

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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April 29, 2011

Ms. Susan S. Muranishi
County Administrator
County of Alameda
1221 Oak Street, Room 555
Oakland, CA 94612

Dear Ms. Muranishi:

RE: Review of Alameda County's Adopted Housing Element

Thank you for submitting Alameda County's housing element adopted April 12, 2011 and received for review on April 18, 2011. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

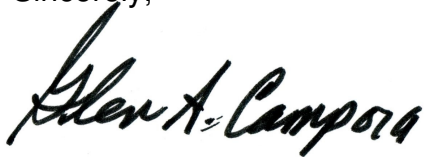
As you know, the Department's February 17, 2011 review found Alameda County's revised draft housing element addressed the statutory requirements of housing element law. As the adopted element is substantially the same as the revised draft, the Department is pleased to find the element in full compliance with State housing element law (Article 10.6 of the Government Code).

Given the County's reliance on non-vacant sites, effective and timely implementation of programs to encourage redevelopment (e.g., mixed-use and transit-oriented development, residential sites inventory, and annual progress report) are necessary to demonstrate adequate sites and comply with housing element law. Programs to encourage redevelopment and infill development are also necessary to address potential constraints such as Measure D which can impact housing cost, supply and timing. As a result, the County must monitor and report on the status of these programs through the annual progress report, required pursuant to Government Code Section 65400. If these programs are not effective in encouraging and facilitating the redevelopment of identified sites to provide sufficient opportunities to accommodate the County's share of the regional housing need, the element must be amended immediately to identify alternative strategies and sites. For example, if annual outreach does not generate interest, incentives are not adopted or financial resources are not targeted toward redevelopment, alternative strategies would need to be expeditiously adopted to provide sufficient opportunities for development within the planning period.

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The Department wishes Alameda County success in implementing the housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If we can provide assistance in implementing the housing element, please contact Paul McDougall, of our staff, at (916) 322-7995.

Sincerely,

A handwritten signature in black ink that reads "Glen A. Campora". The signature is written in a cursive style with a large initial "G" and "C".

Glen A. Campora
Assistant Deputy Director