

## Evaluation of the Previous Housing Element

The 1990 Housing Element identified the following broad goals and objectives for the unincorporated County:

### *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.

### *Encourage Housing Preservation and Rehabilitation*

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

### *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 1990 Element listed a series of principles and implementation steps to achieve them. The following table identifies the principles and implementation steps and then describes the actions that were taken from adoption of the Element to 2000 and the progress that was achieved in addressing the 1990 goals and policies.

The 1990 Housing Element projected a 5-year time frame for implementation because it was anticipated that the Housing Element would be updated in 1995. However, the deadline to update the Element was later extended by the California Housing and Community Development Department due to State budget constraints causing delays in production of “fair share needs” figures and local allocations of those needs by local Council’s of Government. Therefore, the planned implementation period was 1990 – 1995 but the actual implementation period during which the activities were carried out and the accomplishments achieved was 1990 – 2001.

## UNINCORPORATED AREA POLICIES

### *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. (M)

**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. (M)

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
1.1 A mix of affordable housing should be provided consistent with the needs of all income groups. Priority should be given to maintaining and improving the supply of housing available to low and moderate-income households. Concentrations of subsidized housing should be avoided. (E)	1.1.1 Participate in State and federal housing programs. (County Housing and Community Development Program, Housing Authority) (E)	<p>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 received a special allocation from the federal Economic Development Initiative program. HCD administers the countywide Mortgage Credit 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 Single Room Occupancy Rehabilitation Program.</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 (CHFA) HELP Program, the Multi-family Housing Program,</p>	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. Changes in the State's allocation criteria for Single-Family Mortgage Revenue Bond authority, which now gives the bulk of the authority to the California Housing Finance Agency, severely curtailed this very successful program in Alameda County.	None.

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
		<p>the BEGIN homeownership program, and the Supportive Housing Initiative Act Program. Redevelopment Project areas established in the unincorporated county areas of Ashland, Cherryland, Castro Valley, and San Lorenzo have begun to generate 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>1.1.2 Evaluate potential impacts of public and private projects and zoning density 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. (County Planning Department) (M)</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, publicly assisted housing, and the small number of private projects that exceeded 50 units. For these larger private projects, the County imposed an affordable housing fee of \$1,800 per unit; in addition, Five Canyons, the largest of these projects with 960 units, was required to make available 24 of the units to first-time homebuyers.</p> <p>Residential projects of less than 50 units have not been required to contribute to affordable housing needs. It is estimated by Planning staff that only roughly 5 to 10 percent of the unsubsidized housing that has been approved in the past 10 years has been for people of moderate income.</p>	<p>While the effects of zoning density on the provision of affordable housing has not been specifically evaluated, Planning staff feels that the frequent use of the Planned Development district as a planning tool for residential developments results in higher density --- and, by implication, more affordability --- because setback standards are frequently lowered.</p>	<p>References to zoning density should be removed from the action:</p> <p>1.1.2 Evaluate potential impacts of public and private projects <del>and zoning density</del> 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. (County Planning Department) (M) (Ongoing)</p>
	<p>1.1.3 Provide education on the problems and needs in the area of housing as a means of changing ingrained negative</p>	<p>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</p>	<p>The specific efforts undertaken have been very effective. Educational needs persist. The County HCD is currently working with the Economic Development Alliance for Business (EDAB) and others to create a</p>	<p>Because nonprofits form an important component of the County's efforts to provide housing, they should acknowledged in this action:</p>

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
	attitudes towards the provision of low and moderate-income housing. (County Planning Department, County Housing and Community Development Program) (E)	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, the Continuum of Care Plan, and the AIDS Housing Plan all address this issue as well. In 1998, HCD's efforts on community acceptance regarding AIDS Housing received the HUD Best Practices Award. As part of all funding applications submitted to HCD, a community acceptance plan is required.	sustained public information campaign on housing, with the goal of changing the general public's vision of what affordable housing is and who it serves.	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, <i>Nonprofit Organizations</i> ) (M) (Ongoing)
	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 Program) (M)	The County HCD Department 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 housing needs and solutions. HCD also contributed to the creation and operations of the Safe Ashland Neighborhood Organization to promote increased neighborhood participation in one target area.	The specific efforts undertaken have been very effective. Participation towards housing solutions is still needed.	Because nonprofits form an important component of the County's efforts to provide housing, they should be acknowledged in this action:  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, <i>Nonprofit Organizations</i> ) (M) (Ongoing)
	1.1.5 Use all present methods and develop new methods of providing economic	HCD has continued to administer the Mortgage Credit Certificate Program countywide. Since 1990, more than 3,650 MCCs have been issued to low- and	Use of present methods has been very effective. Development of new methods has achieved success but more is needed.	The focus of this action has always been on the provision of affordable housing, and therefore the action should be revised to

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
	<p>assistance to provide housing for all persons residing in the County. (County Housing and Community Development Program, Housing Authority) (E)</p>	<p>moderate-income homebuyers. 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 the HOME and CDBG Programs, HOPWA, and Redevelopment Housing Set Aside Funds are used. HCD has established a \$3 million revolving loan fund using funds from the California Housing Finance Agency to provide gap financing for affordable housing projects. HCD also participated in a variety of efforts to develop a Countywide housing trust fund dedicated revenue source, possibly County General Obligation bonds.</p>		<p>reflect this:</p> <p>1.1.5 Use all present methods and develop new methods of providing economic assistance to provide <i>affordable</i> housing for all persons residing in the County. (County Housing and Community Development Department, Housing Authority, County Planning Department) (M) (Ongoing)</p>
	<p>1.1.6 Federal, State and local legislation and programs to provide housing assistance should be encouraged. (County Planning Department, County Housing and Community Development Program) (E)</p>	<p>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 has also spearheaded the development of the National Shelter Plus Care Coalition to work towards sustained Federal funding for this critical housing resource for disabled homeless people.</p>	<p>Effective. In general funding levels for Federal, State, and local housing assistance programs have been maintained or increased.</p>	<p>None. Only minor grammatical changes are necessary.</p> <p>In addition, the following action has been added:</p> <p><i>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) (N) (2004)</i></p>

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
	<p>1.1.7 Continue to survey all County owned, City-owned and other public lands available 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) (N)</p>	<p>The County's Surplus Property Authority is developing the County's Santa Rita property in East Dublin along Interstate 580 to provide 2,100 medium to high density residential units in addition to commercial uses. An additional 1,500 high-density transit-oriented apartments (60 to 70 dwelling units per acre) will be constructed on County property adjacent to the East Dublin BART station. In suburban South Livermore, a total of 94 single-family units will be built on County property.</p>	<p>Development of these properties is now complete. This has been a very effective program in increasing the County's housing stock for a variety of housing types. While the Santa Rita property and the Livermore property are completed (as far as residential uses go), the Transit Center is on-going. Opportunities exist for up to 300 additional high-density units within the Transit Center (above the 1,500) and for senior housing on the Staples Ranch property in the City of Pleasanton.</p>	<p>As this is an ongoing activity, the completion of a survey is an ongoing process:</p> <p>1.1.7 <del>Continue to survey</del> 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 sites. (M) (Ongoing)</p>
	<p>1.1.8 Research to enable more rapid data collection and analysis in the field of housing should be encouraged. (County Planning Department, County Housing and Community Development Program) (E)</p>	<p>The Planning Department and the Building 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.</p>	<p>The Public Works Smart Permit and Planning Department Zoning Enforcement programs are up and running and have proven very effective. The Planning Department's application program is still being developed.</p>	<p>As this is an ongoing action item, no changes are warranted at this time. Only minor grammatical changes are necessary.</p>
	<p>1.1.9 A centralized accessible information service for each parcel in the Unincorporated Area of the County to include planning, zoning information, and</p>	<p>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</p>	<p>This action is currently underway but has not been completed. It is expected to be completed in 2004.</p>	<p>The language of this action should be changed to reflect the current status:</p> <p>1.1.9 A <i>Complete</i> centralized accessible information service for each parcel in the</p>

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
	physical constraints should be established. (County Planning Department) (E)	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 ortho photographs 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.		Unincorporated Area of the County, <del>to</del> including planning and zoning information, and physical constraints. <del>should be established.</del> (County Planning Department, County Public Works Agency) (M) (2004)
	1.1.10 Legislation to permit use of tested innovative techniques and materials to reduce the cost of housing construction should be encouraged. (State Legislature, County Board of Supervisors) (E)	The Uniform Building Code has always allowed alternative techniques or materials 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. Based on the UBC provisions and HCD's success at utilizing them, it was determined that no new legislation was needed.	HCD has participated in several initiatives in new construction techniques in affordable housing. A manufactured housing pilot project, featuring the construction of 7 manufactured homes was completed in the unincorporated county. This project was recognized in 1999 as "The Best New Manufactured Home Subdivision in the United States" by the Manufactured Housing Industry National Awards. HCD is currently working on a subdivision of 9 single-family homes using panelized construction. HCD funding also supported construction of a small multi-family project in the City of Livermore, which was built using straw bale construction. In addition, HCD is currently developing a full range of energy efficiency and solar energy programs to be included in new construction and rehabilitation projects.	Specific legislation has not been required to complete this item, and the new action should be accordingly revised to indicate the ongoing nature of these efforts:  <del>1.1.10 Legislation to permit use of tested</del> Encourage innovative techniques and materials to reduce the cost of housing construction <del>should be encouraged.</del> (State Legislature, County Board of Supervisors, County Planning Department, County Public Works Agency) (M) (Ongoing)

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
	<p>1.1.11 Exclusionary housing actions that put undue pressures on surrounding communities should be prevented. (County Planning Department, County Housing and Community Development Program) (E)</p>	<p>The County HCD actively coordinates efforts to prevent exclusionary housing actions. Examples of this include the County-wide AIDS Housing Plan, the County-wide Homeless Continuum of Care Plan and Council, and administration of the HOME Consortium and the Urban County.</p> <p>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.</p>	<p>The planning processes and resulting plans which County HCD has spearheaded have been very effective at encouraging "fair share" efforts towards solving the housing problems of the identified population groups.</p> <p>In general projects are developed at or near maximum allowed density, and, at times, through rezonings, are actually developed at higher densities. However, at times NIMBY pressures are successful at lowering densities, but these tend to be in lower density neighborhoods.</p>	<p>None. Only minor grammatical changes are necessary.</p>
	<p>1.1.12 Create an ad hoc committee of representatives from Planning, Public Works and other relevant County departments to meet regularly to 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 Program, County Public Works Agency) (M)</p>	<p>Planning staff informally minimizes costly discretionary requirements for projects that provide affordable housing if the project is processed through a Planned Development district. Also on an informal basis, staff prioritizes staff time with regard to affordable housing projects resulting in reduced financing costs. The County formally committed to "fast tracking" an affordable 7 unit manufactured housing development, in order to obtain additional funding from the State. An ad hoc committee of staff representatives met to review requirements of the development process and how to reduce unnecessary time and cost as part of that development process.</p>	<p>Planning staff recognizes the balance that must be achieved between reducing the cost of housing in the effort to provide affordable housing and maintaining standards that promote quality of life. Staff also recommends that policies be adopted that result in the streamlining of permits for affordable housing projects.</p>	<p>Since no specific committee is required, the language of this action has been changed to read:</p> <p>1.1.12 <del>Create an ad hoc committee of representatives from Planning, Public Works and other relevant County departments to meet regularly to</del> 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) (M) (2005)</p>



Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
	1.1.13 Continue to maintain a system for keeping track of all low and moderate-income units. (County Planning Department, County Housing and Community Development Program, County Housing Authority) (M)	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 May 2001. 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.	Effective regarding subsidized housing units. It is not possible to track affordability of privately-owned, unsubsidized developments; to do so would require knowing the income of every individual household and the rent that is paid to determine which units have affordable rents.	The language should be revised to clarify the following:  1.1.13 Continue to maintain a system for keeping track of all <i>subsidized</i> low and moderate-income units. ( <del>County Planning Department</del> , County Housing and Community Development Program, County Housing Authority) (M) (Ongoing)
	1.1.14 Continue the countywide and Unincorporated Area housing task forces, representing all sectors of the housing market, to explore affordable housing options. Present an annual report to the Board of Supervisors containing recommended actions to increase the supply of affordable housing in Alameda County. In addition to a summary of progress of each community in meeting their housing need, this report shall summarize the progress made in implementing the Unincorporated Area implementation measures. If it is determined that an unincorporated measure has not been	<p>There are a number of on-going, housing-related task forces in the County. The Alameda County-wide Homeless Continuum of Care Council was formally established in 1998 after a two-year, inclusive planning process. The Continuum of Care Council represents all sectors concerned with ending homelessness in Alameda County and with expanding housing options for the lowest income people in Alameda County. East Bay Housing Organizations is a coalition supporting nonprofit housing development and affordable housing policies and programs countywide. The Economic Alliance for Business (EDAB) formed a Jobs/Housing Balance Task Force, representing sectors interested in housing and economic development in a two-county region. For the unincorporated County specifically, the Housing and Community Development Advisory Committee functions to recommend affordable housing options to the Board of Supervisors.</p> <p>The Alameda County HOME Consortium Consolidated Annual Progress and Evaluation Report serves to report to the Board of Supervisors on an annual basis progress regarding affordable housing</p>	Groups have been established within specific areas of interest (such as the Redevelopment areas, places within the Unincorporated Areas such as Castro Valley, etc.) and along funding programs (such as the HOME program) whose purpose is to help guide housing development throughout these respective areas. A broad Countywide task force, with invited representation from all cities in the County and the Unincorporated County, was established to share information on progress, needs, and goals of the 1999-2007 Housing Element update.	This action should be deleted, as other methods to ensure broad representation on housing concerns are already established within the community.

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
	adequately implemented or is inadequate to carry out the identified goals, the report shall describe the additional efforts, resources or changes that are required to better meet these goals. (County Planning Department, County Housing and Community Development Program, Board of Supervisors) (M)	within the HOME Consortium Area (All of Alameda County, including the unincorporated county, except for the Cities of Oakland and Berkeley). The HOME Consortium Consolidated Plan Annual Plan contains recommended actions to the Board of Supervisors to increase the supply of Affordable Housing. In addition, the above-mentioned groups and task forces also make periodic recommendations and reports to the Board of Supervisors concerning affordable housing implementation and recommended actions.		
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. (E)	1.2.1 Develop information on area rental housing availability in assessing demand for rentals. (County Planning Department, County Housing Authority, Private Sector) (E)	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 Alameda County Housing Authority reports that its Section 8 lease up rate, which is historically always at 100%, was approximately 90% for a period of time. Among other things, this indicates the significant under supply of rental housing in the county.	The information collected has been effective at assessing demand for rental housing.	This item has been completed and is now an ongoing action item:  1.2.1 <del>Develop</del> <i>Maintain and update</i> 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) (M) (Ongoing)
1.3 Adequate housing opportunities should be ensured for population groups or persons with special housing needs. Housing facilities for these groups should, to the extent possible, be integrated into existing residential	1.3.1 Establish specific policy and guidelines to govern the location of housing for groups with special housing needs. (County Planning Department) (E)	The Board of Supervisors adopted the County-wide AIDS Housing Plan in 1998 which contains specific policies and guidelines concerning integration of housing for people with AIDS into existing residential neighborhoods and mixed housing developments, with convenient access to public and private services.  Specific policies and guidelines concerning	The plans, policies, and guidelines developed and used by County HCD have been effective at encouraging greater investment in housing opportunities for population groups and people with special housing needs. There continues to be an inadequate supply of housing to serve these populations.	The specific action 1.3.1 should be deleted as it is completed. However, additional actions should be included to codify the County's ongoing efforts to address fair housing concerns:  1.3.2 <i>Codify the County's practice of offering reasonable accommodations in zoning and</i>

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
<p>neighborhoods and housing developments and sited to provide convenient access to public and private services and facilities. (E)</p>		<p>the location of subsidized housing for groups with special housing needs are included in Requests for Proposals (RFPs) for affordable housing funds that are issued by the County HCD Department. These funds include Federal HOME, Community Development Block Grant, and Housing Opportunities for People with AIDS funds, as well as local Redevelopment Housing Set-Aside and Housing Trust Fund monies.</p> <p>The integration of residential care facilities into existing neighborhoods was addressed by the Board of Supervisors' adoption (March 1993) of a Statement of Policy and Standards for the regulation of community care facilities in the Unincorporated Area of the County. The standards are directed at creating greater compatibility with surrounding land uses by ensuring that facilities are property maintained.</p> <p>On addition, the Castro Valley Specific Plan (1993) and the Ashland and Cherryland Business Districts Specific Plan (1994) provide for high density and mixed use housing in areas adjacent to services and transit that in many cases would be appropriate for persons with special housing needs.</p>		<p><i>other requirements for residential developments serving disabled people or households with a disabled member per State and federal law, into written policies and procedures and publicize the availability of these policies and procedures. (County Planning Department) (N) (2003)</i></p> <p><i>1.3.3 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) (N) (Ongoing)</i></p> <p>In addition, the following action has been added to codify the County's commitment to preserving units at risk of conversion to market rate:</p> <p><i>1.1.21 Seek to preserve affordability of units at risk of losing use 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</i></p>

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
	<p>1.3.2 Develop guidelines to provide housing for the elderly and the physically or mentally disabled in new or existing housing. (County Planning Department, County Housing and Community Development Program, ECHO) (E)</p>	<p>See above under 1.3.1. In addition, the County HCD Department has financed the creation of 256 housing units for elderly households and 199 housing units targeted to physically and/or mentally disabled households. The County adheres to Americans with Disabilities Act, Fair Housing Act, Federal Section 504, and State Title 24 in the provision of housing. Most multiple family units must be built taking into account accessibility requirements for the physically handicapped as outlined in Title 24. This requirement is enforced by the Building Inspection Department. Currently, the County is supporting 165 affordable housing units under development for these special needs populations, including 28 units that are being built using the principles of Universal Design.</p> <p>The County HCD Department administers a number of programs that provide transitional and long-term rental assistance to low income, disabled tenants now housed throughout the county. The Shelter Plus Care Program provides rental assistance to over 450 disabled homeless households to provide permanent housing with supportive services. Project Independence provides a shallow rent subsidy to low-income individuals and households living with AIDS and related disorders. The Program, which is available countywide, is funded by a grant from HUD through the Housing Opportunities for Persons with AIDS (HOPWA) Special Projects of National Significance Program. The Recently Released Program provides rental subsidies for up to six months to</p>	<p>The plans, policies, and guidelines developed and used by County HCD have been effective at encouraging greater investment in housing opportunities for these population groups. There continues to be an inadequate supply of housing to serve these populations.</p>	<p><i>Department, Board of Supervisors) (N) (Ongoing)</i> See 1.3.1 above.</p>

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
		<p>individuals recently released from the county jail and other prisons who have AIDS. The Program serves 20 individuals per year and is funded by a grant from the Department of Health and Human Services through the Congressional Black Caucus.</p> <p>HCD also includes incentives in RFP's for developers to include units for disabled households as part of funded developments.</p>		
	<p>1.3.3 Develop and maintain a system for keeping track of all handicapped-accessible units that exist, are constructed, or become vacant, countywide to insure that these units are available to disabled persons. (County Housing and Community Development Program, Community Resources for Independent Living (CRIL), Private Sector) (N)</p>	<p>Subsidized housing units that are handicapped-accessible are tracked countywide through the subsidized housing database described above. In addition, the nonprofit Eden I &amp; R maintains a housing data base of available rental units, including information about accessibility, and has a phone housing referral service using the data base.</p> <p>Despite these efforts, there is currently no systematic, comprehensive list of all handicapped-accessible units (privately built, unsubsidized in addition to the subsidized units) and no systematic, comprehensive method of insuring that these units are available and rented to disabled persons. This remains an ongoing need in the County.</p>	<p>The implementation of this objective has been partially effective. As noted, there is no systematic, comprehensive list that includes privately built, unsubsidized handicapped-accessible units.</p>	<p>This action has been moved to the Countywide actions.</p>
	<p>1.3.4 Continue to coordinate homeless housing efforts. (Board of Supervisors, County Administrator) (N)</p>	<p>The County HCD Department spearheaded a two-year countywide planning process that produced the five-year Countywide Homeless Continuum of Care plan in 1997. A 60-member Continuum of Care Council was established to coordinate implementation of the Plan. The Council includes representatives from each city in the county; homeless shelter, service, and housing providers; funders; homeless people; advocates; and others. The Plan describes homeless housing and service</p>	<p>As described in the column to the left, the implementation work undertaken towards this objective have been very effective in creating new and increased funding for homeless housing efforts, at increasing the number of housing units targeted to homeless people, and at coordinating health and safety standards at shelters, among other successes.</p>	<p>This action has been moved to the Countywide actions.</p>

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
		<p>needs throughout the county and establishes goals and priorities for maintaining and improving the homeless housing and services system, as well as strategically expanding it. The County HCD Department staffs the Council.</p> <p>County HCD also annually coordinates the Countywide funding application to HUD for McKinney-Vento Act homeless funding.</p>		
	<p>1.3.5 Revise the Zoning Ordinance to permit emergency and transitional homeless shelters as a permitted use in areas zoned for medium to high-density residential use and in commercially zoned areas. (Planning Commission, Board of Supervisors) (N)</p>	<p>While the Zoning Ordinance has not been amended for this purpose, the Planning Department is able to process emergency and transitional homeless shelters as a permitted use through a rezoning to the Planned Development district. However, the process is sometimes vulnerable to unfounded objections of groups that do not want any special needs housing to be located in certain areas. Although the County welcomes public input on the siting of shelters and transitional housing, the County strives to avoid unreasonable actions of NIMBY forces that serve to either delay or prohibit the development of needed housing.</p> <p>To facilitate successful permitting, Planning Staff recommends that Zoning Code 17.52.580 be amended to allow emergency and transitional homeless shelters as a conditional use in all districts. The conditional use process would ensure that the shelters are placed in appropriate locations such as in medium to high density residential and commercially zoned areas.</p>	<p>To facilitate successful permitting, Planning Staff recommends that Zoning Code 17.52.580 be amended to allow emergency homeless shelters as a conditional use in all districts. The conditional use process would ensure that the shelters are placed in appropriate locations such as in medium to high density residential and commercially zoned areas.</p> <p>Transitional housing is already considered a permanent housing type under the zoning code.</p>	<p>Revise the language of this item to reflect this change:</p> <p>1.3.1 Revise the Zoning Ordinance to permit emergency <del>and transitional</del> homeless shelters as a permitted use in areas zoned for medium to high-density residential use and in commercially zoned areas. (County Planning Department, Planning Commission, Board of Supervisors) (M) (2003)</p>

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
	<p>1.3.6 Sponsor and support legislation to increase the funding for the State Emergency Shelter Program and amend the program to provide additional operational funding. (Board of Supervisors, County Administrator) (N)</p>	<p>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. The County supported efforts, such as Proposition 46, which increased funding to this program but did not sponsor legislation specifically regarding the State Emergency Shelter Program.</p>	<p>The County's efforts were effective at assisting in the passage of Proposition 46 which increased funding to this program.</p>	<p>This item is covered under 1.1.6:</p> <p>1.1.6 <i>Encourage</i> federal, State and local legislation and programs to provide housing assistance <del>should be encouraged</del>. (County Planning Department, County Housing and Community Development Department, County Housing Authority) (M) (Ongoing)</p>
	<p>1.3.7 Sponsor legislation to establish stable new funding sources specifically targeted at programs for the development of affordable low-income permanent housing. (Board of Supervisors, County Administrator) (N)</p>	<p>In 1990, the County Board of Supervisors placed a General Obligation Bond Measure on the Alameda County ballot that would have provided \$150 million in new subsidies for a range of housing for low and moderate-income households. The bond measure required two-thirds approval to pass and narrowly missed this margin. The 1990 bond measure was the third narrowly unsuccessful attempt by the Board of Supervisors to obtain approval for a general obligation bond for affordable housing in the County. State and Federal housing legislative proposals are 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.</p>	<p>The County was very effective at creating opportunities for voters to approve new funding sources to support the development of affordable low-income housing. The County efforts were not effective at securing the passage of these measures by the electorate.</p>	<p>This item is covered under 1.1.6:</p> <p>1.1.6 <i>Encourage</i> federal, State and local legislation and programs to provide housing assistance <del>should be encouraged</del>. (County Planning Department, County Housing and Community Development Department, County Housing Authority) (M) (Ongoing)</p> <p>In addition to finding sources of funds for housing, the County is also committed to lowering the cost of providing housing. To this end, the following actions have been added:</p> <p>1.1.16 <i>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.</i></p>

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
				<p><i>(County Planning Department, County Building Inspection Department) (N) (2004)</i></p> <p><i>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) (N) (2004)</i></p> <p><i>1.1.18 Review requirements for on- and off-site improvements for new developments to determine whether they are “excessive” and make every effort to reduce “excessive” requirements, if any. (County Planning Department, County Public Works Agency) (N) (2006)</i></p>
	<p>1.3.8 Enact an ordinance requiring owners of mobile home parks proposing to close or change the use of their park to provide notice to residents and to the County, and to provide relocation assistance to the maximum permitted under State law. (Board of</p>	<p>The County has found that State law is sufficient with regard to protecting the community against closures of mobile home parks. State law outlines procedures that must be followed to close a mobile home park. While it is possible to close a park, the law currently requires that a report on the impact of the closure on the tenants, including availability of alternate housing and relocation costs, be prepared. Also, if a resident so requests, the County must hold a hearing on the closure. The County may require mitigation of the</p>	<p>The Ordinance has been very successful in limiting rent increases in mobile home parks; in the last ten years, only one development petitioned for a rent increase above the 5% per year, and it was denied by the Board of Supervisors.</p>	<p>Although 1.3.8 should be deleted, a new principle and action has been added in its place:</p> <p><i>1.4 Recognize the value of mobile home parks in providing affordable home ownership opportunities for low- and moderate-income households. (N)</i></p> <p><i>1.5.1 Review existing Mobile</i></p>



Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
	Supervisors) (N)	<p>impacts up to the reasonable cost of relocation, but does not have to do so. Where no local governmental permits are involved, twelve months notice of closure must be given; where permits are involved, six months notice must be given after the permits are approved.</p> <p>Further, the County determined that the issue of rent increases has been more of a problem in the Unincorporated Areas of the County than outright closures. Accordingly, the county adopted a Mobile Home Rent Stabilization Ordinance in 1990. Currently, there are approximately 900 mobilehome units located in the Unincorporated Areas of the County. The Ordinance limits the amount of rent increases for spaces in mobile home parks in the unincorporated county to no more than 5% per year. The Board of Supervisors acts as the hearing board in the event of a petition for an exception.</p>		<p><i>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) (N) (2006)</i></p>
<p>1.4 Modular homes and mobile homes built since 1976 and placed on a permanent foundation, subject to applicable building and zoning regulations, shall be permitted on any site that a conventional dwelling is permitted. (E)</p>	<p>1.4.1 Enforce provisions of the County Zoning Ordinance and the County Building Code that, 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,</p>	<p>The County continues to permit modular and mobile homes that have been built since 1976 and have permanent foundations to be located in single family and rural zoned areas.</p>	<p>There has been very little modular or mobile home development in the urban areas of the County, usually for secondary housing units. There has been more mobile home development in the rural areas, where they are used for security or caretakers housing.</p>	<p>As this is an ongoing program, no changes are warranted at this time. See also the added principle 1.5 and its action, 1.5.1.</p>

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
	County Building Inspection Department) (E)			

## Encourage Housing Preservation and Rehabilitation

OBJECTIVE 2: To ensure a supply of sound housing units in safe and attractive residential neighborhoods. (E)

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
2.1 All housing should be adequately maintained and, where required, rehabilitated to protect the health and safety of residents while still maintaining affordability. (E)	2.1.1 Enforce applicable provisions of the housing and building codes. (County Building Inspection Department) (E)	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.  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.	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.	As this is an ongoing program, no changes are warranted at this time.

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
	2.1.2 Require, as a condition of property transfer, building inspection and necessary repairs to meet health and safety standards. (County Building Inspection Department) (E)	<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>	As this has not been implemented, it cannot be evaluated as to its effectiveness.	<p>This item is now numbered 2.1.3. See also the action:</p> <p>2.1.2 Prepare a study to determine the cost and feasibility of reinstating housing code enforcement by the County Building Inspection Department. (Building Inspection Department) (E) (2004)</p>
	2.1.3 Continue housing rehabilitation programs. (County Housing and Community Development Program) (E)	HCD continues to administer a wide range of rehabilitation programs in jurisdictions throughout the County. In the unincorporated county, HCD provides 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 1990, 148 units in the unincorporated county have been rehabilitated, and 574 minor home repairs have been completed since 1994 (latest available data). Countywide, HCD has overseen rehabilitation of 756 units since 1990 and 4,652 minor home repairs since 1994.	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.	Now numbered 2.1.4. No other changes.
	2.1.4 Continue to support the California Community Reinvestment Act to encourage financial institutions to provide loans in high-risk areas. (Board of Supervisors) (M)	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 requirement, 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	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 to leverage its subsidy investments in subsidized housing for lower-income households.	<p>The language has been revised to read:</p> <p>2.1.5 Continue to support the Community Reinvestment Act to encourage financial institutions to provide loans in high-risk areas <i>and for affordable housing developments</i>. (County Housing and Community Development Department, Board of Supervisors) (M) (Ongoing)</p>

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
		private lending activity in high risk areas as part of the implementation of the federally mandated "Analysis of Impediments to Fair Housing."		
	2.1.5 Neighborhood and community improvement should be stimulated by providing financial and technical assistance in the form of low interest rates, technical assistance and code enforcement. (County Planning Department, County Housing and Community Development Program, County Building Inspection Department) (E)	The County Planning Department's Zoning Enforcement division administers the Neighborhood Preservation Ordinance. The County Community Development Agency's Redevelopment Program provides technical assistance, grants, and low-interest financing for housing and neighborhood/community improvements in County Redevelopment Areas. The County Housing and Community Development Department administers a Community Development Block Grant-funded neighborhood improvement program that provides grants for community centers, parks, public infrastructure, and other community facilities in lower-income unincorporated neighborhoods. Projects funded by HCD include improvements to 167 <sup>th</sup> /168 <sup>th</sup> Avenues, expansion of the Ashland Community Center, Meek Estate Park playground improvements, and numerous others. County HCD also administered Assessment District funding for neighborhood infrastructure improvements in assessment districts in unincorporated neighborhoods.	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.	Renumbered to 2.1.6. As this is an ongoing action, no changes are warranted at the present time.
	2.1.6 Require installation of smoke detectors in all multifamily residential units, both existing and new. (Board of Supervisors, County Building Inspection Department) (N)	Smoke detectors have been required of all rental units for some time. However, units are only <u>inspected</u> when a building permit is required. <i>Under State law, smoke detectors are now mandatory for all new residential construction.</i>	This program has been successful.	This item has been deleted.

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
	<p>2.1.7 Sponsor and support legislation that would increase funding available to housing rehabilitation under the California Housing Rehabilitation Program and other similar programs. (Board of Supervisors, County Administrator) (N)</p>	<p>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>	<p>The County elected not to sponsor legislation on this program and instead to support legislation and other means of increasing available funding to support housing rehabilitation in the County. Its efforts in that regard, as described above, have been effective.</p>	<p>This item has been broadened to reflect a variety of programs and funding sources:</p> <p>2.1.7 Sponsor and support legislation which would increase funding available to <i>low and moderate income</i> housing rehabilitation <del>under the California Housing Rehabilitation Program and other similar programs.</del> (Board of Supervisors, County Administrator) (M) (Ongoing)</p>
	<p>2.1.8 Sponsor and support legislation to provide federal tax incentives to stimulate investment in low and moderate income housing, including Low Income Housing Tax Credits and tax-exempt financing. (Board of Supervisors, County Administrator) (N)</p>	<p>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> <p>The County has implemented an activist legislative agenda on several housing-related issues, including: 1) advocating at the State level to restore single-family bond allocation to localities when it was transferred to the California Housing Finance Authority (CHFA). This transfer resulted in significant decreases in support for first-time homebuyers in Alameda County; and 2) advocating at the Federal level to maintain and increase funding in the U.S. Department of Housing and Urban Development (HUD) for homeless housing and services, to maintain funding levels in Alameda County in the event of federal block-granting of homeless funds, and to ensure renewal of homeless rental assistance programs, which enable more than 500 formerly homeless families in the</p>	<p>The County co-sponsored efforts to maintain allocations of single-family revenue bond tax-exempt financing to localities. These efforts were not effective, in that CHFA continues to receive the bulk of the allocation at the State level. The County chose not to sponsor legislation on the other programs and instead to support legislation and other means of increasing available funding to support investment in affordable housing in the County. It's efforts in that regard, as described above, have been effective.</p>	<p>This item has been moved to the section on Countywide policies.</p>

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
	<p>2.1.9 Prepare a study to determine the cost and feasibility of reinstating housing code enforcement by the County Building Inspection Department. (Building Inspection Department) (N)</p>	<p>County to obtain and keep permanent affordable housing.</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 as to 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 staffing to undertake a formal cost and feasibility study.</p>	<p>This program has not been implemented due to budgetary constraints.</p>	<p>Now numbered 2.1.2.</p>
<p>2.2 The quality of residential neighborhoods should be maintained and improved. Incompatible residential and non-residential projects should be excluded where they would significantly impair desirable residential qualities. Public facilities in and services to residential areas should be adequately maintained and, where necessary, improved. (E)</p>	<p>2.2.1 Determine environmental impacts of residential and non-residential projects proposed within or adjoining residential areas. (County Planning Department, Cities) (E)</p>	<p>The County Planning Department assesses potential land use compatibility impacts, as well as other project-related environmental impacts, as part of the environmental review process required by the California Environmental Quality Act (CEQA). Because mitigations are required for identified impacts, the quality of existing residential areas should not be adversely affected.</p>	<p>The EIR process has been very successful in identifying and mitigating environmental impacts of new development on adjacent areas.</p>	<p>To reflect a broadened understanding of contextual issues, the principle and action have been revised as follows:</p> <p><i>2.2 Maintain and improve the quality of residential neighborhoods <del>should be maintained and improved</del>. 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. (M)</i></p>

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
				<p>2.2.1 Utilize provisions of site review and planned development review to minimize <i>adverse environmental impacts of residential and non-residential projects proposed within or adjoining residential areas</i>. Review and revise, as <i>necessary</i> required. (County Planning Department) (M) (Ongoing)</p>
	<p>2.2.2 Utilize provisions of site review and planned development review to minimize impacts. Review and revise, as required. (County Planning Department) (E)</p>	<p>There have been no significant changes to the Site Development Review process in the past 10 years, as the County has determined that no revisions have been necessary.</p> <p>The Planning Department's Site Development Review and the Planned Development process are used to ameliorate incompatibilities of projects in established residential areas. Site Development Review, which is required of many types of projects, is intended to promote compatible development, to recognize environmental limitations on development, and to promote the general welfare. These objectives are accomplished by preventing uses or erection of structures that do not meet the ordinance codes or which are not properly related to their sites, surroundings, traffic circulation, or their environmental setting. The Planned Development process is the placement of a project in a Planned Development zoning district so that the project may be tailored to fit a site's physical characteristics while considering the site's relationship to surrounding properties and adjacent land uses. Design review is an integral part of both processes.</p>	<p>Site Development Review, which may be included in other types of applications such as rezonings or Conditional Use Permits, is a very effective tool in achieving this goal. Since it is a public process, it is also a very effective tool in getting neighborhood feedback on a project.</p>	<p>See 2.2.1 above.</p>

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
	<p>2.2.3 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)(E)</p>	<p>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 CDA Redevelopment Program assists in the maintenance and improvement of residential areas within established Redevelopment Areas.</p>	<p>The County has been fairly successful in maintaining and improving public facilities for residential areas. However, severe budgetary constraints, including decreasing State support, has often caused deferral of maintenance or improvement, or has precluded initiation of new projects.</p>	<p>Renumbered to 2.2.2.</p>
	<p>2.2.4 Continue to enforce the Neighborhood Preservation Ordinance. Review and revise, as necessary. (County Planning Department) (N)</p>	<p>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 addresses property nuisances by requiring that properties be maintained to specified standards. 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. The new procedure cuts down on the length of the notification and hearing process, allows the County HCD Department to send out a contractor to bring the property into compliance, and authorizes recovery of payment by a property lien.</p>	<p>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.</p>	<p>Renumbered 2.2.3. See also added action:</p> <p><i>2.2.4 Review and, as appropriate, revise 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) (N) (2004)</i></p> <p>)</p>



Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
-----------	----------------	-------------------------	---------------------------------	--------------------

**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. (M)

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
<p>3.1 New residential development should be encouraged to locate on vacant or underutilized sites within the existing urban area, or on land contiguous to existing urban areas and/or 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. (E)</p>	<p>3.1.1 Review and, as appropriate, revise zoning districts and regulations, and site development and planned development district standards and guidelines to favor infill development. (County Planning Department) (E)</p>	<p>The Planning Department is preparing a comprehensive inventory to identify the potential for infill in the unincorporated urban areas. 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>In addition, the San Lorenzo Specific Plan currently being drafted will be introducing housing into areas that have been zoned exclusively for commercial uses.</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 recent 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>A number of actions have been added to develop a variety of ways to accommodate new housing development:</p> <p><i>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) (N) (2004)</i></p> <p><i>1.1.20 Review County Density Bonus ordinance and consider amendments to offer reduced development standards 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) (N) (2005)</i></p> <p>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) (N) (Ongoing)</p>

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
				<p>2.2.4 <i>Review and, as appropriate, revise 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) (N) (2004)</i></p> <p>3.2.4 <i>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) (N) (2006)</i></p> <p>3.2.5 <i>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) (N) (2004)</i></p> <p>3.2.6 <i>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) (N) (2004)</i></p>
	3.1.2 Review and, as	Development fees and related service fees	This has been effective in reducing	As this is an ongoing action, no

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
	appropriate, revise service related development fees and assessments to encourage development in areas where minimal improvements to infrastructure would be required. (Service Agencies, County Administrator) (E)	may be, and have been, waived or reduced for affordable housing projects. An informal survey on development fees in Alameda County indicates that the County's fees for 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.	development costs where appropriate. However, the tradeoff is that where fees are waived or reduces, less funds are available for providing amenities such as parks, traffic mitigation, schools, etc.	changes are warranted at the present time.
	3.1.3 Review and revise, as appropriate, the Livermore-Amador Valley Planning Unit General Plan to accommodate the projected housing needs arising from valley employment growth and precluded from development within cities due to restrictive growth policies. (County Planning Department) (E)	In 1994, the Board of Supervisors adopted the East County Area Plan (ECAP) that supercedes the Livermore-Amador Valley Planning Unit General Plan. ECAP provided for the development of 12,500 houses in unincorporated North Livermore in a joint planning process with the City of Livermore. With the passage of the Measure D Initiative in November 2000, a new County Urban Growth Boundary was drawn that precluded the County's further participation in the North Livermore project. For further discussion of Measure D, see VI. Non-Governmental Constraints.	As indicated, in 2000, the Sierra Club sponsored Measure D virtually eliminated the possibility of development in this area, so the program cannot be implemented.	As this action has been completed, it should be deleted.
3.2 In terms of site planning and building design, all new residential projects should be compatible with adjoining residential uses. (E)	3.2.1 Enforce applicable provisions of the zoning ordinance (County Planning Department) (E)	The County Planning Department enforces the Zoning Ordinance. See discussion under 2.2.2.	The Code Enforcement Division has been very effective and successful in its enforcement actions.	As this is an ongoing action, no changes are warranted at the present time.
	3.2.2 Review development potential under current zoning, and revise zoning, where required, to ensure compatibility with existing uses. (County	Preparation of the specific plans for all the unincorporated commercial areas of the County -- Castro Valley (1993), Cherryland/Ashland (1995), and San Lorenzo (2001) and the Eden Valley Redevelopment Plan (2000) – required a close assessment of potential land use	The specific plans have had moderate success in attracting new businesses to the area, but have been very effective in ensuring compatibility with existing adjacent uses.	This action has been revised to reflect the purpose for compatibility requirements:  3.2.2 Review development potential under current zoning, and revise zoning <i>to increase</i>

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
	Planning Department) (E)	incompatibilities and entailed rezoning where necessary to avoid this impact. The County will continue these efforts.		<i>densities, where appropriate required, to ensure appropriate use of scarce land resources and compatibility with existing uses. (County Planning Department) (M) (2004)</i>
	3.2.3 Utilize site development and planned development district review provisions. Review standards and revise, as required. (County Planning Department) (E)	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 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 multiple-family housing not located in a specific plan area is on the Department's agenda.  See also discussion under 2.2.2 above.	Site Development Review and Planned Development zoning have been effective in tailoring development to meet County standards and be consistent with adjacent development	As this is an ongoing action, no changes are warranted at the present time.
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. (E)	3.3.1 Continue specific policies and guidelines for development in areas of significant environmental resources and hazards. (County Planning Department) (M)	The General Plan contains specific guidelines for hillside and riparian resources. The County Public Works Agency implements and enforces the Alameda County Grading Ordinance and the Watercourse Ordinance. 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	These programs have proven effective in preserving topographic features.	As this is an ongoing action, no changes are warranted at the present time.

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
	3.3.2 Apply planned development district zoning to these areas. Review and, as required, revise development standards. (County Planning Department, County Building Inspection Department) (E)	resources and prevent impacts to housing from geological hazards. 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.	The following revisions are made:  3.3.2 <del>Apply</del> <i>Develop these areas under</i> planned development district zoning <del>where appropriate. to these areas. Review and, as required, revise development standards.</del> (County Planning Department, County Building Inspection Department) (M) (Ongoing)
3.4 The utilization of passive and active solar energy collection systems and other energy saving and water conservation measures should be encouraged in residential developments. (E)	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 Department, County Building Inspection Department) (E)	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 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.	These programs have been very effective in achieving this goal.	As this is an ongoing action, no changes are warranted at the present time.  3.4.2 <i>Promote utilization of energy efficiency and solar generation through provision of low-interest loans, grants, and technical assistance.</i> (County Housing and Community Development Department) (N) (Ongoing)
3.5 The levels of public utilities and services provided should balance housing and environmental needs to provide a healthful community environment. Resources, such as sufficient open space, should be balanced with housing and other community needs to provide a healthful community	3.5.1 Utilize site development and planned development provisions. (County Planning Department) (E)	The Planning Department utilizes Site Development Review and rezoning to the Planned Development district with the intention of creating a well-designed and environmentally sensitive project. A good example of the benefits that can be derived from using a Planned Development district is the Five Canyons project in the Castro Valley area where housing was concentrated in locations that did not jeopardize the environmentally sensitive canyons draining the site. 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.	This action has been incorporated in other actions noted above.

Principle	Implementation	Current Schedule/Status	How Effective was this Program?	Proposed Revisions
<p>environment. (M)</p> <p>3.6 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 nonresidential units and major transportation facilities. (E)</p>	<p>3.6.1 Utilize plan amendment, EIR, site review and planned development provisions (County Planning Department) (E)</p>	<p>Plan amendments, EIR review, site review and planned development review all function to ensure that quality housing is developed in the County. See discussions under 3.2.3, 3.3.1, and 3.3.2.</p>	<p>Site Development Review and Planned Development District zoning have been very effective in tailoring residential development to meet these goals.</p>	<p>See 3.5.1 and 3.5.2:</p> <p>3.5.1 Utilize <i>adopted</i> plans amendment, EIR, <i>environmental review</i>, site review and planned development provisions. (County Planning Department) (M) (Ongoing)</p> <p>3.5.2 Enforce applicable provisions of the zoning ordinance; review and revise as necessary. (County Planning Department) (E) (Ongoing)</p>
	<p>3.6.2 Enforce applicable provisions of the zoning ordinance; review and revise as necessary. (County Planning Department) (E)</p>	<p>The Planning Department enforces the zoning ordinance as described in 2.1.1. The Zoning Code has not been significantly revised.</p>	<p>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 Actions 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>See 3.5.1 and 3.5.2.</p>

## QUANTIFIED OBJECTIVES

The quantified objectives from 1990 took into account the anticipated funding for subsidized housing, as well as expected building activity throughout the Unincorporated Areas of the County. The following table summarizes the quantified objectives against actual production between 1990 and June 30, 2001.

### QUANTIFIED OBJECTIVES FOR 1990-1995\* HOUSING PROGRAM UNINCORPORATED ALAMEDA COUNTY

<i>Conservation/Affordability</i>	PROJECTED		ACTUAL	
	PROJECTED AFFORDABLE TOTAL	(VLI/LI)	ACTUAL TOTAL	AFFORDABLE (VLI/LI)
Section 8 Rental Assistance (includes 499 current units)	536	536	214	214
Urban County Rental Rehab	100	71	282	282
Tax Credit Projects (LIHTC)	50	35	176	176
Permanent Housing	161	125	214	214
Minor Home Repair Program	500	500	574	574
Owner-Occupied Stabilization Loan	80	80	148	148
Federal Rental Rehab Certificates & Vouchers	100	100	HUD discontinued the program	
<b>TOTAL</b>	<b>1,527</b>	<b>1,447</b>	<b>1,608</b>	<b>1,608</b>
<b>Less Existing Section 8</b>	<b>1,028</b>	<b>948</b>	<b>1,394</b>	<b>1,394</b>

<i>New Construction</i>	PROJECTED		ACTUAL		ACTUAL
	PROJECTED AFFORDABLE TOTAL	(VLI/LI)	ACTUAL TOTAL	AFFORDABLE (VLI/LI)	AFFORDABLE (MOD)
Wittenberg Manor (assisted elderly)	55	55	158	158	
Multi-Family Revenue Bond	334	67	294	60	
Single-Family Mortgage Revenue Bonds/MCCs	75	0	275		275
Rancho Palomares MOD units	43	0	31		31
Development of MOD units in Staples Ranch	16	0	26		26
Concord House (AIDS/Homeless)	N/A	N/A	8	8	
Strobridge Apartments (Seniors/Families)	N/A	N/A	94	94	
<b>TOTAL</b>	<b>523</b>	<b>122</b>	<b>784</b>	<b>218</b>	<b>332</b>

<i>Private Sector</i>	TOTAL	
New Construction	3,000	3,311

<b>GRAND TOTAL</b>	<b>5,050</b>	<b>1,569</b>	<b>5,703</b>	<b>1,826</b>	<b>332</b>
--------------------	--------------	--------------	--------------	--------------	------------

\* The planning period for the objectives was 1990-1995. Due to State requirement changes, the accomplishments are reported for the period July 1990 - June 30, 2001.

In addition to these performance accomplishments, the following is a summary of awards and recognitions earned by the County's Housing and Community Development Department related to its housing efforts since 1996.

#### **1996**

- National Association of Counties President's Sustainable Communities Leadership Award: for Triangle Court Housing Development (City, County, State, Federal partnership)

#### **1997**

- HUD Blue Ribbon Best Practice for Homeless Continuum of Care Plan and system

#### **1998**

- HUD Blue Ribbon Best Practice for Homeless C of C implementation: Alameda Naval Air Station
- HUD Blue Ribbon Best Practice for Affordable Housing: AIDS Housing Plan and Project Independence (Shallow Rent Subsidy program for people with AIDS/County-wide)
- HUD Blue Ribbon Best Practice for Affordable Housing – Community Outreach: Concord House Development
- State of California Department of Housing and Community Development: State Housing Director's Award for Excellence: for Willow Avenue Homes "...notable commitment to affordable homeownership through a cooperative public and private effort and exemplary design..."

#### **1999**

- Manufactured Housing Industry National Awards: Best New Manufactured Subdivision in the United States: Willow Avenue Homes