

EVALUATION OF THE PREVIOUS HOUSING ELEMENT

Government Code Section 65588 requires that each local jurisdiction review its past accomplishments as part of their Housing Element update. Specifically, each locality must assess:

- (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- (3) The progress of the city, county, or city and county in implementing the housing element.

This chapter evaluates past performance and assesses the continued relevance of those goals, principles and programs described in the 2003 Housing Element in addressing Alameda County's current and future housing needs.

In the 2003 Housing Element, the County described not only its goals and programs to be carried out within the unincorporated areas, but it also stated goals that were to be carried out on a countywide basis. These were further divided into two separate categories: "County-Initiated Objectives" and "County-Sponsored Objectives". The County has an interest in promoting and encouraging a balance between housing and employment and preservation of open space throughout the County. This review of the previous housing element is limited to those efforts specified as being "Unincorporated Area Policies" which is all that is required by the State.

The 2003 Housing Element identified the following broad goals and objectives for the unincorporated County:

Goal: Provide Adequate and Affordable Housing

- **OBJECTIVE 1:** To ensure a supply of good quality housing for persons and households of varying lifestyles, sexual preference, income and age groups, and handicapped persons, who choose to live in the unincorporated communities.

Goal: Encourage Housing Preservation and Rehabilitation

- **OBJECTIVE 2:** To ensure a supply of sound housing units in safe and attractive residential neighborhoods.

Goal: Balance Housing Needs and the Environment

- **OBJECTIVE 3:** To minimize the adverse environmental impacts of new residential development while maximizing the social and economic benefits of increasing the availability and affordability of housing.

For each of these goals, the 2003 Housing Element listed a series of principles and implementation steps to achieve them. The following pages identify the principles and implementation steps taken in addressing the 2003 goals.

REVIEW OF ALAMEDA COUNTY'S HOUSING PROGRAM

Goal: Provide Adequate and Affordable Housing

Objective 1: To ensure a supply of good quality housing for persons and households of varying lifestyles, sexual preference, incomes, ages, and physical and mental abilities, who choose to live in the unincorporated communities.

Principles

1.1 Provide a mix of affordable housing consistent with the needs of all income groups. Priority should be given to maintaining and improving the supply of housing available to very-low, low and moderate-income households. Over concentrations of subsidized housing should be avoided.

1.2 The housing supply should include a mix of rental and sale housing units that is consistent with demand for these types of units.

1.3 Ensure adequate housing opportunities for population groups or persons with special housing needs. Housing facilities for these groups should, to the extent possible, be integrated into existing residential neighborhoods and housing developments and sited to provide convenient access to public and private services and facilities.

1.4 Permit modular homes and mobile homes built since 1976 and placed on a permanent foundation, subject to applicable building and zoning regulations, on any site that a conventional dwelling is permitted.

1.5 Recognize the value of mobile home parks in providing affordable home ownership opportunities for low- and moderate-income households.

Implementation	Current Schedule/Status	How Effective was this Program?
1.1.1 Participate in State and federal housing programs. (County Housing and Community Development Department, Housing Authority) (Ongoing)	The Alameda County Housing and Community Development Department participates in a wide range of Federal and State affordable housing programs. HCD is the lead agency for the Urban County CDBG Program, and for the Alameda County Consortium HOME Program. HCD administers the countywide Mortgage Credit	Very effective. The County has been very effective at successfully applying for and supporting applications for, competitive housing funds at the State and Federal levels, as described in the Status column. Continue/Modify/Delete: Continue; this implementation step is included in the 2009-

Implementation	Current Schedule/Status	How Effective was this Program?
	<p>Certificate Program to assist first-time homebuyers. HCD administers the countywide Housing Opportunities for Persons with AIDS (HOPWA) program to develop housing and provide services for persons living with AIDS. HCD has led the county-wide continuum of care process to maximize federal resources to meet the needs of the homeless. Through this process, HCD has obtained funding through Shelter Plus Care, the Supportive Housing Program, and the HUD Section 202 and Section 811 financing.</p> <p>Tax credits have been used by a number of projects in the county. State of California resources accessed include the California Housing Finance Agency (CalHFA) HELP Program, and the Multi-family Housing Program. Redevelopment Project areas established in the unincorporated county areas of Ashland, Cherryland, Castro Valley, and San Lorenzo have generated Housing Set Aside Funds to be used for affordable housing projects and programs. The Alameda County Housing Authority actively pursues all funding available to it, including additional allocations of Section 8 and Public Housing funds.</p>	<p>2014 Housing Element; however, it is now categorized as policy 2.2.</p>
<p>1.1.2 Evaluate potential impacts of public and private projects on the existing housing supply. Restrict development or require that adequate replacement housing be provided when projects will result in substantial losses of low and moderate cost housing units.</p>	<p>Available information suggests that there have been no public or private projects that have resulted in the loss of affordable housing. Gains in existing or potential affordable housing have been achieved through the County's redevelopment projects,</p>	<p>The County has been effective evaluating projects and their potential impacts on existing affordable housing.</p> <p><u>Continue/Modify/Delete</u>: Continue; this implementation step is included in the 2009-</p>

Implementation	Current Schedule/Status	How Effective was this Program?
(County Planning Department) (Ongoing)	publicly assisted housing, and the small number of private projects that exceeded 50 units.	2014 Housing Element; however, it is now categorized as policy 5.3.
1.1.3 Provide education on the problems and needs in the area of housing as a means of changing ingrained negative attitudes towards the provision of low and moderate-income housing. (County Planning Department, County Housing and Community Development Department, Nonprofit Organizations) (Ongoing)	HCD has assisted in a number of efforts to provide education on the needs for, and benefits of, affordable housing. The non-profit organization East Bay Housing Organizations coordinates an annual "Affordable Housing Week" including press information, tours, and other outreach. HCD funds the efforts of Fair Housing organizations whose charge is to educate tenants and landlords on a wide range of housing issues. The Consolidated Plan and the EveryOne Home Plan to End Homelessness address this issue as well.	<p>The specific efforts undertaken have been very effective; however, the need to engage the community in meaningful dialogues about the need for affordable housing continues.</p> <p><u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 2.3.</p>
1.1.4 Encourage participation at the neighborhood level towards a solution of housing problems through seminars, community meetings and dialogue with local officials. (County Planning Department, County Housing and Community Development Department, Nonprofit Organizations) (Ongoing)	The County HCD Department projects and Redevelopment Agency conduct neighborhood meetings in targeted Unincorporated Areas. Residents and others who are highly involved may be appointed by the Board of Supervisors to the Housing and Community Development Advisory Committee or the Redevelopment Citizen's Advisory Committee. Neighborhood development reviews and the promotion of neighborhood program participation are among the tasks of these advisory committees. In addition HCD has consistently supported East Bay Affordable Housing Week, conducted by East Bay Housing Organizations, during which community meetings, seminars and housing tours, dialogues with public officials, and other events are held to highlight affordable	<p>The specific efforts undertaken have been very effective. Participation towards housing solutions is still needed.</p> <p><u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 2.4.</p>

Implementation	Current Schedule/Status	How Effective was this Program?
1.1.5 Use all present methods and develop new methods of providing economic assistance to provide affordable housing for all persons residing in the County. (County Housing and Community Development Department, Housing Authority, County Planning Department) (Ongoing)	housing needs and solutions. HCD supports moderate income first time homebuyers through the Mortgage Credit Certificate Program countywide. HCD provides direct assistance to the development of new affordable housing by financing a portion of the acquisition and construction costs of non-profit developed housing. A variety of funding sources, including tax exempt bonds, local housing trust fund, HOME and CDBG, HOPWA are used. The Redevelopment Agency also finances affordable housing through its Housing Set Aside Funds.	Use of present methods has been very effective. Development of new methods has achieved success but more is needed. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 2.5.
1.1.6 Encourage federal, State and local legislation and programs to provide housing assistance. (County Planning Department, County Housing and Community Development Department, County Housing Authority) (Ongoing)	Housing legislation is reviewed on a regular basis and recommendations are forwarded to the legislature. The County consistently supports programs and additional funding at the Federal, State, and local level to provide housing assistance that will benefit residents of Alameda County. The County HCD also spearheaded the creation of the National Shelter Plus Care Coalition to work towards sustained Federal funding for this critical housing resource for disabled homeless people.	Effective. In general funding levels for Federal, State, and local housing assistance programs have been maintained or increased. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 2.6.
1.1.7 Consider all County-owned and other public lands for their suitability as housing sites and adopt and support land use plans, disposition agreements and development programs to provide a range of housing on appropriate sites. (Real Estate Division: Public Works Agency) (Ongoing)	There were no residential developments on county owned lands within the unincorporated areas during the planning period.	This is an ongoing program. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 1.2.
1.1.8 Encourage and support research to	The Planning Department and the Building	The Public Works Smart Permit and Planning

Implementation	Current Schedule/Status	How Effective was this Program?
enable more rapid data collection and analysis in the field of housing. (County Planning Department, County Housing and Community Development)	Inspection Department have jointly developed a shared database that enables “smart” permitting. The shared database enables tracking of the project from start to finish as it proceeds through the permitting requirements of the two departments. The system facilitates data collection because project information can be easily accessed in one location by computer. The Geographic Information System, currently being developed and discussed in 1.1.9 below, is another computer tool useful for planning research. The GIS database can be queried to produce statistically useful information on housing.	Department Zoning Enforcement programs are up and running and have proven very effective. The Planning Department’s application program is being finalized. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 2.7.
1.1.9 Complete centralized accessible information service for each parcel in the Unincorporated Area of the County, to including planning and zoning information, and physical constraints. (County Planning Department, County Public Works Agency)	The Planning Department and the Public Works Agency are in the process of developing a computerized geographic information system (GIS) for all unincorporated parcels, and a pilot project has been completed. The database will be accessible to all County departments and eventually be available to the public by means of the internet. Data for each parcel will include: the assessor parcel number, zoning, FEMA rating, fire zone, location of infrastructure, as well as orthophotographs with superimposed parcel boundary lines. The database will be web-enabled and linked to MetroScan. The Planning Department has also developed a smaller GIS for unincorporated parcels in the West County that facilitates project planning.	This action is currently underway but has not been completed. It is expected to be completed by the end of 2009. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 1.3.
1.1.10 Encourage tested innovative techniques and materials to reduce the cost	The Uniform Building Code has always allowed alternative techniques or materials	Based on the UBC provisions and HCD’s success at utilizing them, it was determined

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of housing construction (County Board of Supervisors, County Planning Department, County Public Works Department) (Ongoing)	for housing construction if those techniques or materials can meet the standards set by the code. This determination is made by the Building Inspection Department.	that no new legislation was needed. <u>Continue/Modify/Delete:</u> Delete; this implementation step is not included in the 2009-2014 Housing Element.
1.1.11 Prevent exclusionary housing actions that put undue pressures on surrounding communities. (County Planning Department, County Housing and Community Development Department) (Ongoing)	The County HCD actively coordinates efforts to prevent exclusionary housing actions. Examples of this include tenant and landlord education and counseling services. The County Planning Department has consistently supported higher density development up to the maximum allowed by zoning and plan policies, often in the face of community opposition.	The planning processes and efforts which County HCD has spearheaded have been very effective at encouraging "fair share" efforts towards solving the housing problems of specific population groups. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 2.9.
1.1.12 Review ordinances and requirements that may unnecessarily increase the cost of housing or be working at cross-purposes in implementing the goals of the Housing Element. (County Planning Department, County Housing and Community Development Department, County Public Works Agency)	The County has established an Ordinance Review Committee to evaluate requirements that may pose a constraint to the development of housing within the unincorporated areas. The Ordinance Review Committee and the County's various boards and Commissions tasked with land use decision making periodically review ordinances and procedures for consistency with State law and County policy	The County has been proactive in its review of housing policies and guidelines. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 3.1.
1.1.13 Continue to maintain a system for keeping track of all subsidized low and moderate-income units. (County Housing and Community Development Program, County Housing Authority) (Ongoing)	The County HCD Department maintains a database of all subsidized housing units in Alameda County, by city and unincorporated county. The database was most recently updated in 2008. It includes public housing, number of Section 8 vouchers in place at the time of the survey, and earliest possible opt out dates for projects with project-based subsidies.	This program has been effective in tracking subsidized housing units. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 5.4.

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1.1.14 Develop and consider adoption of an Inclusionary Zoning ordinance to promote inclusion of affordable housing in new residential developments. (County Housing and Community Development Department, County Planning Department, Planning Commission, Board of Supervisors)	The County initiated an Inclusionary Zoning Ordinance feasibility study in September 2008. While much progress was made, it was decided to table the study until the economy and housing market showed more favorable signs.	This program is not complete. It has been included in the 2009 Housing Element. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 2.10.
1.1.15 Develop and consider adoption of an ordinance establishing an affordable housing fee to be imposed on new commercial and industrial development ("Commercial Linkage Fee"). (County Housing and Community Development Department, County Planning Department, Planning Commission, Board of Supervisors)	The County initiated a discussion about a possible fee; however, it was ultimately not adopted due to concerns that it would adversely impact commercial development.	This action was not recommended for the Housing Element Update. <u>Continue/Modify/Delete:</u> Delete
1.1.16 Develop policies and procedures to give priority expedited processing to residential developments that include a significant portion of units restricted to low- or moderate-income households. (County Planning Department, County Building Inspection Department)	The County adopted the Density Bonus Ordinance in 2005. The Ordinance offers incentives to developers that include affordable housing in their residential developments.	The County has been successful in establishing a Density Bonus Ordinance that includes a provision for expedited processing of affordable housing applications. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 2.11.
1.1.17 Modify appropriate ordinances and policies to reduce and/or waive fees for residential developments that include a significant portion of units restricted to low- or moderate-income households. Allow these developments to pay fees upon issuance of Certificate of Occupancy. (County Planning Department, County Building Inspection Department)	Under State Density Bonus law, developers may request expedited processing or other incentives for their projects that include a minimum number of units restricted to low income households or seniors. The County has also adopted a Park Dedication Fee ordinance that may be waived for low or moderate- income housing.	The Planning Director has the authority to reduce or waive fees for housing units restricted to low or moderate-income households. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 2.12.

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1.1.18 Establish a community-based Ordinance Review Advisory Committee, whose purpose would be to assist the County in developing proposed changes to zoning regulations, site review requirements, and similar requirements as noted in the Housing Element implementing actions listed below. (Board of Supervisors, County Planning Department)	The County has established an Ordinance Review Committee.	<p>The committee has met to evaluate proposed Ordinance changes. This program is ongoing.</p> <p><u>Continue/Modify/Delete:</u> Modify; the County shall maintain the Ordinance Review Committee. This has been continued as policy 3.6.</p>
1.1.19 Using the Ordinance Review Advisory Committee, review requirements for on- and off-site improvements for new developments, define what “excessive” requirements are, identify “excessive” potential requirements, and make every effort to reduce these “excessive” requirements, if any. (County Planning Department, County Public Works Agency)	County staff is developing Design Guidelines for the urban unincorporated area to provide developers with clarity and certainty about site planning and architectural design expectations. During this process, the review panel will consider “excessive” requirements and make recommendations to reduce such requirements, if any.	<p>The Design Guidelines will be completed in the first quarter of 2010.</p> <p><u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 3.2.</p>
1.1.20 Support legislation to provide and expand federal tax incentives to stimulate investment in low- and moderate-income housing, including Low Income Housing Tax Credits, Mortgage Credit Certificates, and tax-exempt financing. (Board of Supervisors, County Administrator) (Ongoing)	The Board of Supervisors reviews State and Federal housing legislative on a regular basis and forwards recommendations to the legislature. The County consistently supports programs and additional funding at the Federal, State, and local level to provide housing assistance that will benefit residents of Alameda County.	<p>The County has been effective in their efforts.</p> <p><u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 2.13.</p>

Implementation	Current Schedule/Status	How Effective was this Program?
1.1.21 Using the Ordinance Review Advisory Committee, review County Density Bonus Ordinance and consider amendments to offer incentives in exchange for deeper affordability and/or an increase in the number of affordable units. (County Planning Department, County Housing and Community Development Department, County Planning Commission, Board of Supervisors)	Staff anticipates that the Ordinance Review Committee will review the Density Bonus Ordinance to ensure consistency with State law in Summer 2009.	Under the 2009 Housing Element the County will revise its Density Bonus Ordinance to be consistent with recent changes to State law. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 2.14.
1.1.22 Seek to preserve affordability of units at risk of losing restrictions. Monitor and encourage federal and State efforts to ensure retention of existing federally subsidized housing stock. Evaluate the feasibility of allocating local resources to preserve these units and prevent the displacement of low- and moderate-income households. (County Housing and Community Development Department, Board of Supervisors) (Ongoing)	HCD will monitor the projects at risk of conversion to market rate during the term of this Housing Element update.	The County was successful in efforts to preserve 185 units of subsidized, affordable housing during the 1999-2006 planning period. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element. This item has been divided into goal 5, and policies 5.1 and 5.2.
1.1.23 Increase the residential height limit to a maximum of 40 feet in transit-oriented mixed-use development districts and high-density residential districts to ensure that multifamily housing can be effectively built. Allow exceptions to this maximum through the use of Conditional Use Permits. (County Planning Department)	County staff is developing Design Guidelines for urban development that include review of multi-family housing and mix-use development requirements in an effort to ensure that high density housing is compatible with existing neighborhood features.	The Design Guidelines will be completed the first quarter of 2010. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 3.3.
1.1.24 Using the Ordinance Review Advisory Committee, analyze the 25-foot height requirement in medium density residential zones and other zones, and consider modifications to these requirements, as appropriate. (County Planning Department)	County staff is developing Design Guidelines for urban development that include review of multi-family housing and mixed-use development requirements in an effort to ensure that medium and high density housing is compatible with existing neighborhood	The Design Guidelines will be completed the first quarter of 2010. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now

Implementation	Current Schedule/Status	How Effective was this Program?
	features.	categorized as policy 3.4.
1.1.25 Using the Ordinance Review Advisory Committee, analyze the impact of the County's parking requirements on the development of housing and modify the requirements if needed, especially as they relate to the provision of affordable and senior housing. (County Planning Department)	County staff is developing Design Guidelines for urban development that include review of multi-family housing and mixed-use development requirements in an effort to ensure that medium and high density housing is compatible with existing neighborhood features.	The Design Guidelines will be completed the first quarter of 2010. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 3.5.
1.2.1 Maintain and update information on area rental housing availability in assessing demand for rentals. (County Planning Department, County Housing and Community Development Department, County Housing Authority, Private Sector) (Ongoing)	The Alameda County Housing Authority and the County HCD Department conduct on-going assessments of rental housing availability through the lease up rates and time needed for lease up in the Section 8 rental assistance and similar rental assistance programs. There continues to be a strong demand for rental housing, even as rents rose significantly over the last several years.	The information collected has been effective at assessing demand for rental housing. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 2.15.
1.2.2 Maintain adequate land appropriately zoned for a mix of rental and sale housing which is consistent with demand for these types of units. (County Planning Department) (Ongoing)	In 2005 and 2006, the County underwent a process of rezoning land in order to accommodate the County's RHNA. The County believes that these parcels are sufficient to meet the current and projected demand for housing within the unincorporated areas.	As required by State law, the County will maintain a Sites Inventory listing parcels that may accommodate housing for sale or rental. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 1.4.
1.3.1 Revise the Zoning Ordinance to permit emergency homeless shelters as a permitted use in areas zoned for medium to high-density residential use (R-3 and R-4 districts). (County Planning Department, Planning Commission, Board of Supervisors)	The Zoning Ordinance was amended to allow emergency shelters as a conditional use in R-4 districts.	<u>Continue/Modify/Delete:</u> Continue; per State law this action will be addressed by the County within one year of the adoption of its Housing Element. This action has been added to the tasks of the Ordinance Review Committee listed on page 98.

Implementation	Current Schedule/Status	How Effective was this Program?
1.3.2 Codify the County's practice of offering reasonable accommodations in zoning and other requirements for residential developments serving disabled people or households with a disabled member in accordance with State and federal law, into written policies and procedures. Publicize the availability of these policies and procedures. (County Planning Department)	The County amended its Zoning Ordinance in 2006 to include Section 17.60 for Reasonable Accommodations. The County needs to develop materials to inform the public of this program.	The County amended its Ordinance, and intends to develop materials to inform the public of these policies. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 6.1.
1.3.3 Complete an analysis of the potential and actual governmental constraints upon the development, maintenance and improvement of housing for persons with disabilities. (County Planning Department, Housing and Community Development Department)	While formal analysis has not been conducted, the adoption of the Reasonable Accommodation Ordinance coupled with the ADA requirements implemented by the Building Department is a first step to reduce potential constraints for housing for persons with disabilities.	The County's development review process complies with State and Federal law. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 6.2.
1.3.4 Develop programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. (County Planning Department, Housing and Community Development Department)	In 2006, the County adopted its Reasonable Accommodations Ordinance to address potential barriers in the development of housing for disabled persons.	See response to Implementation 1.3.3. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 6.3.
1.3.5 Continue providing accessibility improvements under housing rehabilitation programs to increase the ability of physically disabled people to a) obtain and retain appropriate housing, and b) live independently. (County Housing and Community Development Department) (Ongoing)	The County continues to finance accessibility improvements on homes through CDBG funded housing rehabilitation programs.	The County has provided funding to support improvements to many residents in the unincorporated areas. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 4.7.
1.4.1 Enforce provisions of the County Zoning Ordinance and the County Building Code,	The County continues to permit modular and mobile homes that have been built since	There has been very little modular or mobile home development in the urban areas of the

Implementation	Current Schedule/Status	How Effective was this Program?
which, since 1981, permit the placement of modular homes and mobile homes, built since 1976 and placed on a permanent foundation to be located on any site on which a conventional dwelling unit is permitted. (County Planning Department, County Building Inspection Department) (Ongoing)	1976 and have permanent foundations to be located in single family and rural zoned areas.	County, except for some secondary housing units. There has been more mobile home development in the rural areas, where they are used for security or caretaker's housing. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 2.16.
1.5.1 Review existing Mobile Home Rent Stabilization Ordinance and amend to include specific provisions regarding allowable reasons for increasing rents over the allowed maximum, increasing the review fee, and providing for sufficient notice for tenants of all proposed rent increases. (County Planning Department, County Housing and Community Development Department)	This action was not completed during the planning period.	This action has been included in the 2009 Housing Element Update. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 2.17.

Goal: Encourage Housing Preservation and Rehabilitation

Objective 2: To ensure a supply of sound housing units in safe and attractive residential neighborhoods.

Principles

2.1 All housing should be adequately maintained and, where needed rehabilitated to protect the health and safety of residents while still maintaining affordability.

2.2 Maintain and improve the quality of residential neighborhoods. Incompatible residential and non-residential projects should be excluded where they would significantly impair desirable residential qualities. Compatible mixed-use developments should be supported in commercial areas adjacent to and on the edges of residential areas. Public facilities in and services to residential areas should be adequately maintained and, where necessary, improved.

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<p>2.1.1 Enforce applicable provisions of the housing and building codes. (County Building Inspection Department) (Ongoing)</p>	<p>The Code Enforcement Manager, operating out of the Planning Department, enforces the zoning code and identifies substandard and illegal units through complaints received from the public. The Building Inspection Department of the County Public Works Agency enforces compliance with the housing code as part of the approval process for a building permit and as part of the complaint process initiated by the Code Enforcement Manager. Fire and health officials are also authorized to enforce abatement of substandard housing conditions as appropriate.</p> <p>Enforcement of building and zoning codes sometimes entails an application for a zoning change or conversion of units to an allowable use for structures that were illegally created.</p>	<p>This has been a very well received and successful program, and has been expanded to allow Code Enforcement Officers to deal with Building, Housing, and Fire codes as well as Neighborhood Preservation and Zoning Ordinances.</p> <p><u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 4.1.</p>
<p>2.1.2 Prepare a study to determine the cost and feasibility of reinstituting housing code enforcement by the County Building Inspection Department. (Building Inspection Department)</p>	<p>At one time, the Building Inspection Department received funds from the County's General Fund to perform inspections inside housing suspected to be substandard. Now that these funds are no longer available, the Building Inspection Department will only inspect the inside of an existing rental housing unit when a tenant makes a complaint about substandard conditions.</p> <p>While there have been ongoing discussions regarding re-instituting interior inspections for all types of housing as part of routine enforcement of the housing code, to date there has been insufficient funding and</p>	<p>This program has not been implemented due to budgetary constraints. Therefore, its effectiveness cannot be evaluated.</p> <p><u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 4.8.</p>

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<p>2.1.3 Require, as a condition of property transfer, building inspection and necessary repairs to meet health and safety standards. (County Building Inspection Department)</p>	<p>staffing to undertake a formal cost and feasibility study.</p> <p>Because of budget and staffing constraints, this action was not implemented. This issue remains a concern that the County will consider.</p> <p>Currently, existing units are inspected only when the County receives complaints. If housing and building code violations are discovered, owners are required to make improvements to bring the buildings to minimum code standards. (See discussion 2.1.1 above)</p>	<p>This program has not been implemented due to budgetary constraints. Therefore, its effectiveness cannot be evaluated.</p> <p><u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 4.9.</p>
<p>2.1.4 Continue providing housing rehabilitation programs. (County Housing and Community Development Department) (Ongoing)</p>	<p>HCD continues to administer a wide range of rehabilitation programs in jurisdictions throughout the County. In the unincorporated county, HCD and the Redevelopment Agency fund single-family rehabilitation services ranging from minor home repairs to full rehabilitation loans for low-income homeowners. Special programs developed recently include seismic retrofit assistance, and energy conservation assistance. Since 1999, 44 units in the unincorporated county have been rehabilitated, 22 homes have received grants for accessibility improvements, 58 grants have been awarded for painting/curb appeal, and 321 minor home repairs have been completed.</p>	<p>The County's housing rehabilitation programs have been very effective, which is evidenced by the number of units rehabilitated and by the fact that cities continue to contract with the County to provide these services on their behalf.</p> <p><u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 4.10.</p>
<p>2.1.5 Continue to support the Community Reinvestment Act to encourage financial institutions to provide loans in high-risk areas and for affordable housing developments. (County Housing and Community</p>	<p>HCD has participated in a number of programs with lenders as part of the Community Reinvestment Act. Lenders have participated in first time homebuyer opportunities as part of their CRA</p>	<p>The Community Reinvestment Act has been an effective incentive to encourage private lenders to provide loans to projects that they might otherwise not have funded. The County has effectively used private financing</p>

Implementation	Current Schedule/Status	How Effective was this Program?
Development Department, Board of Supervisors) (Ongoing)	requirements, offering attractive terms to the participants. HCD has also worked closely with the Federal Home Loan Bank Board's Affordable Housing Program on a number of projects throughout the county. The County, as the lead agency in the Alameda County HOME Consortium will be reviewing private lending activity in high risk areas as part of the implementation of the federally mandated "Analysis of Impediments to Fair Housing", and will be working with lenders to implement the Neighborhood Stabilization Program, as well as to work to end the current high rate of home foreclosures.	to leverage its subsidy investments in subsidized housing for lower-income households. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 2.18.
2.1.6 Stimulate neighborhood and community improvement by providing financial and technical assistance in the form of low interest loans, technical assistance and code enforcement. (County Planning Department, County Redevelopment Agency, County Housing and Community Development Department, County Building Inspection Department) (Ongoing)	The County Planning Department's Zoning Enforcement division administers the Neighborhood Preservation Ordinance. The County Community Development Agency's Redevelopment Agency (RDA) provides technical assistance, grants, and low-interest financing for housing and neighborhood/community improvements in County Redevelopment Areas. Representative projects/programs implemented by RDA over the planning period include: a Graffiti Abatement and Façade Improvement program, a streetscape project for Castro Valley, and sidewalks for Cherryland. The County Housing and Community Development Department administers a Community Development Block Grant-funded neighborhood improvement program that provides home improvement grants and loans for lower-income households in unincorporated neighborhoods. Over 400	These programs have been very successful in improving the communities. They have spent all the monies available to them, and could easily use more if it were available. They have funded programs such as street improvements, including undergrounding of utilities along a major thoroughfare, construction of parks and community centers, façade improvement programs, graffiti abatement, tenant improvement programs, etc. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 4.2

Implementation	Current Schedule/Status	How Effective was this Program?
	grants and loans have been disbursed over the planning period.	
2.1.7 Sponsor and support legislation that would increase funding available to low and moderate income housing rehabilitation programs. (Board of Supervisors, County Administrator) (Ongoing)	The Board of Supervisors reviews State and Federal housing legislation on a regular basis and forwards recommendations to the legislature. The County consistently supports programs and additional funding at the Federal, State, and local level to provide housing assistance that will benefit residents of Alameda County.	<p>The County has supported legislation and other means of increasing available funding to support housing rehabilitation in the County.</p> <p><u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 4.3</p>
2.2.1 Provide adequate funding for maintenance and improvement of public facilities within and services provided to residential areas. (County Planning Department, County Public Works Agency, and Service Agencies) (Ongoing)	The County Public Works Agency maintains Unincorporated County facilities on an on-going basis. The Hayward Area Recreation Department maintains several parks and community facilities in the Unincorporated County on an on-going basis. The County HCD Department assists in the maintenance and improvement of Unincorporated County lower-income neighborhoods through public infrastructure and neighborhood facilities funding utilizing Community Development Block Grant funds. The County Redevelopment Agency assists in the maintenance and improvement of residential areas within established Redevelopment Areas.	<p>The County has been fairly successful in maintaining and improving public facilities for residential areas. However, severe budgetary constraints, including decreasing State support, have often caused deferral of maintenance or improvement, or have precluded initiation of new projects.</p> <p><u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 4.4</p>
2.2.2 Continue to enforce the Neighborhood Preservation Ordinance. Review and revise, as necessary. (County Planning Department) (Ongoing)	The Code Enforcement Manager, acting out of the Community Development Agency's Planning Department, enforces the Neighborhood Preservation Ordinance approved by the Board in 1989 and later modified in 1999 to include non-residential and rural properties in addition to urban residential properties. This ordinance	The Code Enforcement Program has been very successful and has been expanded several times during the plan period to bring other types of violations under its aegis. The Program has also received a great deal of community support, which has contributed greatly to its success.

Implementation	Current Schedule/Status	How Effective was this Program?
	addresses property nuisances by requiring that properties be maintained to specified standards. The new procedure cuts down on the length of the notification and hearing process, allows the County Construction Department to send out a contractor to bring the property into compliance, and authorizes recovery of payment by a property lien. The enforcement process was streamlined at the beginning of 2001 with the hiring of two additional Zoning Investigators (for a total of 4 investigators) and the implementation of a more rigorous compliance procedure.	<u>Continue/Modify/Delete</u> : Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 4.5
2.2.3 Using the Ordinance Review Advisory Committee, review and, as appropriate, revise or create zoning districts and regulations, and site development and planned development district standards and guidelines to support appropriate mixed-use residential/commercial development. (County Planning Department)	The County is currently researching policies and ordinances pertaining to mixed use developments. It is expected that the County will develop and adopt policies during the 2009 Housing Element planning period. As the evaluations of these guidelines are not limited to the Ordinance Review Committee, staff has recommended that the item be revised.	<u>Continue/Modify/Delete</u> : Modify; this implementation step is to be revised as follows, "Review and, as appropriate, revise or create zoning districts and regulations, and site development and planned development district standards and guidelines to support appropriate mixed-use residential/commercial development." This item has been moved to policy 2.19.

Goal: Balance Housing Needs and the Environment

Objective 3: To minimize the adverse environmental impacts of new residential development while maximizing the social and economic benefits of increasing the availability and affordability of housing.

Principles

3.1 Encourage new residential development to locate on vacant or underutilized sites within the existing urban area, or on land contiguous to existing urban areas and where development would result in more efficient use of existing public services and facilities and improve housing opportunities close to employment centers, shopping areas, and major transportation facilities.

3.2 In terms of site planning and building design, all new residential projects should prevent underutilization of scarce land resources while also being compatible with adjoining residential uses.

3.3 Residential projects should utilize a variety of housing types, unit clustering, and special construction techniques, where these will preserve natural topographic, landscape and scenic qualities.

3.4 Encourage the utilization of passive and active solar energy collection systems and other energy saving and water conservation measures in residential developments.

3.5 All residential projects should be sited, designed and landscaped to: ensure privacy and adequate light, air and ventilation to units and residential open space areas; provide adequate and usable private indoor and outdoor spaces; and ensure adequate visual and acoustical buffering and/or separation between residential units and adjoining non - residential units and major transportation facilities.

Implementation	Current Schedule/Status	How Effective was this Program?
3.1.1 Review and, as appropriate, revise zoning districts and regulations, and site development and planned development district standards and guidelines to favor in-fill development. (County Planning Department)	<p>As a part of the 2009 Housing Element update, the County has identified infill parcels to accommodate future development.</p> <p>In general, infill is encouraged by General Plan policy and by the County's secondary unit policy that allows secondary units in single-family residential districts that have the infrastructure to support higher density.</p>	<p>Although in the past the County has been able to maintain enough adequate sites for future housing development, the urbanized areas of the County are nearly fully built-out, and voter initiatives to concentrate development in the western part of the County has made it difficult to find new sites for future housing development.</p> <p><u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 7.1.</p>
3.1.2 Review and, as appropriate, revise service-related development fees and assessments to encourage development in areas where minimal improvements to infrastructure would be required. (Service	Development fees and related service fees may be, and have been, waived or reduced for affordable housing projects. A comparison of development fees in Alameda County indicates that the County's fees for	This has been effective in reducing development costs where appropriate. However, the tradeoff is that where fees are waived or reduced, less funding is available for providing amenities such as parks, traffic

Implementation	Current Schedule/Status	How Effective was this Program?
Agencies, County Administrator) (Ongoing)	residential projects in the unincorporated County are lower or on par with most cities in the County that have approached buildout and are dealing primarily with infill. In comparison to cities in the County that are developing raw land and thus extending services, the County's fees are significantly lower and thus do not serve as a constraint to new market rate development.	mitigation, schools, etc. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 7.2.
3.2.1 Enforce applicable provisions of the Zoning Ordinance (County Planning Department) (Ongoing)	The County Planning Department uses the Zoning Ordinance and State laws such as the California Environmental Quality Act (CEQA) as the basis of its analysis of proposed land uses and development.	The County has been effective in its application of the Zoning Ordinance and CEQA. <u>Continue/Modify/Delete:</u> Delete; this implementation step is not included in the 2009-2014 Housing Element due to its similarity to other policies in the County's Housing Plan.
3.2.2 Review development potential under current zoning, and revise zoning to increase densities, where appropriate, to ensure appropriate use of scarce land resources and compatibility with existing uses. (County Planning Department)	In 2005 and 2006 the County modified the zoning of several hundred parcels as part of its Housing Element Implementation. In deciding which parcels to rezone, the County considered existing infrastructure, recent development trends in the area, and current and future access to transit. As a part of its updates to the Eden Area and Castro Valley Area Plans the County will perform a close assessment of potential land use incompatibilities and if necessary rezone parcels to avoid this impact.	The County has been effective in ensuring that projects and zoning modifications are compatible with existing adjacent uses and densities. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 1.6.
3.2.3 Utilize site development and planned development district review provisions. Review standards and revise, as needed. (County Planning Department)	The Planning Department has determined that no revisions have been necessary, since projects continue to utilize site development and planned development district review provisions. The Department uses SDR and	Site Development Review and Planned Development zoning have been effective in tailoring development to meet County standards and be consistent with adjacent development.

Implementation	Current Schedule/Status	How Effective was this Program?
	the PD district for this purpose. Residential areas located within specific plan areas are subject to the design guidelines contained in those plans. Developing design standards for multi-family housing not located in a specific plan area is on the Department's agenda as part of the creation of design review guidelines.	<u>Continue/Modify/Delete:</u> Delete; this implementation step is not included in the 2009-2014 Housing Element due to its similarity to 3.1.1.
3.2.4 Review utilization of Secondary Unit provisions of zoning ordinance. Review standards and revise, as needed to promote utilization while minimizing adverse impacts. (County Planning Department)	Alameda County has revised its Ordinance and policies to be consistent with State law regarding second units. Second units are a permitted use in zones where single family residences are allowed, subject to specific requirements for size, setbacks, parking, etc.	This is an ongoing program, and this action has been included in the Housing Element update. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 7.3.
3.2.5 Develop and consider adoption of revisions to zoning ordinance to require minimum densities for new residential developments in all residential zoning categories. (County Planning Department, Planning Commission, Board of Supervisors)	While there is no minimum density requirement, residential developments in the urban unincorporated area are usually developed at the maximum allowed density.	This action was not completed during the previous period; it has been included in the Housing Element update. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 7.4.
3.2.6 Identify areas adjacent to or in close proximity to transit and transportation corridors that are appropriate for high-density residential development. Re-zone as appropriate to increase densities. (County Planning Department, Planning Commission, Board of Supervisors)	The County has identified areas close to transit that are suitable for residential development as a part of its 2005-2006 Housing Element Implementation, and has rezoned them accordingly.	This action was completed. The County will consider opportunities for transit-oriented development as a part of the ongoing maintenance of the Sites Inventory. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 7.5.
3.3.1 Continue specific policies and	The General Plan contains specific guidelines	These programs have proven effective in

Implementation	Current Schedule/Status	How Effective was this Program?
guidelines for development in areas of significant environmental resources and hazards. (County Planning Department) (Ongoing)	for hillside and riparian resources. The County Public Works Agency implements and enforces the Alameda County Grading and Watercourse Ordinances. The Grading Ordinance regulates grading for the purpose of controlling erosion and preventing slope hazards. The Watercourse Ordinance safeguards and preserves watercourses, prevents damage due to flooding, controls sedimentation, and enhances their recreational and beneficial uses. The East County Area Plan's Table 9 provides environmental standards for subdivision and site development review for agricultural parcels. Environmental review under the California Environmental Quality Act (CEQA) and review under the Planned Development district and Site Development Review process also provide the County with a means to protect environmental resources and prevent impacts to housing from geological hazards.	preserving topographic features. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 7.6.
3.3.2 Develop [residential projects] under planned development district zoning where appropriate. (County Planning Department, County Building Inspection Department) (Ongoing)	The Planning Department frequently rezones a project to a Planned Development district in order to more easily tailor the project to the conditions of the site and to cluster housing units so that common open areas may be created where these will preserve natural topographic, landscape and scenic qualities.	This has been very effective in tailoring development to fit in the natural environment. <u>Continue/Modify/Delete:</u> Delete; this implementation step is not included in the 2009-2014 Housing Element as the County believes that it can accommodate its housing needs under current zoning requirements.
3.4.1 Enforce requirements of the Subdivision Map Act and "Title 24" of the State Building Code and any other requirements providing for solar access and energy conservation. (County Planning	All proposed residential units are checked by the Building Inspection Department to ensure that their design and construction complies with the Title 24 standards and other applicable State standards relating to energy	These programs have been very effective in achieving this goal. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-

Implementation	Current Schedule/Status	How Effective was this Program?
Department, County Building Inspection Department) (Ongoing)	conservation. The California Energy Commission updates the energy codes with regularity and has recently released emergency standards for energy efficiency in new buildings. The Planning Department enforces domestic plumbing and water conservation guidelines in the site review process.	2014 Housing Element; however, it is now categorized as policy 7.7.
3.4.2 Promote utilization of energy efficiency and solar generation through provision of low-interest loans, grants, and technical assistance. (County Housing and Community Development Department) (Ongoing)	HCD has financed installations of solar panels on affordable housing developments as well as weatherization and energy efficiency improvements on single family homes through housing rehabilitation programs. HCD awards points in competitive funding processes for developments which include high levels of energy efficiency.	HCD has been successful in incorporating energy efficiency within its housing programs. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 7.8.
3.5.1 Utilize adopted plans, environmental review, site review and planned development provisions. (County Planning Department) (Ongoing)	The Planning Department utilizes environmental reviews as prescribed under the California Environmental Quality Act (CEQA) Site Development Review and rezoning to the Planned Development district with the intention of creating a well-designed and environmentally sensitive project. See also the discussion under 3.3.2.	As noted above, Site Development Review and Planned Development District zoning has proven very effective in balancing provision of housing with protection of the natural environment. <u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 7.9.
3.5.2 Enforce applicable provisions of the zoning ordinance; review and revise as necessary. (County Planning Department) (Ongoing)	The Planning Department enforces the Zoning Ordinance as described in 2.1.1. The Zoning Ordinance is frequently reviewed by the Board of Supervisors and Planning Commission to accommodate community needs, and to ensure consistency with State and Federal law.	The County has been effective in enforcing the zoning ordinance. As part of the Housing Element review, the County continues to seek ways to enforce the existing requirements without exacerbating the cost of developing affordable housing to the extent practicable. Affordable housing is sometimes impacted by zoning requirements in terms of the overall cost to develop. The Goals, Policies and

Implementation	Current Schedule/Status	How Effective was this Program?
		<p>Programs in this Housing Element are intended to facilitate the development of affordable housing while balancing the overarching needs of the community – including livability and compatibility – that the ordinance was established to address.</p> <p><u>Continue/Modify/Delete:</u> Continue; this implementation step is included in the 2009-2014 Housing Element; however, it is now categorized as policy 7.10.</p>

QUANTIFIED OBJECTIVES FROM THE PREVIOUS ELEMENT

The quantified objectives from the 2003 Housing Element took into account the anticipated funding for subsidized housing, as well as expected building activity throughout the unincorporated areas of the County. Table B-1 describes the County's quantified objectives and provides a brief update on their status. Table B-2 provides a quantitative analysis of the County's housing production as compared to its quantified objectives. Table B-2 demonstrates that the County was able to accomplish 95% of its housing goals for the period.

Table B-1: Quantified Objectives, Unincorporated Alameda County, 2001-2007⁽¹⁾

Conservation/ Preservation	Total	VLI	LI	MOD	Notes	Status
Park Terrace	43		9		At-risk unit preservation	Preserved 2004
Ashland Village	142		142		At-risk unit preservation	Preserved 2007
Vista Creek	50		10		At-risk unit preservation	Converted to market rate
Landmark Villa	97		20		At-risk unit preservation	Converted to market rate
Subtotal	232	0	181	0		
Rehabilitation	Total	VLI	LI	MOD	Notes	Status
Single Family Rehabilitation	78	36	42		Various sites	37 units completed
Multi-family Rehabilitation	72	48	24		Quail Run Apartments	104 units completed
Subtotal	150	84	66	0		
New Construction	Total	VLI	LI	MOD	Notes	Status
Alman Homes	9			6	For purchase	Completed 2003
FESCO Transitional	8	8				Completed 2003
Housing Alliance	28	28			Lorenzo Creek	Completed 2004
Kent Ave. Senior Apartments	80	40	40		84 units	Completed 2008
Other Projected Projects	120	48	60	12	Various Projects	80 units
Subtotal	245	124	100	18		
TOTAL, AFFORDABLE	727	208	347	18		
Private Sector	Total				Notes	Status
New Construction	918				1,073 units of housing ⁽²⁾	Completed
GRAND TOTAL	1,645					

Source: Alameda County Community Development Agency

Notes:

- (1) The 2003 Housing Element provided quantified objectives for 2001-2007. However, the previous planning period covered January 1, 1999 through June 30, 2006. According to County data, the County produced or preserved 643 units (599 multiple family units and 44 single family units) of housing from 1999-2006. In order to maintain consistency with the quantified objectives from the prior Housing Element, the status for all projects has been given; but, those projects completed in 2007 or later have been credited for 2007-2014 planning period. Please review pages 80-83 for more information.
- (2) Excludes affordable housing developed during the period.

Table B-2: Quantified Objectives vs. Actual Housing Production 2001-2007

	Income Groups				TOTAL
	Very Low	Low	Moderate	Above Moderate	
Conservation/ Preservation		181			232
Actual		151			151
% of Objective		83%			65%
Rehabilitation	84	66			150
Actual	36	105			141
% of Objective	43%	159%			94%
Construction	124	100	18	921	1,163
Actual	118	82	172 ⁽¹⁾	901	1,273
% of Objective	95%	82%	956%	98%	109%
All Programs	208	347	18	921	1,645
Actual	154	338	172	901	1,565
% of Objective	74%	97%	956%	98%	95%

Source: Alameda County Community Development Agency

Notes:

- (1) Staff analyzed data from the National Association of Home Builders (NAHB) Affordability Index from 2001-2007 and determined that an average of 16% of the units sold would have been affordable to households with incomes of up to 120% of the area's median income (moderate income households).

PROGRESS TOWARDS RHNA

Another component of this review is the County's progress toward fulfilling its share of the regional housing needs from July 1, 1999 to December 31, 2006. The County achieved 18% of its RHNA goals for housing affordable to very low and low income households. Overall the County achieved 24% of its RHNA allocation.

Table B-2: Progress towards 2003 Housing Element RHNA

Income Groups	RHNA	Units Constructed	Difference	% Achieved
Very Low	1,785	118	(1,667)	7
Low	767	82	(685)	11
Moderate	1,395	172	(1,223)	12
Above Moderate	1,363	901	(462)	66
TOTAL	5,310	1,273	(4,037)	24

Source: Alameda County Building Inspection Division Records and the Alameda County Community Development Agency