

HOUSING PLAN SUMMARY

Program	Key Objectives	Timeframe	Responsible Agency	Funding Source
<i>Provide Adequate Sites</i>				
Residential Sites Inventory	<ul style="list-style-type: none"> Continue to provide adequate sites to accommodate the County's RHNA of 2,167 units. 	2009-2014	CDA-Planning	General Fund
Web Based Zoning and Planning Information	<ul style="list-style-type: none"> Provide a centralized, accessible, web based zoning and planning data 	2010	CDA-Planning	General Fund
Annual Progress Report	<ul style="list-style-type: none"> Prepare an annual report for submission to State HCD 	2009-2014	CDA-Planning	General Fund
<i>Assist in the Development of Affordable Housing</i>				
Inclusionary Zoning Ordinance	<ul style="list-style-type: none"> Investigate the feasibility of an Inclusionary Zoning Ordinance . Recommend parameters of an inclusionary Zoning Ordinance 	2011	CDA-Planning	General Fund
Density Bonus Program	<ul style="list-style-type: none"> Revise Chapter 17.56 of the Municipal Code Create brochures and other materials necessary to promote the County's Density Bonus Program to developers. 	2010	CDA-Planning	General Fund
Secondary Units	<ul style="list-style-type: none"> Promote the Secondary Unit Program to increase public awareness 	Ongoing	CDA-Planning	General Fund
EveryOne Home	<ul style="list-style-type: none"> Prevent homelessness and other housing crises. Increase housing opportunities for the plan's target populations. 	Through 2020	BHCS; CDA-HCD; PHD-OAA; SSA; and the CoC	General Fund
HIV/AIDS Housing and Services	<ul style="list-style-type: none"> Address the housing and needs of low income people with HIV/AIDS and their families. 	Ongoing	CDA-HCD and the PHD-OAA	HOPWA, CARE, and McKinney-Vento Funds
First Time Homebuyer	<ul style="list-style-type: none"> Provide resources for 	Ongoing	CDA-HCD	General Fund

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Resources	first time homebuyers			
Mortgage Credit Certificate	<ul style="list-style-type: none"> Assist 40 county-wide (5-7 in the unincorporated County) low and moderate income first time homebuyers in the unincorporated areas. 	Ongoing	CDA-HCD	Mortgage Credit Certificate
Section 8 Housing Programs	<ul style="list-style-type: none"> Provide rental assistance to 600 extremely low and very low income households in the unincorporated areas during the planning period. 	Ongoing	HACA	HUD - Section 8
Family Self Sufficiency Program (FSS)	<ul style="list-style-type: none"> Assist 20 Section 8 recipients in the unincorporated areas to achieve self-sufficiency during the planning period. 	Ongoing	HACA	HUD - Section 8, additional public and private funds
Affordable Housing Development	<ul style="list-style-type: none"> Identify and complete between four to six new affordable housing projects during the planning period 	Ongoing	CDA-HCD and the RDA	Redevelopment Housing Set Aside, HOME, CDBG, County Affordable Housing Trust Fund
<i>Address Governmental Constraints</i>				
Ordinance Review Committee	<ul style="list-style-type: none"> Periodically review proposed changes to the Alameda County Zoning Ordinance to ensure consistency with the Housing Element law and State and Federal fair housing laws. Ensure that County regulations do not unnecessarily constrain housing development 	Ongoing	CDA-Planning	General Fund
Design Guidelines	<ul style="list-style-type: none"> Establish design review guidelines for new construction and redevelopment projects 	2010	CDA-Planning	General Fund

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	in the County.			
<i>Conserve and Improve Existing Affordable Housing Stock</i>				
Minor Home Repair	<ul style="list-style-type: none"> Assist 290 lower income households over the planning period. 	Ongoing	CDA-Construction, HCD and RDA	CDBG, Redevelopment Housing Set-Aside
Accessibility Grants	<ul style="list-style-type: none"> Assist 17 households over the planning period. 	Ongoing	CDA-Construction, HCD and RDA	CDBG, Redevelopment Housing Set-Aside
Curb Appeal/Paint Grants	<ul style="list-style-type: none"> Assist 116 lower income households over the planning period. 	Ongoing	CDA-Construction, HCD and RDA	CDBG, Redevelopment Housing Set-Aside
Rehabilitation Loans	<ul style="list-style-type: none"> Assist 56 homeowners during the planning period 	Ongoing	CDA-Construction, HCD and RDA	CDBG, Redevelopment Housing Set-Aside
Foreclosure Prevention	<ul style="list-style-type: none"> Provide up to date information about avoiding and dealing with foreclosure. 	Ongoing	CDA-HCD	General Fund
Graffiti Abatement	<ul style="list-style-type: none"> Provide removal of graffiti from commercial, residential, and public properties. 	Ongoing	RDA	CDA-Redevelopment Agency (RDA)
Neighborhood Stabilization Program (NSP)	<ul style="list-style-type: none"> Purchase and rehabilitate 25 foreclosed properties during the planning period. 	2009-2014	CDA-HCD	Neighborhood Stabilization Program
Lead Based Paint Program	<ul style="list-style-type: none"> Prevent childhood lead poisoning and other health-related environmental problems 	Ongoing	ACLPPP	HUD, EPA, CDC and DHS
Code Enforcement	<ul style="list-style-type: none"> Continue to enforce applicable sections of the Alameda County Ordinance and related land use regulations 	Ongoing	CDA-Planning, Code Enforcement Division	General Fund and Planning Fees

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<i>Preserve Affordable Housing at Risk of Conversion</i>				
Preservation of At Risk Housing	<ul style="list-style-type: none"> • Maintain a database of subsidized housing units in order to monitor the status of units at risk of conversion • Pursue funding from private, State and Federal programs to assist in preserving at risk housing 	Ongoing	CDA-HCD and RDA	Redevelopment Set-Aside, HUD, HOME, and Section 8
Condominium Conversion	<ul style="list-style-type: none"> • Continue to enforce the Condominium Conversion Guidelines 	Ongoing	CDA-Planning, PWA-Development Services	General Fund
<i>Promote Equal Housing Opportunities</i>				
Fair Housing Services	<ul style="list-style-type: none"> • Reduce housing discrimination through the provision of fair housing and landlord/tenant services 	Ongoing	CDA-HCD	CDBG
<i>Environmental Sustainability</i>				
Green Building Ordinance	<ul style="list-style-type: none"> • Adopt and enact a Green Building Ordinance 	2009	CDA-Planning	General Fund
Climate Action Team/Action Plan	<ul style="list-style-type: none"> • Develop a climate action plan in 2010 • Convene countywide events to discuss and disseminate information about the causes of climate change and strategies to reverse its affects 	Ongoing	Alameda County CDA, General Services Agency (GSA), Public Works Agency (PWA), and Stopwaste.org	General fund and grant support from the Regional Air Quality Control Board
StopWaste.org	<ul style="list-style-type: none"> • Provide strategic planning, research, education and technical assistance to the public, businesses and local governments on waste reduction 	Ongoing	StopWaste.org	Facilities Fees and fees paid for waste disposal
Mixed Use and Transit Oriented Developments	<ul style="list-style-type: none"> • Develop programs to promote mixed use and transit oriented developments 	Adopt Plans in 2009; program development	CDA-Planning	General Fund

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	<ul style="list-style-type: none">• Investigate incentives to support mixed use and transit oriented developments	2010		