

## Quantified Objectives

According to the State Department of Housing and Community Development, the sum of the quantified objectives for the programs should ideally be equal to or surpass the community's identified housing needs. However, State law recognizes that 'the total housing needs identified may exceed available resources and the community's ability to satisfy this need within the content of the general plan. Under these circumstances, the quantified objectives need not match the identified existing housing needs but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame.'

With respect to affordable units, the County has estimated the potential subsidies available during the planning period and has calculated the potential number of units that could be assisted with these funds. In addition, staff has compiled a list of known or expected development projects in the next few years, including preservation projects anticipated to come on line between 2001-2007.

Based on residential building permits issued in during the period 1999 and 2001, as well as residential projects that have been initially reviewed by the Planning Department that have not been built, the quantified objective for non-subsidized units developed in the market is 918. Factors that have influenced a slower than expected new construction market include the cost to develop, the difficulty in finding suitable land without site constraints (such as toxics, topography, etc.) and the uncertainty with the economy.

Given these factors, the County has determined that the quantified objectives for the planning period are as follows:

### Quantified Objectives, Unincorporated Alameda County, 2001-2007

<b>Conservation/ Affordability</b>	<b>Total</b>	<b>VLI</b>	<b>LI</b>	<b>MOD</b>	<b>Notes</b>
Park Terrace	43		9		At-risk unit preservation
Ashland Village	142		142		At-risk unit preservation
Vista Creek	50		10		At-risk unit preservation
Landmark Villa	97		20		At-risk unit preservation
Single Family Rehabilitation	78	36	42		Ongoing program, funded each year
Multi-family Rehabilitation	72	48	24		Ongoing program, funded each year
	<b>482</b>	<b>84</b>	<b>247</b>	<b>0</b>	
<b>New Construction</b>	<b>Total</b>	<b>VLI</b>	<b>LI</b>	<b>MOD</b>	
Alman Homes	9				6 Homeowner completed 2003
FESCO Transitional Co-Hsg	8	8			Completed 2003
Housing Alliance	28	28			Under dev't (est. 2005)
Kent Ave. Senior Apartments	80	40	40		In predevelopment (est. 2006)
Other Projected Projects	120	48	60	12	Projected
	<b>245</b>	<b>124</b>	<b>100</b>	<b>18</b>	
<b>TOTAL, AFFORDABLE</b>	<b>727</b>	<b>208</b>	<b>347</b>	<b>18</b>	
<b>Private Sector</b>	<b>Total</b>				
New Construction	<b>918</b>				
<b>GRAND TOTAL</b>	<b>1,645</b>				