.

Responsibility:
Community Development Department
Time Frame:
FY 02-03; ongoing
Funding:
General Fund

STATUS: An extensive inventory and study of vacant residentially-zoned parcels and associated development potential was prepared in conjunction with the Housing Element in 2002 and has been utilized as a key tool in working with residential developers. The inventory is updated as significant changes are made and a list of recently approved residential projects is available to the public and developers. The most recent was conducted in February 2009 in anticipation of the 2010 Housing Element update. The actions taken in conjunction with this program have been an effective tool in identifying key development opportunities with developers, particularly as the number of available sites is diminishing.

HE-A.2 As appropriate, the City shall continue to work with local nonprofit organizations and the Alameda County Housing Authority to acquire and bank properties for the development of affordable housing. The City shall consider using Community Development Block Grant funds, redevelopment funds, in-lieu fees, and other financial resources to make such acquisitions.

Responsibility:
City Council

Community Development Department
Redevelopment Agency

Time Frame:

FY 02-03, on-going.

Funding:

Community Development Block Grant
Redevelopment set-aside funds
In-lieu fees
HELP (CHFA)
HOME
Fannie Mae American Communities FUND (ACF)

STATUS: This is an ongoing and successful activity in that the City has developed acquisition projects to further the development of affordable housing with such non-profit developers as Eden Housing, Inc., Elder Care Alliance and Mid-Peninsula Housing. From these partnerships, 233 affordable units have been completed in the last 8 years. Numerous fund sources have been tapped, including federal, state and local. An agreement for the development of 155 more affordable units was approved in 2009 and under construction in 2010. These partnerships will continue to serve as a model for effective affordable housing development.

HE-A.3 The City shall revise the *Union City Zoning Ordinance*, as required by State law, to provide for either a density bonus of at least 25 percent and at least one other concession or incentive or other incentives of equivalent financial value to developers of housing developments that reserve at least 20 percent of their units for lower-income households, 10 percent for very-low income households, or 50 percent for qualifying senior citizens. In addition, the developers must ensure the continued affordability of all lower-income units for 30 years. The City shall aggressively encourage developers of all new residential projects over five units to take advantage of the density bonus provisions.

Objective:

Construction of 40 units for very-low-income households and 60 units for low-income households.

Responsibility:

City Council
Planning Commission
Community Development Department

Time Frame:

FY 03-04

Funding:

General Fund__

STATUS: This program has been undertaken as part of an extensive zoning ordinance update, subject to staffing availability. The revised ordinance, along with the provisions for the Density Bonus, is targeted for adoption in 2011-12. However, as a matter of practice, density bonuses have already been encouraged and utilized in affordable housing projects, such as the affordable senior housing project developed by Eden Housing, Inc.

HE-A.4 The City shall continue to directly administer Community Development Block Grant

funds and continue to give high priority for the expenditure of City Block Grant funds to housing rehabilitation.

Objective:

Major rehabilitation assistance for 25 very-low- and low-income ownership households. Minor rehabilitation assistance for 200 very-low- and low-income households.

Responsibility:

City Council
Community Development Department
Redevelopment Agency

Time Frame:

FY 01-02; ongoing

Funding:

Community Development Block Grant funds

<u>STATUS</u>: The City's rehabilitation program has been around since 1974 and has been enormously successful for many households in particular and for the community as a whole. Since its inception in 1974, the City has rehabilitated over 700 homes - 40 of which were completed in the reporting period. The City's rehabilitation program will continue to be an effective, key element of its overall affordable housing program.

HE-A.5 The City shall continue to implement existing City guidelines for the reservation of affordable units in City bond and other publicly financed projects. The City shall monitor assisted projects which are eligible to terminate affordability controls and respond to any Notice of Intent or Plan of Action which may be filed on local projects. Within three years prior to the expiration of the owners' set-side obligations, the City shall initiate negotiations to extend below-market-rate controls by offering additional City-provided incentives as feasible. The City shall restructure existing regulatory agreements, whenever possible, to allow the City or its designee the opportunity to purchase the property at the conclusion of the rent restrictions. Where permanent preservation of existing or new subsidized units is not possible, the City shall minimize displacement of current tenants by negotiating anti-displacement policy or relocation mitigation with the owner, whenever possible. The City shall strive to preserve as many assisted, at-risk units as possible, given the availability of funding.

Objective:

Conservation of 15 at-risk rental units for low-income households.

Responsibility:

City Council
Community Development Department

Time Frame:

FY 03-04; ongoing

Funding:

Redevelopment set-aside funds
In-lieu fees
HOME

<u>STATUS</u>: The City continues to monitor assisted projects which are eligible to

terminate affordability controls and responds to any Notice of Intent or Plan of Action which may be filed on local projects. As suggested by the program, the availability of funding is a key factor in implementing its program. In analyzing the effectiveness of preservation activities in the context of this program, the benefits and costs of preserving an existing affordable unit must be weighed against the cost of creating new units and the desirability of the existing unit, given its potential age, code issues, and location.

HE-A.6 As appropriate, the City shall continue the ongoing development of new affordable housing units in partnership with the Alameda County Housing Authority.

Objective:

Assisting in developing 3 vacant lots currently owned by the Alameda County Housing Authority to be developed as low income units.

Responsibility:

City Council
Community Development Department
Alameda County Housing Authority

Time Frame:

FY 02-03; ongoing

Funding:

Redevelopment set-aside funds
In-lieu fees

<u>STATUS</u>: The City of Union City has had an excellent relationship with the Alameda County Housing Authority. The Authority owns or provides vouchers for 767 units in Union City. Furthermore, the City is in regular contact with the Housing Authority to explore new partnerships for ongoing projects, such as unit management or development opportunities. The Housing Authority is currently considering its options for a joint project with Union City for three vacant lots it owns in Union City.

HE-A.7 The City shall apply to the California Housing Finance Agency (CHFA) for funding under the Multi-Family Rehabilitation and Infill New Construction Program as appropriate; these funds can be used to supplement other City rehabilitation assistance for lower-income rental housing.

Objective:

Supplemental funding to assist the rehabilitation of 20 very-low-income rental units and 10 low-income rental units.

Responsibility:

City Council
Community Development Department
Redevelopment Agency

Time Frame:

FY 02-03; ongoing

Funding:

California Housing Finance Agency (CHFA) funds

STATUS: The City of Union City contracts with the Alameda County Housing and Community Development Department to provide its rehabilitation services. The City has leveraged its funds with CHFA funds to provide more rehabilitation loans.

HE-A.8 As appropriate, the City shall continue to participate with the County of Alameda in the administration of the Mortgage Credit Certificate (MCC) program.

Objective:

Assist 15-20 moderate-income households with home purchases. For purposes of establishing quantified objectives, these are considered affordable units that are being conserved for moderate-income households.

Responsibility:

City Council

Community Development Department

Time Frame:

FY 02-03; ongoing

Funding:

Redevelopment set-aside funds

STATUS: This is an ongoing program which produces 1-2 certificates a year. It has been successful with virtually no cost to the City.

HE-A.9 The City shall continue to monitor the status of available land owned by Caltrans and other public agencies and actively work with developers that may wish to develop such properties for housing.

Responsibility:

Community Development Department

Time Frame:

FY 02-03; ongoing

Funding:

General Fund

STATUS: This is an ongoing program. The Redevelopment Agency has actively negotiated with PG & E to develop their property as part of the Intermodal Station District project, which will include a mix of residential and commercial opportunities - development is underway. The site will yield 155 affordable units to be completed in 2011.

HE-A.10 As appropriate, the City shall continue to use redevelopment funds and other appropriate financial resources to acquire in fee larger units as specified in Program HE-F.2. The City shall continue to work with Housing Authority to manage said units as appropriate.

Responsibility:

City Council

Community Development Department

Redevelopment Agency

Time Frame:

FY 03-04

Funding:

Redevelopment set-aside funds

HELP (CHFA)

STATUS: In 2006, the City utilized redevelopment funds on a 120-unit project that includes larger units for very-low and low income families, including 3 and 4 bedroom units. The City also approved an agreement to build 8, four-bedroom homes to be sold to moderate income households. The units were completed in 2009. In negotiations with developers required to comply with the Inclusionary Housing Ordinance, the City insures that there is a mix of bedroom counts that reflects the product being built for the overall development.

HE-A.11 The City shall continue to support the Alameda County Housing Authority in its continuing administration of HUD Section 8 rental certificates and vouchers to assist very-low-income Union City households.

Objective:

Conservation of affordable rental units for 528 very-low-income households.

Responsibility:

City Council
Planning Commission
Community Development Department

Time Frame:

FY 02-03; ongoing

Funding:

Redevelopment set-aside funds

STATUS: As stated above, the Housing Authority manages 767 units/vouchers in the City of Union City. The new 155 unit project under construction at the Intermodal Station District Project will include 39 new project based vouchers. This is an ongoing program that has been very successful.

HE-A.12 The City shall continue to cooperate with the owners of housing developments with units that have been set aside for lower-income households in accordance with the requirements of Federal subsidy programs. Within three years prior to the expiration of the owners' Federal set-side obligations, initiate negotiations to extend below-market-rate controls by offering City-provided incentives.

Objective:

Conservation of affordable rental units for 15 low-income households.

Responsibility:

Community Development Department

Time Frame:

FY 03-04; ongoing

Funding:

Federal funding sources
Redevelopment set-aside funds

STATUS: See HE-A.5 - The City continues to monitor assisted projects which are eligible to terminate affordability controls and responds to any Notice of Intent or Plan of Action which may be filed on local projects. As suggested by the program,

the availability of funding is a key factor in implementing its program. In analyzing the effectiveness of preservation activities in the context of this program, the benefits and costs of preserving an existing affordable unit must be weighed against the cost of creating new units and the desirability of the existing unit, given its potential age, code issues, and location.

HE-A.13 As required by State Redevelopment law, the City shall ensure that overall private housing development in all of the redevelopment areas will include 15 percent low- and moderate-income housing, 40 percent of which will be made available to very-low-income households. Also as required by State law, the City shall ensure that at least 30 percent of all new or rehabilitated units developed by the Redevelopment Agency within redevelopment areas will be available and affordable to persons or families of low- or moderate-income. Of this 30 percent, at least 50 percent must be affordable to very-low-income households.

Objective:

Construction of 145 units for very-low-income households.

Responsibility:

City Council
Community Development Department
Redevelopment Agency

Time Frame:

FY 02-03; ongoing

Funding:

Redevelopment set-aside funds

<u>STATUS</u>: **Through the term of the 2002 Housing Element, the City/Agency has met or exceeded the goals of this program, both in its negotiations with private developers and non-profit housing developers. During the term of this current Housing element to date, 302 affordable homes have been built in the project area.**

HE-A.14 As appropriate, the City shall conduct a study of the implications of the City expanding its Article 34 authority in order to acquire or develop additional public housing in Union City.

Responsibility:

City Council
Community Development Department

Time Frame:

FY 03-04

Funding:

General Fund

<u>STATUS</u>: **At the present, the nature of projects that the City/Agency has developed has not necessitated an expansion of Article 34 authority. However, this is a program that can be implemented on an as needed basis.**

HE-A.15 The City shall annually review measures and actions taken to implement the programs in this Housing Element and revise as deemed necessary.

Responsibility:

Community Development Department

Time Frame:

FY 02-03: Ongoing

Funding:

General Fund

<u>STATUS</u>: This is an ongoing project that reflects the City's need to be responsive to fluid conditions that affect housing development, such as the economy and market conditions. Although virtually all of the programs set forth in the Housing Element continue to be relevant, the realities of budget constraints, staffing and the economy can and will affect timing and priority.

HE-A.16 As appropriate, the City shall award a contract to construct 120 affordable, residential units north of Whipple and to construct office, and commercial at the corner of Whipple Road and Mission Boulevard and Tamarack Drive and Mission Boulevard.

Responsibility:

Community Redevelopment Agency

Time Frame:

FY 02-03, 03-04

Funding:

Redevelopment set-aside funds

<u>STATUS</u>: This successful project was completed in 2006. The project includes 85 very-low and 35 low-income units, with a mix of 1, 2, 3, and 4 bedroom units for families.

HE-A.17 As appropriate, the City shall create a partnership with the Alameda County Housing Authority to build affordable family housing on scattered sites throughout the community to implement the affordable housing ordinance.

Responsibility:

Community Development Department

Time Frame:

FY 02-03

Funding:

Redevelopment set-aside funds

<u>STATUS</u>: Although the economy has also taken its toll on both the Housing Authority's and the City's budget, the City is working with the Housing Authority on how to best develop vacant sites they own in Union City. The City will continue its discussions with the Housing Authority to identify any possible projects.

HE-A.18 The City shall continue to implement the affordable housing ordinance.

Objective:

Construction of 72 very-low income units, 104 low income units, and 90 moderate income units.

Responsibility:

City Council
Planning Commission
Community Development Department

Time Frame:

Ongoing

Funding:

General Fund

STATUS: The implementation of the Affordable Housing Ordinance has been very successful and has led to the development of 169 units by the private sector, 66 of which in the last two years.

HE-A.19 The City shall revise its Zoning Code to include provisions that will encourage the creation of second units in single-family neighborhoods in two ways: 1) provide an established process with standards by which interested residents can construct such units; and 2) provide a process by which units created prior to the adoption of the ordinance, without the appropriate permits, can be brought into compliance with City standards.

Responsibility:

City Council
Planning Commission
Community Development Department

Time Frame:

FY 02-03

Funding:

General Fund

STATUS: Completed May 2003. Prior to the recession, the City was beginning to see new developments that were already incorporating a second unit in the design to be built along with the primary unit.

HE-A.20 The City shall monitor the status of projects with expiring affordability covenants and housing set-aside funds, to supplement primary sources, such as the low income tax credits. The City will refer to HCD's Internet site (www.hcd.ca.gov) for the listing of individuals and organizations interested in the first-right-of-refusal program.

Responsibility:

Community Development Department

Time Frame:

FY 02-03, Ongoing

Funding:

General Fund

STATUS: See HE-A.5. The City continues to monitor assisted projects which are eligible to terminate affordability controls and responds to any Notice of Intent or Plan of Action which may be filed on local projects. As suggested by the program, the availability of funding is a key factor in implementing its program. In analyzing the effectiveness of preservation activities in the context of this program, the

benefits and costs of preserving an existing affordable unit must be weighed against the cost of creating new units and the desirability of the existing unit, given its potential age, code issues, and location.

B. QUALITY RESIDENTIAL DEVELOPMENT

Goal HE-B.1	To promote quality residential development.

Policies

HE-B.1.1 The City shall ensure that residential communities are designed with high-quality amenities by:

a. Taking advantage of proximity to those resources to enhance public access and understanding of the natural environments where not detrimental to the natural resources;

b. Planning to minimize residents' exposure to nuisances from noise, odors, heavy traffic, and unappealing views;

c. Encouraging enhanced educational opportunities by locating school facilities near resources or sites that offer unique learning experiences, such as proximate to an outdoor nature laboratory, a wildlife sanctuary, etc.; and

d. Providing neighborhood parks of sufficient size to adequately meet the recreational needs of residents.

HE-B.1.2 The City shall continue to require the planting of street trees in all new residential developments to enhance the quality of life and character of the neighborhoods.

HE-B.1.3 The City shall require that new residential development in the Decoto and Old Alvarado neighborhoods be designed consistent with the architectural style of existing homes in the immediate area of the development.

HE-B.1.4 The City shall landscape and beautify the entrance to the Decoto neighborhood along Whipple Road. This should include the removal of unsightly structures that detract from the neighborhood ambiance.

HE-B.1.5 The City shall provide for landscape buffers along Decoto Road and Whipple roads, and along the railroad rights-of-way to increase neighborhood aesthetics.

HE-B.1.6 The City shall emphasize commercial revitalization and development in Old Alvarado while retaining its "Old California Town" character.

HE-B.1.7 The City shall preserve the single-family character and historic structures of the Decoto

and Old Alvarado neighborhoods.

HE-B.1.8 The City shall require residential developments along Mission Boulevard to provide entrances into the units/project that are off of Mission Boulevard. The units should have a courtyard focus and only be located above the first floor when directly adjacent to Mission Boulevard.

HE-B.1.9 The City shall allow development of the Hillside Area according to the Hillside Area Plan policies listed in Appendix B.

HE-B.1.10 The City shall encourage development that is visually and functionally compatible with the surrounding neighborhoods by:

a. Maintaining a height and density of development that is compatible with adjacent developed neighborhoods;

b. Accenting entrances to new neighborhoods with varied landscaping, hardscaping, and signage treatment;

c. Providing various points where residents can enter the wetland/baylands and access the internal bicycle and pedestrian circulation systems; and

HE-B.1.11 The City shall ensure that the design of all new residential development achieves a sense of visual integration and orderliness, but shall promote diversity in terms of specific design solutions.

HE-B.1.12 While linear elements such as roads, utility corridors, and rail lines create physical boundaries for neighborhoods, the City should make every effort to identify and implement design solutions that will, physically and emotionally link new neighborhoods with other residential neighborhoods and make neighborhood residents feel a part of the larger Union City community.

HE-B.1.13 The City shall strive to require that entrances to new neighborhoods be accented with different landscaping, pavement, and signage treatments.

HE-B.1.14 The City shall strive to provide a social, recreational center of focus to enhance neighborhood identity and function.

HE-B.1.15 The City shall design residential communities so that they avoid becoming isolated walled enclaves. Gated communities shall be specifically discouraged.

HE-B.1.16 The City shall require adequate spacing or insulation between buildings so that residents have separation from neighbors and adequate privacy.

HE-B.1.17 The City shall strive to locate affordable housing throughout the city and not concentrate it in selected neighborhoods.

HE-B.1.18 The City shall require that all new development proposals include detailed plans for integrating new construction and uses with existing and planned uses on adjoining sites. In particular, residential development proposals shall include measures to ensure that new

development is compatible with existing industrial uses. New residential development shall be designed to include buffering between new and existing uses. Existing industrial uses shall not be required to participate in such buffering or otherwise be adversely affected by the addition of residential uses. However, should existing industrial uses choose to expand, they shall comply with the normal design and site development review requirements of the City.

Implementation Programs

HE-B.1 The City shall explore creative ways of developing low- and moderate-income housing that integrate, where feasible, innovative uses of varied design and construction techniques. The City shall review successful projects and programs in other communities and utilize practical techniques for all housing development, where appropriate.

Responsibility:

- City Council
- Planning Commission
- Community Development Department
- Redevelopment Agency

Time Frame:

- FY 02-03; ongoing

Funding:

- General Fund

<u>STATUS</u>: **Staff continues to work with developers of affordable housing to use strategies that utilize high design standards coupled with innovative techniques. For example, the City's Affordable Housing Ordinance allows for a certain percentage of a developer's affordable housing obligation to be met with corner lot duplexes that complement and hold to the design standards set forth for the entire development. The City also developed a "green" construction ordinance, completed in 2010, which includes the utilization of recycled materials and innovative design that either decrease the cost to develop affordable housing or make the units more environmentally efficient for the homeowner. The City also developed an 8 unit single-family affordable housing project with drought resistant landscaping, that was completed in 2009.**

C. NEIGHBORHOOD PRESERVATION

Goal HE-C.1	To conserve and enhance existing residential neighborhoods.

Policies

HE-C.1.1 The City shall continue to encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.

HE-C.1.2 As appropriate, the City shall use State and Federal funding assistance to the fullest extent these subsidies exist to rehabilitate housing. The City shall continue to give housing rehabilitation efforts high priority in the use of Community Development Block Grant funds.

HE-C.1.3 As appropriate, the City shall maintain housing rehabilitation as a high priority for use of redevelopment funds and resources.

HE-C.1.4 The City shall continue to give priority in City and Redevelopment Agency housing rehabilitation programs to the Alvarado and Decoto areas while also encouraging use of the programs for eligible households citywide.

HE-C.1.5 The City shall encourage that the sales value of infill development in older neighborhoods, other than low- or moderate-income housing, is at least 10 percent higher than the values of the surrounding development calculated on a per square foot basis.

HE-C.1.6 The City shall continue to support the revitalization of older neighborhoods by keeping streets, sidewalks, and other municipal systems in good repair. The City shall continue to work cooperatively with other agencies and utilities concerning the maintenance of their properties and equipment in Union City.

HE-C.1.7 The City shall use City and Redevelopment Agency rehabilitation and other programs as appropriate to arrest the deterioration of newer housing and neighborhoods that are already showing signs of deterioration before repair costs become excessive.

HE-C.1.8 In areas affected by poor building design and disproportionately high levels of criminal activity, the City shall continue to work with property owners to add security devices, strengthen fences, and redesign building elements to reduce crime problems.

HE-C.1.9 The City shall continue to promote the maintenance of existing mobilehome parks.

HE-C.1.10 As appropriate and required by law, the City shall continue the abatement of unsafe structures, giving property owners ample opportunities to correct deficiencies and assuring that residents displaced by such abatement are given relocation assistance.

HE-C.1.11 The City shall strive to minimize the demolition of existing multi-family housing unless the unit is found to be substandard and unsuitable for rehabilitation.

HE-C.1.12 The City shall continue to promote the maintenance of rental housing consistent with City housing and building codes.

HE-C.1.13 The City shall strive to raise and enforce current standards on all rental properties in the community.

HE-C.1.14 The City shall design street patterns, community facilities, and open areas which are easily observable and promotes lawful and wholesome activities in neighborhoods.

HE-C.1.15 The City shall promote crime prevention through neighborhood and residential design.

HE-C.1.16 The City shall allow for recreational uses, educational uses, faith organizations, and

daycare and congregate living facilities in residentially-designated areas when they meet the standards for development that protect neighborhood character.

HE-C.1.17 To maintain the affordable housing stock, the City shall target its efforts to upgrade rental properties in the Decoto and Old Alvarado neighborhoods.

HE-C.1.18 The City should continue to preserve historic structures, conserve and protect the existing housing stock, provide adequate new housing, and avoid incompatible land uses in the Decoto and Old Alvarado neighborhoods.

HE-C.1.19 The City shall continue to solicit active neighborhood participation in addressing neighborhood problems such as graffiti, vandalism, and poor property maintenance.

HE-C.1.20 The City shall seek to eliminate incompatible land uses or blighting influences from residential neighborhoods through targeted code enforcement and other available regulatory measures.

HE-C.1.21 The City shall maintain and improve neighborhoods through the use of systematic code enforcement, regulatory measures, cooperative neighborhood improvement programs and other available incentives. The City shall focus on neighborhoods identified as high priority.

HE-C.1.22 To allow for new commercial and residential opportunities along Mission Boulevard, the City shall facilitate the relocation of the mobile home park.

HE-C.1.23 The City shall design open space areas, bicycle and pedestrian systems, and housing projects so that there is as much informal surveillance by people as possible to deter crime.

HE-C.1.24 Whenever possible and appropriate, the City shall avoid backing residences onto trails or recreational facilities to deter crime.

HE-C.1.25 The City shall review lighting and landscaping plans to ensure that they respond to public safety concerns.

HE-C.1.26 The City shall discourage the use of sound walls and gated communities in the Station District, while recognizing that safety and security will need to be addressed.

HE-C.1.27 The City shall require that multi-family housing be designed for the safety and security of children, and provide amenities for children, such as playgrounds, within the complex.

Implementation Programs

HE-C.1 The City shall continue programs that work with property owners in areas affected by poor building design and disproportionately high levels of criminal activity to add security devices, strengthen fences, and redesign building elements to reduce crime problems.

Responsibility:

City Council
Redevelopment Agency
Community Development Department
Union City Police Department

Time Frame:

FY 02-03; ongoing

Funding:

General Fund
Redevelopment set-aside funds
Community Development Block Grant funds

STATUS: Through its rehabilitation and code enforcement programs, the City directly aids homeowners to address safety issues. New housing projects are designed with safety and security in mind so that problems will not occur in the future.

HE-C.2 As appropriate, the City shall continue capital improvement and housing rehabilitation programs to upgrade circulation and housing in the Decoto and Old Alvarado neighborhoods.

Responsibility:

City Council
Community Development Department
Redevelopment Agency

Time Frame:

Ongoing

Funding:

Redevelopment set-aside funds
Community Development Block Grant funds

STATUS: The Decoto and Old Alvarado neighborhoods continue to be the major focus of the City's rehabilitation efforts. 40 Housing Rehabilitation projects were completed in 2010.

HE-C.3 As appropriate, the City shall target neglected residential properties through the Neighborhood Preservation and Housing Rehabilitation Programs. The City shall work with the property owners to bring these properties into compliance with City codes.

Responsibility:

Community Development Department

Time Frame:

On going

Funding:

Redevelopment set-aside funds
Community Development Block Grant funds

STATUS: This ongoing project has been successful in linking code enforcement issues with rehabilitation, as appropriate. The programs are also marketed at housing fairs and through the City's community access channel and website.

D. SERVICES TO SUPPORT RESIDENTIAL DEVELOPMENT

Goal HE-D.1	To ensure the provision of adequate services to support existing and future residential development.

Policies

HE-D.1.1 The City shall support the efforts of the Alameda County Water District and the Union Sanitary District to expand their facilities as appropriate, to ensure adequate water and sewer services in Union City.

HE-D.1.2 As appropriate, the City shall support the use of redevelopment funds for the upgrading of streets, sidewalks, and other public improvements in the Decoto and Alvarado Areas.

HE-D.1.3 The City shall ensure that housing developments pay their fair share in terms of financing public facilities and services.

HE-D.1.4 The City Police Department should strive to increase its staffing ratio to be consistent with the current average of cities within Alameda County. Staffing levels for 2001 are 2.1 (1.4 sworn officers and .7 non-sworn support staff) per 1,000 population.

HE-D.1.5 The City Fire Department should strive to increase its staffing ratio to 1 full-time equivalent personnel per 1,000 population to be consistent with urban/suburban fire department staffing levels.

HE-D.1.6 The City should provide fire facilities (including engines, and other vehicles, necessary equipment, and support personnel) sufficient to maintain the above service standards and using new fire protection technologies.

HE-D.1.7 The City shall continue to support local school districts in their efforts to provide quality education facilities that will accommodate projected changes in student enrollment.

HE-D.1.8 The City shall work cooperatively with the NHUSD in monitoring housing, population, and school enrollment trends.

Implementation Programs

HE.D.1 As required by State law, the City shall conduct an annual review of the Capital Improvement Projects Budget and of projects proposed by other local agencies in Union City to ensure that the provision of local services/facilities is consistent with projected growth.

Responsibility:

City Council
Planning Commission

Community Development Department
Public Works Department

Time Frame:

FY 02-03; annually thereafter

Funding:

General Fund

STATUS: The City continues to review its Capital Improvement Projects budget, particularly in light of recent budget issues. The City coordinates regularly with other agencies, such as the Union Sanitary District and the Alameda County Water District, to ensure that capacity is keeping pace with projected growth, both overall and on a project-by-project basis.

E. EQUAL OPPORTUNITY

Goal HE-E.1	To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of age, religion, race, sex, marital status, national origin, disability, and other arbitrary factors.

Policies

HE-E.1.1 As appropriate, the City shall continue to support fair housing programs through the City's Community Development Block Grant Program.

HE-E.1.2 The City shall continue to promote the enforcement of the State Fair Employment and Housing Commission.

HE-E.1.3 The City shall promote housing opportunities for all persons regardless of age, race, religion, sex, martial status, national origin, color, disability, or other barriers that prevent choice in housing.

HE-E.1.4 The City shall increase public awareness of affordable housing in the community.

Implementation Programs

HE-E.1 The City shall continue to provide funds and support for the operation of its fair housing counseling services. The City shall post information at Union City City Hall on the enforcement program of the State Fair Employment and Housing Commission and cooperate with the Southern Alameda County Association of Realtors to distribute such information to prospective home sellers and buyers.

Responsibility:

City Council
Community Development Department

Time Frame:

FY 02-03; ongoing

Funding:

General Fund
Community Development Block Grant funds

<u>STATUS</u>: The City continues to fund ECHO Housing for the provision of fair housing services, including tenant/landlord counseling and mediation. ECHO performs annual testing for discrimination, the subject of which is changed annually, such as race, family size, disability, etc. ECHO also holds regular fair housing fairs and advertises on local radio channels and in local papers. The City and ECHO also coordinate with rental housing owners to ensure understanding and compliance with fair housing law. ECHO provided tenant/landlord counseling and mediation services to 140 individuals in 2010.

HE-E.2 The City shall study the feasibility of developing rent review standards and policies that ensure that rents are consistent with the market and that rental units are meeting current code requirements.

Responsibility:
City Council
Community Development Department
Time Frame:
FY 02-03; ongoing

Funding:
General Fund

<u>STATUS</u>: At the time that this program was developed, rents were at a high point. Shortly thereafter, rents dropped significantly. Many of the rental housing complaints in Union City have been handled through ECHO housing and the City's code enforcement efforts.

HE-E.3 The City shall develop a public outreach program to inform community residents on the need for and the role of affordable housing in Union City. The City shall place information regarding affordable housing on the City website, in the City newsletter, and at City Hall.

Responsibility:
City Council
Community Development Department
Time Frame:
FY 02-03; ongoing
Funding:
General Fund
Community Development Block Grant funds

<u>STATUS</u>: In the last few years, the City has received much press coverage regarding our affordable housing efforts. The City has advertised in the local newspaper, on cable access, and on its website to promote specific projects and general information

on affordable housing. Although the City currently does not publish a newsletter, do to budget constraints, the cable access channel, as well as our affordable housing information mailing list, have proven to be highly effective in disseminating information on our programs. Furthermore, in 2002, Union City was the first City in Alameda County to have its Housing Element of the General Plan certified by the State on its first submission. Later that year, the City was recognized in a resolution presented by the State Assembly Member John A. Dutra and State Senator Liz Figueroa for our efforts to meet the housing needs of the community. In December 2003, Union City's housing production received "straight A's" in a report produced by the Bay Area Council. The City also participates annually in housing and other presentations and workshops to promote our housing programs in the community. All of these efforts help firmly establish the important role of affordable housing in the public's consciousness.

F. SPECIAL NEEDS

Goal HE-F.1	To provide a range of housing services to meet the needs of households with special needs within the City.

Policies

HE-F.1.1 The City shall continue to give special attention in housing programs to the needs of special groups, including the disabled, large families, the elderly, and families with low incomes.

HE-F.1.2 The City shall continue to support efforts at the regional and subregional levels to provide housing for the homeless and those in need of emergency shelter.

HE-F.1.3 The City shall strive to ensure that there is a reasonable inclusion of housing that is adaptable and accessible to the disabled.

HE-F.1.4 The City shall monitor the demand for senior housing to ensure that their needs are being met on an ongoing basis.

HE.F.1.5 The City shall continue to promote the development of larger units, both ownership and rental, to accommodate the housing needs of Union City's larger average family sizes. The City shall encourage the development of 5-bedroom single-family units and 3- and 4-bedroom multi-family units.

HE-F.1.6 The City shall encourage the development of housing for elderly, disabled, and low-income households where compatible with surrounding land uses and where site conditions and service capabilities permit. Sites considered especially appropriate for these uses are those accessible to transit, commercial, and medical services.

HE-F.1.7 The City shall implement the provisions of the affordable housing ordinance and support affordable housing for families, seniors, and the disabled.

HE-F.1.8 The City shall ensure that public transit services are provided at or near senior housing.

HE-F.1.9 The City shall facilitate the development of a range of housing types, including

affordable housing, independent living and assisted living for Union City seniors.

HE-F.1.10 As appropriate, the City shall establish a partnership with the Alameda County Housing Authority in building affordable senior housing on scattered sites throughout the city and implement the affordable housing ordinance.

HE-F.1.11 As appropriate, the City shall partner with community and non-profit organizations to provide health, housing, educational and other social services.

Implementation Programs

HE-F.1 The City shall continue to review present programs to assess their adequacy in meeting the special needs of young families, large families, and the elderly (e.g., transit, day care, medical facilities).

Responsibility:

City Council
Community Development Department

Time Frame:

FY 02-03; ongoing

Funding:

General Fund

STATUS: This is an ongoing program in which the City is continuously looking to ensure that residential developments have appropriate services nearby. Developing schools prior to increased development in a neighborhood, planning for higher densities near public transit, centrally locating clinics, and centralizing senior housing with senior services are several examples of efforts the City has made to meet this program. This project is both a short-term program to meet current needs and a long range program that will guide housing development well beyond the time frame of the current Housing Element.

HE-F.2 The City shall encourage the inclusion of 5-bedroom units in new single-family developments and 3- and 4-bedroom units in new multi-family developments.

Objective:

Between 5 and 10 percent of new single-family units approved should have 5 bedrooms and between 15 and 20 percent of new multi-family units approved should have 3 or 4 bedrooms.

Responsibility:

City Council
Planning Commission
Community Development Department

Time Frame:

FY 02-03; Ongoing.

Funding:

General Fund

STATUS: The city has seen an increase in 5 bedroom plans in some new developments, which is particularly marketable in Union City, given the high average household size. Furthermore, as mentioned before, the 120 unit Mid-Peninsula Housing affordable housing project has 49 3 and 4 bedroom units. Although largely market driven, Union City's efforts to develop more larger units has been assisted by the market.

HE-F.3 The City shall continue to participate with the appropriate homeless agencies in its efforts to address the needs of Union City residents in need of emergency shelter or temporary housing.

Objective:

Assure the provision of assistance to approximately 50 Union City residents annually.

Responsibility:

City Council
Community Development Department

Time Frame:

FY 02-03; ongoing

Funding:

Community Development Block Grant funds

STATUS: The prevention of homelessness is a key element of the City's overall housing program. The City directly funds numerous agencies that provide emergency shelter and services for the homeless. The Tri-City Homeless Coalition also owns and operates transitional housing in the Decoto neighborhood. The 120 unit affordable housing project built by Mid-Peninsula Housing, completed in 2006, aids numerous at-risk families in preventing homelessness.

HE-F.4 As required by State law, the City shall make sites readily accessible for development of emergency shelter and transitional housing by modifying the Zoning Ordinance to identify zoning districts under which such facilities will be allowed by right.

Responsibility:

City Council
Community Development Department

Time Frame:

FY 03-04

Funding:

General Fund

STATUS: The revisions to the City's Zoning Ordinance adding the provisions for the identification of zoning districts for emergency shelters and transitional housing, will be adopted in 2011-12.

HE-F.5 As appropriate, the City shall create a partnership with the Alameda County Housing Authority to build affordable senior housing on scattered sites throughout the community and implement the provisions of the affordable housing ordinance.

Responsibility:

Community Development Department

Time Frame:

FY 02-03

Funding:

Redevelopment Set-aside funds
In-lieu-fees
HOME

STATUS: **In working with other non-profits to develop affordable senior housing in the past 5 years, it has become apparent that targeted rather than random siting is crucial for successful senior housing projects. Economies of scale and location near amenities are also critical factors. Nonetheless, the City will looks at this program as more of an ongoing one, with the discussion of senior housing development as part of an overall discussion between the City and the Housing Authority to develop affordable housing in Union City.**

G. ENERGY CONSERVATION

Goal HE-G.1	To encourage energy efficiency in all new and existing housing.

Policies

HE-G.1.1 The City shall continue to promote the use of energy conservation features in the siting and design of all new residential structures.

HE-G.1.2 The City shall promote the use of weatherization programs (including programs operated by PG&E) for existing residential units especially among low-income households.

HE-G.1.3. As appropriate, the City shall implement state energy-efficient standards.

HE-G.1.4. The City should encourage the increased use of renewable energy.

HE-G.1.5. The City should promote an increase in the energy efficiency of new and existing housing beyond minimum state requirements.

HE-G.1.6 The City should encourage the use of shade trees in new residential development to reduce residential cooling needs associated with the urban heat island effect. The City shall ensure that the location and type of tree are carefully selected so that solar access is not compromised.

HE-G.1.7 The City should encourage the use of water efficient landscaping such as xeriscaping.

HE-G.1.8. The City should work with local utility companies to promote energy efficiency.

HE-G.1.9. When feasible, the City should encourage new developments to be sited to respond to climatic conditions, such as solar orientation, wind, and shadow patterns.

HE-G.1.10. The City should require the use of energy efficient and energy conserving design and construction techniques in all types of projects (including new construction and remodeled and rehabilitated structures).

HE-G.1.11. The City should develop design standards to allow energy self-sufficiency and generation projects.

HE-G.1.12. The City shall strive to reduce its energy usage by five (5) percent over the base year 2001. HE-G.1.13. The City shall support the use of renewable energy sources, such as solar, in residential, commercial and industrial developments and municipal facilities.

Implementation Programs

HE-G.1 The City shall continue to post and distribute information on currently available weatherization programs.

Responsibility:
Community Development Department
Time Frame:
FY 02-03; ongoing
Funding:
Community Development Block Grant funds

STATUS: Although access to PG & E weatherization programs has fluctuated over the years, the City still incorporates and markets weatherization as part of its rehabilitation program on an ongoing basis. The City, in working with the County of Alameda, includes many weatherization repairs as part of its Rehabilitation Program.

HE-G.2 The City shall continue to enforce State requirements, including Title 24 requirements, for energy conservation in residential development and encourage residential developers to consider employing additional energy conservation measures with respect to the following:

1. Street and driveway design
2. Lot pattern and configuration
3. Siting of buildings
4. Landscaping
5. Solar access

Responsibility:
City Council
Community Development Department
Public Works Department
Time Frame:
FY 02-03; ongoing
Funding:
General Fund

STATUS: The City continues to enforce State requirements, including Title 24 requirements, for energy conservation in residential development, primarily through the Building Division of the Economic and Community Development Department. City staff has developed a residential "green" building ordinance, completed in 2010.

HE-G.3 The City should develop energy efficiency and energy conservation design guidelines to help developers and homeowners identify possible options to improve the energy efficiency of their projects. The guidelines should be updated annually to ensure they continue to reflect current technologies and practices.

Responsibility:
Community Development Department
Time Frame:
FY 02-03
Funding:
General Fund

STATUS: Completed in 2010.

HE-G.4 The City should develop design standards to allow energy self-sufficiency and generation projects. The standards should reflect acceptable project impacts by zoning code designation and should be updated annually to ensure they continue to reflect current technologies and practices.

Responsibility:
Community Development Department
Time Frame:
FY 02-03
Funding:
General Fund

STATUS: Completed in 2010.

HE-G.5 The City shall analyze and implement a program to reduce the City's energy consumption by 5 percent over the base year 2001.

Responsibility:
Public Works Department, City Council
Time Frame:
FY 01-02
Funding:
General Fund

STATUS: In 2007, the City adopted Green Building Standards for public buildings.

H. MIXED USE/TRANSIT-ORIENTED DEVELOPMENT

Goal HE-H.1	To promote mixed use and transit-oriented development, especially around the intermodal station, that has good connectivity with the rest of the city while integrating well with the surrounding neighborhoods.

Policies

HE-H.1.1 As appropriate, the City shall ensure that residential development occurs concurrently with or following other types of development to create a mixed-use district identity and infrastructure.

HE-H.1.2 The City shall locate high density/mixed-income residential uses close to the intermodal facility.

HE-H.1.3 Where necessary, the City shall provide a transition from existing or planned lower density residential uses to new office, light industrial, and service commercial areas and/or retail commercial use areas. Land use intensity/density should be highest adjacent to the intermodal facility and transition to lower intensity/density land use toward the edge of the Station District.

HE-H.1.4 The City shall develop the Mission Boulevard area as a mixed-use commercial and residential district.

HE-H.1.5 The City shall encourage a mix of residential densities within the Station District when such mix will enhance the opportunities for neighborhood design. Specific objectives include unique streetscapes with a sense of openness, landscaping opportunities, and varied building setbacks. Further, mixed densities should be permitted when this approach will allow maximizing open space and recreational opportunities within the neighborhood.

HE-H.1.6 The intermodal facility shall be designed and linked to reduce the need for area residents to use private automobiles for daily work, shopping and service needs.

HE-H.1.7 The City shall create opportunities for mixed uses within the Station District so that people can live close to work, shopping, and service activities.

HE-H.1.8 The City should ensure that Station District land uses are in balance with citywide uses to help ensure that Union City will be a complete community, serving the diverse needs of its residents.

Implementation Programs

HE-H.1 The City shall issue an RFQ to develop a mixed-use residential/commercial project between D Street E Street, 2nd Street and Mission Boulevard.

Responsibility:

Community Redevelopment Agency

Time Frame:

FY 02-03

Funding:

Redevelopment Set-aside funds

<u>STATUS</u>: The City/Agency issued a refined RFP for the project to more adequately meet market conditions in 2008. However, an appropriate development project did not present itself. It is likely that this project will be pending until market conditions improve and more funding is available.