



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

Alameda County General Plan Annual Report for 2016

INTRODUCTION

Purpose of the General Plan

State law requires that each city and county in California prepare a comprehensive general plan. The Governor's Office of Planning and Research (OPR) has adopted guidelines for the preparation and content of local general plans to assist local governments in meeting this requirement. Each local general plan is a long range policy document intended to guide physical, economic, and environmental growth. The County's plan, which has been approved by the Board of Supervisors, expresses the County's vision for the future and serves as the roadmap for achieving the community's desired quality of life. It is an assessment of current and future needs, and the resources required to implement the established goals and policies. As the needs of the County change, the Planning Department – with extensive citizen input, and review and recommendation by the Planning Commission – makes recommendations to the Board of Supervisors to amend the General Plan to reflect the direction for the future.

Purpose of the Annual Report

The intent of this report is to demonstrate the County's compliance with the requirements of Government Code Section 65400 which mandates that the County prepare an annual report on the status of the General Plan and progress in its implementation. This report will cover the County's development related activities in 2016. It also describes planning activities that were in process in 2016 or anticipated in the short-term planning horizon to achieve full consistency between general plan policies and County development regulations. This document does not create or alter policy; it is a reporting document. The content is provided for informational purposes only, and is exempt from the requirements of the California Environmental Quality Act (CEQA) per Guidelines Section 15306.

A copy of this report must be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). Providing a copy to HCD fulfills a statutory requirement to report certain housing information, including the County's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583(c)(3).

THE ALAMEDA COUNTY GENERAL PLAN

Structure of the County General Plan

The entire County General Plan consists of several documents described in more detail below. The jurisdiction of the County's planning department is the entirety of the unincorporated area, consisting of three Area Plans that contain land use and circulation elements for their respective geographic areas, as well as area-specific goals, policies, and actions pertaining to open space, conservation, safety, and noise. Each Area Plan also contains a land use diagram which designates the type, distribution and general intensity of land uses allowed within the plan area. The Eden Area comprises the communities of Ashland, Cherryland, Hayward Acres, San Lorenzo, and Fairview. The Castro Valley Area includes the

Castro Valley urban area and the surrounding canyonlands. The remaining unincorporated area makes up the East County. The countywide Housing, Conservation, Open Space, Noise, Safety, and Scenic Route Elements contain goals, policies, and actions that apply to the entire unincorporated area.

Compliance with State Law and the General Plan Guidelines

State law mandates that each city and county adopt a general plan containing at least seven “required” elements: Land Use, Circulation, Housing, Open Space, Conservation, Safety, and Noise. Additional “optional” elements may be included at the discretion of the local jurisdiction. Each local jurisdiction is allowed broad discretion with regard to how its general plan is organized. The general plan does not need to be arranged in seven distinct elements as long as the content necessary for each of the required elements is included in the general plan. The table below indicates how the topics that are to be addressed in each of the seven required elements are distributed in the County’s general plan documents.

County General Plan Documents	Date of Last Major Revision	State Required Elements						
		Land Use	Circulation	Housing	Conservation	Open Space	Safety	Noise
AREA PLANS								
Castro Valley General Plan	March 2012	X	X		X	X	X	X
East County Area Plan	May 2002	X	X		X	X	X	X
Eden Area General Plan	March 2010	X	X		X	X	X	X
COUNTYWIDE ELEMENTS								
Housing Element	May 2015			X				
Conservation	January 1976				X			
Open Space	May 1973					X		
Safety Element	January 2013						X	
Noise Element	January 1976							X
Ashland & Cherryland Community Health & Wellness Element	December 2015	Optional Element						
Community Climate Action Plan	February 2014	Optional Element						
Scenic Route Element	May 1966	Optional Element						
Park and Recreation Element	June 1956	Optional Element						
(An “X” indicates that the County document addresses topics related to the state required element.)								

Internal consistency

The General Plan Guidelines require that all general plans be internally consistent in all the following ways:

- Equal Status Among Elements – All elements of the general plan have equal legal status.
- Consistency Between Elements – All elements of a general plan, whether mandatory or optional, must be consistent with one another.
- Consistency Within Elements – The data, analyses, goals, policies, and implementation programs within each element must be consistent with and complement one another.
- Text and Diagram Consistency – There must be agreement between the general plan’s text and its accompanying diagrams.

Staff has determined that all County General Plan documents are internally consistent in each of the areas stated above. Any future additions or revisions to the general plan will be reviewed for consistency with existing general plan documents, and will be revised as necessary to maintain consistency.

Relationship between the General Plan and Specific Plans

A specific plan is a tool for implementing the general plan. It establishes a link between policies of the general plan and individual development proposals by providing standards for development within a defined area. While a local jurisdiction has some discretion with regard to the issues addressed in a specific plan, the plans must comply with Government Code §65450 et seq. These provisions require that a specific plan be consistent with the adopted general plan. The County has adopted several specific plans for designated areas within the Unincorporated County.

Adopted County Specific Plans		
SPECIFIC PLAN	YEAR OF LAST MAJOR REVISION	CORRESPONDING AREA PLAN
Ashland and Cherryland Business District	2015	Eden Area General Plan
Castro Valley Central Business District	1992	Castro Valley General Plan
Fairview Area	1997	Eden Area General Plan
Madison Avenue	2006	Castro Valley General Plan
San Lorenzo Village	2004	Eden Area General Plan
Little Valley	1997	East County Area Plan

Specific Plans Undergoing Revision

The Board of Supervisors adopted an updated Ashland Cherryland Business District (ACBD) Specific Plan in December of 2015. Implementation of the plan is now underway. A consultant was chosen in the fall of 2016 to revise and update the Castro Valley Central Business District Specific Plan to bring the specific plan into conformance with the Castro Valley General Plan. Work on the specific plan is scheduled to begin in early 2017 and be completed in approximately two years. In Fairview, staff worked with a committee of community members over the past few years to identify areas of concern regarding development impacts to creeks, roadways, and scenic resources. A consultant was selected in late 2016 to revise the Fairview Area Specific Plan to address the community’s concerns. The plan revision process is expected to take approximately one year. The San Lorenzo Village Specific Plan will be next in line for an update after completion of the Castro Valley Central Business District Specific Plan in about two years.

Relationship between the General Plan and the Zoning Ordinance

Zoning is another important means of implementing a general plan. The Zoning Ordinance applies the long-term goals and policies of the general plan to everyday land use decisions. The ordinance regulates land use by specifying the uses that are permitted and conditionally permitted within each zone. Text and maps describe the distribution and intensity of land uses in the various land use categories, such as residential, commercial, industrial, and agricultural. Regulations establish standards for minimum lot size, building height and setback limits, fence heights, parking, and other development parameters within each zone.

Government Code Section 65860 requires that local jurisdictions maintain consistency between their zoning ordinance and their adopted general plan. Every zoning action, such as adopting new zoning ordinance text or amending a zoning ordinance map, must be consistent with the general plan. In addition, when a general plan amendment makes the zoning inconsistent, the zoning must be changed to re-establish consistency.

Comprehensive rezonings are a high priority in the implementation of the updated Castro Valley General Plan and Eden Area General Plan to re-establish consistency between the general plan land use designations and zoning in these plan areas. The Eden Area rezonings are expected to be approved by the Board of Supervisors in the first half of 2017. One of the significant changes called for in the revised Castro Valley General Plan is the establishment of new zoning districts intended to address the unique characteristics of the Castro Valley community. Implementation of these new zoning districts will require major revisions to the map and text of the Zoning Ordinance. The rezoning process for Castro Valley began in the fall of 2016 with approval anticipated in the first half of 2017.

GENERAL PLAN AMENDMENTS

Government Code Section 65358(b) generally limits amendments to the mandatory elements of a local jurisdiction's general plan to four times per calendar year. Each amendment may include more than one change to the general plan; therefore, local jurisdictions may group together several proposals for changes to be considered at the same meeting no more than four times during the year.

General Plan Amendments Adopted in 2016

No major amendments to general plan documents were adopted in 2016. Three amendments were approved to change the land use designations on specific parcels as part of development applications.

- Eden Area General Plan – Land use designation at 22083 Arbor Avenue, Cherryland changed from Medium Density Residential to General Commercial in order to allow eventual development of a commercial business.
- Castro Valley General Plan – Land use designation at 16286 - 16290 Foothill Boulevard, and 2085 Miramar Avenue, Castro Valley changed from Neighborhood Commercial Mixed Use to Residential Low Density Multi-Family to allow 56 residential condominium units and a 6,000 square foot commercial building.
- Castro Valley General Plan – Land use designation at 21634 Redwood Road, Castro Valley changed from Public Facility to Community Commercial, to allow development of 12 commercial spaces.

Anticipated Amendments in 2017

Safety Element

Two amendments to the Safety Element are planned for the first half of 2017:

1. The Safety Element will be amended to incorporate the County's revised Local Hazard Mitigation Plan (LHMP). Alameda County recently amended its LHMP in accordance with the federal Disaster Mitigation Act of 2000; and the LHMP received approval from the Federal Emergency Management

Agency (FEMA) in August of 2016. The Disaster Mitigation Act requires that cities, counties, and special districts have a LHMP in order to be eligible to receive hazard mitigation funds. Under the California Disaster Assistance Act of 2006 (Government Code section 8680 et seq.), if the County declares a local emergency, it may apply to receive aid from the State for the repair, restoration, maintenance, or replacement of real property used for essential governmental services that was damaged or destroyed by the disaster. The Act limits the State's share of funding for such repair, restoration, maintenance, or replacement to 75 percent of the total state eligible costs unless the County has adopted a LHMP as part of the Safety Element of its General Plan. If the County has adopted a LHMP, and its adoption is referenced in the Safety Element, the State share of local costs may exceed 75 percent of total State eligible costs.

2. The Safety Element will also be amended to comply with Senate Bill 1241, adopted in 2012. This legislation requires a city or county, when it next revises its Housing Element on or after January 1, 2014, to also update its Safety Element to address the risk for fire on lands classified as State Responsibility Area (SRA) or very high fire hazard severity zones. The update must include:
 - Consideration of guidance given in the Governor's Office of Planning and Research (OPR) Fire Hazard Planning document.
 - Specific information regarding fire hazards.
 - A set of goals, policies, and objectives to protect the community from unreasonable wildfire risks and a set of feasible implementation measures to achieve these goals, policies, and objectives.

Consistency with Airport Land Use Compatibility Plans

In accordance with state law, the Alameda County Airport Land Use Commission (ALUC) is responsible for preparing land use compatibility plans for each of the three public use airports in the County: Oakland International Airport, Hayward Executive Airport, and Livermore Executive Airport. The purpose of the airport land use compatibility plans (ALUCP) is to provide for the orderly growth of each public use airport and minimize land use conflicts with the surrounding area regarding height, noise and intensity of use.

The ALUC adopted an updated ALUCP for Oakland International Airport in 2010, and updated ALUCPs for Hayward Executive Airport and Livermore Executive Airport in 2012. Because the Airport Influence Area (AIA) for each of the three airports includes a portion of the unincorporated area of the County; state law requires that relevant County general plan documents be made consistent with the ALUCPs unless the Board of Supervisors votes by a two-thirds majority to overrule the ALUC and makes specific findings to justify not amending the County's plans. Staff is in the process of determining what, if any, amendments would need to be made to bring the county general plan into conformance with the ALUCPs. Any amendments that are required are expected to be brought to the Board of Supervisors for approval in 2017. State law also requires any subsequent changes to the general plan, specific plans, zoning ordinance, or building regulations affecting areas covered by an ALUCP to be referred to the ALUC before adoption by the County.

Resource Conservation, Open Space, and Agriculture Elements (ROSA)

The County is in the process of revising its Resource Conservation and Open Space Elements; and is developing a new optional Agriculture Element to the General Plan. These combined countywide elements will be known collectively as ROSA and will supersede the existing Conservation, Open Space, Park and Recreation, and Scenic Route Elements. Staff will continue to work with the consultant to update previous draft documents. Revised drafts should be ready for distribution to the public in mid-

2017, at which time community meetings will be scheduled. Adoption of ROSA is expected to take place in late 2017.

Community Climate Action Plan (CCAP)

The CCAP outlines a course of action to reduce community-wide greenhouse gas (GHG) emissions generated within the unincorporated areas of the County. Successful implementation of the CCAP will reduce GHG emissions to 15 percent below 2005 levels by 2020 and set the County on a path toward reducing emissions to 80 percent below 1990 levels by 2050, as required by State Law AB 32. The Board provisionally adopted the CCAP in June 2011. In February 2014, the Board of Supervisors adopted the County Community Climate Action Plan (CCAP) as an optional element of the County General Plan. General plan element status gives the goals of the CCAP equal standing with those of all other general plan documents. Staff has made significant progress in the implementation of several of the CAP measures, and in 2017 will pursue grant funding to update the GHG emissions inventory and revise the CAP to ensure that the County can meet its GHG emission reduction goals.

OPEN FOR BUSINESS

In 2015, the County Economic and Civic Development Department (ECD) launched the Open for Business Working Group which consisted of county staff, representatives of unincorporated county residents, business owners, developers, contractors, and other governmental entities. In 2016, after a series of meetings where the group discussed barriers to economic development in the unincorporated county, a list of recommended changes to various county policies, procedures, and regulations was developed to overcome these barriers. These recommendations will be implemented going forward to improve the economic health of the unincorporated communities.

HOUSING ELEMENT IMPLEMENTATION

The Housing Element contains a broad array of programs with specific time frames for implementation. Many programs are implemented by other agencies; therefore, the actual program work may vary from the original target completion dates. Attachment 1 contains a summary of residential building permits issued from January 1, 2016 to December 31, 2016, Attachment 2 summarizes the County's housing program implementation activities for 2016, and Attachment 3 contains the 2016 HUD Income Limits.

Housing Element Reporting Requirements

Reporting Overview

The County is required to report certain housing information in accordance with State Housing Element Law (Government Code Sections 65583 and 65584) and the State HCD's housing element guidelines in reporting the County's progress toward meeting regional housing needs.

The Association of Bay Area Governments (ABAG) has determined that total housing construction need for the unincorporated area of Alameda County is 1,769 housing units for the current planning period of 2015-2023, an annual average of 253 units. The State deemed this level of construction necessary to meet both the housing needs of projected growth during the period, and to make up for current housing deficiencies for existing residents. This housing need is further segmented into four broad income categories: very-low income (430 units), low income (227 units), moderate income (295 units), and above-moderate income (817 units).

The table below identifies the housing units for which permits were issued from January 1, 2016 through December 31, 2016, as compared to the unincorporated County's share of regional housing needs by

income level for the Housing Element period. According to the table, the number of additional dwelling units needed to achieve the Regional Housing Needs Assessment (RHNA) allocation is 1,520 or 86% of the total RHNA units.

From January 1, 2016 to December 31, 2016, the Public Works Agency (PWA), Building Inspections Division (BID) permitted 111 dwelling units. A summary of residential building permits issued during that time period is included as Attachment 1. These units have the following income distribution: 87 very low income units, 14 low income units, 1 moderate income unit, and 9 above moderate income units.

Table 1- Units Completed/Permitted by Affordability Level 2015-2023

Building/Project Type	Total Units	Units by Income Level			
		Very Low	Low	Moderate	Above Moderate
Single Family Residences	19	1	8	1	9
Two – Four Unit Buildings	6		6		
Affordable Housing					
Multifamily (5 or more units)	85	85			
Second Units/Mobilehomes	1	1			
Substantial Rehabilitation					
RHNA Credits, 2016	111	87	14	1	9
RHNA Credits, prior years	138	35	65	21	17
Total RHNA Credits, 2015-2023	249	122	79	22	26
RHNA	1,769	430	227	295	817
Remaining RHNA	1,520	308	148	273	791
Percent Met	14%	28%	35%	7%	3%
Percent Remaining	86%	72%	65%	93%	97%

Source: ABAG, *Regional Housing Needs Assessment, 2015*; Alameda County Department of Public Works, Building Inspections Division for the number of dwelling units assumed to be constructed during the period January 1, 2016-December 31, 2016. Income categories based on a household of four members and the area median income, which is annually revised by the U.S. Dept. of Housing and Urban Development.

Moderate Income Determination

For a household of four earning a moderate income of \$112,320¹ per year (120% of the area median income), a home with a price of \$440,000 may be considered affordable. A housing expense is generally considered affordable when less than 30 percent of a household's gross income is used for housing.² Attachment C contains the income limits calculated for 2016 by the Department of Housing and Urban Development (HUD). These income limits are also used by the County to determine housing affordability. Thirty percent of the gross monthly income for a household of four earning \$112,320 per year would be \$2,808.00. A \$396,000 mortgage financed over 30 years at an interest rate of 3.65%³ with a down payment of 10% (\$44,000) would cost \$1,811.54 per month.⁴ On average property taxes, private mortgage insurance, homeowner's insurance, and maintenance add approximately 35% of the mortgage expense, which in this case could add \$634.00, to the total housing expense. Utilities could add \$150-\$300.00 in housing related expenses; so \$2,745.58 is a reasonable estimate of total monthly housing expenses to purchase a \$440,000 home.

The County has chosen to use this analysis as the basis for its estimates of the affordability of newly constructed, but unsold, dwelling units within the unincorporated area. Based upon this analysis and information obtained from the Building Inspection Division, staff has concluded that 1 of the recently permitted market rate dwellings/units would be considered affordable to a moderate income household.

Affordable Housing Developments

The Alameda County Housing and Community Development Department (County HCD) and the Economic and Civic Development Department (ECD) both provide financial support to affordable housing developments within the unincorporated area. In 2016, with funding assistance from ECD, Resources for Community Development (RCD) completed construction of Ashland Place on East 14th Street in Ashland. This development provides 85 units of very low income apartments to families, including 15 units that are set aside for young adults who are at risk of becoming homeless.

Second Unit/ Mobilehome Construction

Only one second unit and no mobilehomes were permitted or constructed in 2016. Due to their relatively low cost to develop and small size compared to other types of housing, second units and mobilehomes are often affordable to lower income households. In addition, mobilehomes have long served as a source of affordable housing, particularly for those in the agricultural community. The process is underway to amend the County's second unit ordinance to comply with new state legislation adopted in 2016 that was intended to reduce restrictions on the development of second units. Adoption of the amendments is expected in early 2017.

Substantial Rehabilitation, Conversion, and Preservation of Affordable Housing Stock

County HCD and ECD both provide financial support for the rehabilitation and preservation of affordable housing stock within the unincorporated areas. In 2016, no new commitments of funding for large preservation or rehabilitation projects were made. The County's Healthy Homes Department (HHD) oversaw the Single Family Rehabilitation Loan; Curb Appeal; Accessibility Improvement; and the Emergency Minor Home Repair programs.

1 Income data is from HUD for the Oakland-Fremont Metropolitan Area (2016).

2 This definition of affordable housing was provided in the California Department of Housing and Community Development publication, Building Blocks for Effective Housing Elements: Housing Needs-Overpayments and Overcrowding.

3 The average interest rate in 2016.

4 Staff used a mortgage calculator available at Bankrate.com

Measure A1 – Countywide Housing Bond

In November of 2016, Measure A1, a countywide housing bond, was passed by over 73% of the voters. The \$580 million bond program will fund three programs related to homeownership and two rental housing development programs.

The homeownership programs include:

- 1) Down Payment Assistance Loan Program (\$50 million), designed to assist middle-income households to purchase homes and stay in Alameda County;
- 2) Homeownership Housing Development Program (\$25 million), designed to assist in the development and long-term affordability of homeownership housing for low-income households to become first-time homebuyers; and,
- 3) Housing Preservation Loan Program (\$45 million), to help seniors, people with disabilities, and other low-income homeowners to remain safely in their homes.

The two components of the rental housing programs are:

- 1) Rental Housing Development Fund (\$425 million), to create and preserve affordable rental housing for vulnerable populations; and,
- 2) Innovation and Opportunity Fund (\$35 million), to respond quickly to capture opportunities that arise in the market to preserve and expand affordable rental housing and/or prevent tenant displacement.

Implementation of the programs to be funded with the bond is expected to be substantially accomplished over an eight-year period.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Alameda County
Reporting Period 1/1/2016 - 12/31/2016

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
085 -1400-002-01	SF		0	1			1				See narrative
417 -0261-038-00	SF		0	0			1				See narrative
085A-6412-082-00	SF		0	0			1				See narrative
085A-6412-082-00	SF		0	0			1				See narrative
085A-6412-082-00	SF		0	0			1				See narrative
085A-6412-082-00	SF		0	0			1				See narrative
949 -0007-009-22	SF		0	0			1				See narrative
415 -0110-075-00	SF		0	1			1				See narrative
946 -4401-042-00	SF		0	0			1				See narrative
417 -0261-037-00	SF		0	0			1				See narrative
096 -0345-024-00	SF		0	0			1				See narrative
084A-0109-009-02	SF		0	1			1				See narrative
084A-0109-009-02	SF		0	1			1				See narrative
084A-0109-009-02	SF		0	1			1				See narrative
084A-0109-009-02	SF		0	1			1				See narrative
084A-0109-009-02	SF		0	1			1				See narrative
079 -0008-025-00	SF		0	0			1				See narrative
429 -0032-017-00	SF		1	0			1				See narrative
085 -3002-001-00	SU		1	0			1				See narrative
084B-0529-084-00	2 to 4		0	2			2				See narrative
084B-0529-086-00	2 to 4		0	2			2				See narrative
429 -0064-001-00	2 to 4		0	2			2				See narrative
080C-0479-023-02	5+ Units	R	39	0			39				RDA
080C-0479-023-02	5+ Units	R	17	0			17				RDA
080C-0479-023-02	5+ Units	R	7	0			7				RDA
080C-0479-023-02	5+ Units	R	22	0			22				RDA
(9) Total of Moderate and Above Moderate from Table A3 ▶			1	9			10				
(10) Total by income Table A/A3 ▶ ▶			87	14	1	9	111				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Alameda County
Reporting Period 1/1/2016 - 12/31/2016

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity					0	
(2) Preservation of Units At-Risk					0	
(3) Acquisition of Units					0	
(5) Total Units by Income	0	0	0		0	

* Note: This field is voluntary

Table A3

**Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	1	0				1	
No. of Units Permitted for Above Moderate	9	0				9	

ATTACHMENT 2- 2016 HOUSING PROGRAMS PROGRESS REPORT

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. (Government Code Section 65583.)

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
<i>Provide Adequate Sites</i>				
Residential Sites Inventory	<ul style="list-style-type: none"> Continue to provide adequate sites to accommodate the County's RHNA of 1,769 units. 	2015-23	CDA-Planning	Revised as a part of the 2015 Housing Element Update. Please refer to Appendix A of the adopted Housing Element.
Web Based Zoning and Planning Information	<ul style="list-style-type: none"> Provide a centralized, accessible, web based zoning and planning data 	2017	CDA-Planning	Completion is expected mid-2017. Staff must verify the accuracy of the data before it can be made public.
Annual Progress Report	<ul style="list-style-type: none"> Prepare an annual report for submission to State HCD 	2015-23	CDA-Planning	This document satisfies the requirement.
<i>Assist in the Development of Affordable Housing</i>				
Affordable Housing Development	<ul style="list-style-type: none"> Develop a housing strategy Identify and complete between four to six new affordable housing projects during the planning period 	2015-23; Annually	CDA-HCD and CDA-ECD	CDA-HCD and CDA-ECD both provide financial support to affordable housing developments within the unincorporated areas. Two recent projects within the unincorporated areas are Ashland Family Apartments and San Lorenzo Senior Housing.
Density Bonus Program	<ul style="list-style-type: none"> Continue to ensure that the County's Ordinance reflects State law. Create brochures and other materials necessary to promote the County's Density Bonus Program to developers. 	2015-2017; Ongoing	CDA-Planning	In 2012, the County revised its Density Bonus Ordinance to fully comply with state law. In 2017, the County will revise the ordinance to bring it into conformance with 2016 legislation.
Small Lot Consolidation	<ul style="list-style-type: none"> Promote lot consolidation to facilitate housing development 	Ongoing	CDA-Planning	The County will continue to assist in land consolidation by providing sites information to interested developers and provide gap financing assistance, as available, to nonprofit housing developers.

ATTACHMENT 2- 2016 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Secondary Units	<ul style="list-style-type: none"> Promote the Secondary Unit Program to increase public awareness 	Ongoing	CDA-Planning, Public Works Administration (PWA)-Building Inspections Division (BID)	Staff continues to provide technical assistance to the public. The County will review the Zoning Ordinance to ensure consistency with State law in 2017.
Park Fee Waiver	<ul style="list-style-type: none"> Promote affordable housing development and ensures financial feasibility 	Ongoing	CDA-Planning	As affordable housing developments are proposed, staff will determine whether they qualify for the park fee waiver
HIV/AIDS Housing and Services	<ul style="list-style-type: none"> Address the housing and needs of low income people with HIV/AIDS and their families. 	Ongoing	CDA-HCD and the PHD-OAA	Efforts to provide assistance to low-income persons with HIV/AIDS are ongoing. Funded services include: Affordable housing development, tenant-based rental assistance, short-term housing and housing placement.
First Time Homebuyer Resources	<ul style="list-style-type: none"> Provide resources for first time homebuyers 	Ongoing	CDA-HCD	CDA-HCD continues to provide resources to first time homebuyers.
Mortgage Credit Certificate	<ul style="list-style-type: none"> Assist 40 county-wide (5-7 in the unincorporated County) low and moderate income first time homebuyers in the unincorporated areas. 	Ongoing	CDA-HCD	CDA-HCD continues to administer Alameda County's Mortgage Credit Certificate Program.
Section 8 Housing Programs	<ul style="list-style-type: none"> Provide rental assistance to 600 extremely low and very low income households in the unincorporated areas during the planning period. 	Ongoing	HACA	Assistance to qualified applicants is ongoing.
Family Self Sufficiency Program (FSS)	<ul style="list-style-type: none"> Assist 20 Section 8 recipients in the unincorporated areas to achieve self-sufficiency during the planning period. 	Ongoing	HACA	Assistance to qualified applicants is ongoing.

ATTACHMENT 2- 2016 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Housing Opportunities for Persons with Disabilities	<ul style="list-style-type: none"> Facilitate housing development for persons with disabilities 	Annually	HCSA, Regional Centers, Planning, CDA-HCD, and CDA-ECD	The County will continue to encourage the development of supportive housing for persons with disabilities
Housing Opportunities for the Homeless	<ul style="list-style-type: none"> Facilitate housing development for homeless persons 	Annually	CDA-HCD, BHCS, Planning, EveryOne Home	Participating agencies meet regularly to coordinate efforts.
Affordable Housing Trust Fund “Boomerang” Program	<ul style="list-style-type: none"> Support the development of affordable housing 	Ongoing	CDA-HCD	CDA-HCD continues to provide resources to support the development of affordable housing.
<i>Address Governmental Constraints</i>				
Ordinance Review Committee	<ul style="list-style-type: none"> Periodically review proposed changes to the Alameda County Zoning Ordinance to ensure consistency with the Housing Element law and State and Federal fair housing laws. Ensure that County regulations do not unnecessarily constrain housing development 	Annually	CDA-Planning	It was not necessary for the Ordinance Review Advisory Committee (ORAC) to meet in 2016.
Environmental Review Streamlining	<ul style="list-style-type: none"> Support the development of housing near transit 	Annually	CDA-Planning	The County will continue to implement the CEQA streamlining provisions of SB 375 for projects that conform to the Sustainable Communities Strategy and meet specific criteria set forth in SB 375.

ATTACHMENT 2- 2016 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
Intergovernmental Coordination	<ul style="list-style-type: none"> • Expedite and simplify housing development by improving the efficiency of permit processes 	Annually	CDA-Planning, ACFD, PWA, and others	CDA-Planning will continue to coordinate with other agencies to streamline review of residential development proposals.
<i>Conserve and Improve Existing Affordable Housing Stock</i>				
Minor Home Repair	<ul style="list-style-type: none"> • Assist 150 lower income households over the planning period. 	Ongoing	CDA-NPS, CDA-HCD and CDA-ECD	This program continues to serve Alameda County residents. It is currently overseen by the Healthy Homes Department.
Accessibility Grants	<ul style="list-style-type: none"> • Assist 20 households over the planning period. 	Ongoing	CDA-NPS, CDA-HCD and CDA-ECD	This program continues to serve Alameda County residents. It is currently overseen by the Healthy Homes Department
Rehabilitation Loans	<ul style="list-style-type: none"> • Assist 14 homeowners during the planning period 	Ongoing	CDA-NPS, CDA-HCD and CDA-ECD	This program continues to serve Alameda County residents. It is currently overseen by the Healthy Homes Department.
Foreclosure Prevention	<ul style="list-style-type: none"> • Provide up to date information about avoiding and dealing with foreclosure. 	Ongoing	CDA-HCD	CDA-HCD continues to provide links on their website to foreclosure prevention resources.
Healthy Homes Department	<ul style="list-style-type: none"> • Prevent childhood lead poisoning and other health-related environmental problems 	Ongoing	Healthy Homes	CDA-HHD continues to implement several programs intended to eliminate conditions that contribute to a variety of health-related environmental problems.
Code Enforcement	<ul style="list-style-type: none"> • Continue to enforce applicable sections of the Alameda County Ordinance and related land use regulations 	Ongoing	CDA-Planning, Code Enforcement Division	The Code Enforcement Division continues to investigate complaints relating to the Neighborhood Preservation, Junk Vehicle and Zoning Ordinances.

ATTACHMENT 2- 2016 HOUSING PROGRAMS PROGRESS REPORT

Program	Key Objectives	Timeframe	Responsible Agency	Program Status
<i>Preserve Affordable Housing at Risk of Conversion</i>				
Preservation of At Risk Housing	<ul style="list-style-type: none"> • Maintain a database of subsidized housing units in order to monitor the status of units at risk of conversion • Pursue funding from private, State and Federal programs to assist in preserving at risk housing 	2015-23	CDA-HCD and HACA	CDA-HCD Staff continues to maintain the database of at risk units, and continues to pursue funding to support affordable housing preservation
Condominium Conversion	<ul style="list-style-type: none"> • Continue to enforce the Condominium Conversion Guidelines 	Ongoing	CDA-Planning, PWA-Devel. Services	There were was one Condominium Conversion approved in 2016.
<i>Promote Equal Housing Opportunities</i>				
Fair Housing Services	<ul style="list-style-type: none"> • Reduce housing discrimination through the provision of fair housing and landlord/tenant services 	Ongoing	CDA-HCD	CDA-HCD continues to provide funding to support fair housing counseling and mediation services.
<i>Environmental Sustainability</i>				
StopWaste.org	<ul style="list-style-type: none"> • Provide strategic planning, research, education and technical assistance to the public, businesses and local governments on waste reduction 	Ongoing	StopWaste.org	Stopwaste.org is active in efforts to reduce waste throughout the County.
Infill, Mixed Use and Transit Oriented Developments	<ul style="list-style-type: none"> • Develop programs to promote mixed use and transit oriented developments • Investigate incentives to support mixed use and transit oriented developments 	2015-23	CDA-Planning	Completed revision of ACBD Specific Plan. Participating with City of San Leandro in Bayfair BART Specific Plan process. Revision of Castro Valley Commercial Business District Specific Plan began in the fall of 2016.

ATTACHMENT 3 - 2016 HUD INCOME LIMITS

FY 2016 Income Limit Area	FY 2016 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Oakland-Fremont, CA HUD Metro FMR Area	Extremely Low (30% AMI)	\$20,500	\$23,400	\$26,350	\$29,250	\$31,600	\$33,950	\$36,730	\$40,890
	Very Low (50% AMI)	\$34,150	\$39,000	\$43,900	\$48,750	\$52,650	\$56,550	\$60,450	\$64,350
	Low (80% AMI)	\$52,650	\$60,150	\$67,650	\$75,150	\$81,200	\$87,200	\$93,200	\$99,200
	Median (100% AMI)	\$68,300	\$78,000	\$87,800	\$93,600	\$105,300	\$113,100	\$120,900	\$128,700
	Moderate (120% AMI)	\$81,960	\$93,600	\$105,360	\$112,320	\$126,360	\$135,720	\$145,080	\$154,440

Source: HUD User Data