



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

PLANNING DEPARTMENT

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March 19, 2019

Agenda Item ~~#~~ 4 March 26, 2019

Honorable Board of Supervisors
Administration Building
1221 Oak Street
Oakland, CA 94612

Dear Board Members:

SUBJECT: 2018 GENERAL PLAN ANNUAL PROGRESS REPORT

RECOMMENDATION:

That the Board take public testimony and adopt the attached resolution approving the 2018 General Plan Annual Progress Report.

BACKGROUND:

Government Code Section 65400 requires the County to prepare an annual progress report (APR) on the status of the Housing Element of its general plan, and progress in its implementation, using forms and definitions adopted by the Department of Housing and Community Development (HCD). The attached form is to be used to satisfy the reporting requirements of Government Code Section 65400, subdivision (a)(2). The form incorporates new requirements pursuant to Chapter 374, Statutes of 2017 (Assembly Bill 879) and Chapter 366, Statutes of 2017 (Senate Bill 35).

The new requirements include capturing and reporting information at all stages of the permit process and the steps the County is taking to implement the Housing Element. The attached APR contains information regarding housing development applications submitted, new construction activity, entitlements, permits, completed units, and progress toward fulfilling regional housing needs at all affordability levels. The APR also includes the status of program implementation. The County is required to report on commercial development bonuses, units rehabilitated (preserved or acquired), and sites identified or rezoned to accommodate shortfall housing needs; however, there is no information to report in these categories for 2018.

Purpose of the Annual Progress Report

The intent of this report is to demonstrate the County's compliance with the requirements of Government Code Section 65400 by describing planning activities that were in process or completed in 2018. 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 (CCR Section 15306).

After approval by the Board of Supervisors, a copy of this report must be sent to OPR and the State Department of Housing and Community Development (HCD).

DISCUSSION/SUMMARY:

General Plan Annual Report

The APR must contain 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).

Housing Element Reporting Requirements

Report Overview

The Association of Bay Area Governments (ABAG) has determined that total housing need for the unincorporated area of Alameda County is 1,769 new 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 deficiencies for existing residents. This 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) for the current planning period of 2015-2023 and is identified in Table B of the APR.

The report lists the housing units for which permits were issued from January 1, 2018 through December 31, 2018, as compared to the unincorporated County's share of regional housing needs by income level for the Housing Element period. During 2018, the County permitted 24 single family residences, 74 units in two to four-unit buildings, 12 multifamily units in buildings with 5 or more units, and 9 accessory dwelling units/manufactured home for a total of 119 units. Table 1 shows that the number of remaining dwelling units needed to achieve the 2015-2023 Regional Housing Needs Allocation (RHNA) is 1,375 units or 78% remaining of the total RHNA 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	24		10	8	6
Two – Four Unit Buildings	74		2		72
Multifamily (5 or more units)	12				12
ADUs/Manufactured Home	9	9			
Substantial Rehabilitation	0				
RHNA Credits, 2018	119	9	12	8	90
RHNA Credits, prior years	275	120	76	21	58
Total RHNA Credits, 2015-2023	394	129	88	29	148
RHNA	1,769	430	227	295	817
Remaining RHNA	1,375	301	139	266	669
Percent Met	22%	30%	39%	10%	18%
Percent Remaining	78%	70%	61%	90%	82%

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, 2018-December 31, 2018. Primary unit income categories based on a household of four members and the secondary units are based on a household of two members. All units' income categories are based on four-person area median income, which is annually revised by the U.S. Department of Housing and Urban Development.

Table A of the attached APR identifies 13 applications received by the Planning Department in 2018. Of the 244 units proposed, 19 units were approved in 2018. The Department is currently processing two mixed-use multi-family projects, on Hesperian and Mission Boulevards, that will add 219 dwelling units to the County's housing stock. Additionally, Table D of the APR describes the status of 30 implementation programs included in the housing element to remove governmental constraints to the maintenance, improvement, and development of housing.

The County is required to list sites that have been identified or rezoned to accommodate the County's shortfall housing needs in Table C of the attached APR. This includes no net loss of housing inventory, the unaccommodated need for adequate housing sites to address the unmet RHNA by income category. The County has no data to report in Table C, Table E, in which developments that received commercial development bonuses are required to be listed; nor in Table F, in which units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved must be listed.

Moderate Income Determination

According to State HCD's 2018 State Income Limits, a household of four earning a moderate income of \$125,300¹ per year (120% of the area median income of \$104,400), a home with a price of \$450,000 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 The following table contains the income limits calculated for 2018 by the Department of Housing and Urban Development (HUD):

Section 9932. 2018 Income Limits

Section 0032 - 2010 Income Limits

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Last page instructs how to use income limits to determine applicant eligibility and calculate affordable housing cost and rent									

Alameda County 4-Person Area Median Income: \$104,400	Extremely Low	24400	27900	31400	34850	37650	40450	43250	46050
	Very Low Income	40700	46500	52300	58100	62750	67400	72050	76700
	Low Income	62750	71700	80650	89600	96800	103950	111150	118300
	Median Income	73100	83500	93950	104400	112750	121100	129450	137800
	Moderate Income	87700	100250	112750	125300	135300	143350	155350	165400

Source: www.huduser.gov

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 \$125,300 per year would be \$3,133. A \$405,000 mortgage financed over 30 years at an interest rate of 4.55%³ with a down payment of 10% (\$45,000) would cost \$2,064.00 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 \$723.00, to the total housing expense. Utilities could add \$150-\$300.00 in housing-related expenses, so \$3,087.00 is a reasonable estimate of total monthly housing expenses to purchase a \$450,000 home.

Accessory Dwelling Unit (ADU)/Manufactured Home

Eight ADUs and one manufactured home were permitted or constructed in 2018. Due to their relatively low cost to develop and small size compared to other types of housing, ADUs and manufactured homes are often affordable to very low or lower income households. In addition, manufactured homes have long served as a source of affordable housing, particularly for those in the agricultural community.

In early 2017, the County's Accessory Dwelling Unit (ADUs) Ordinance was amended to comply with state legislation adopted in 2016 that was intended to reduce restrictions on the development of ADUs. ADUs offer benefits that address common development barriers such as affordability and provides housing units for singles, couples, small families, young professionals, and seniors. As a result of the legislation, the Planning Department has received an increased amount of inquiries and applications throughout the unincorporated area and anticipate ADUs adding to the diversity of the County's housing stock.

¹ Income data is from HUD for the Oakland-Fremont Metropolitan Area (2018).

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 2018, <http://www.freddiemac.com>.

⁴ Staff used a mortgage calculator available at Bankrate.com

Planning Commission Recommendation

The 2018 General Plan Annual Report was considered by the Planning Commission at its March 18, 2019 meeting and recommended approval.

CONCLUSION:

The 2018 General Plan Annual Progress Report complies with the submission requirements delineated in State law and is consistent with the guidelines set forth by State HCD regarding the implementation of the Housing Element. The Planning Department will continue to track the County's progress in implementing the programs in the Housing Element. Staff recommends that the Board take public testimony and adopt the resolution approving the 2018 General Plan Annual Report.

Very truly yours,

A handwritten signature in black ink, appearing to read "Chris Bazar", is written over the typed name.

Chris Bazar, Director
Community Development Agency

ATTACHMENTS:

Resolution approving the 2018 General Plan Annual Progress Report
2018 APR Housing Program Implementation Status
2018 Annual Progress Report

RESOLUTION NUMBER R-2019-_____

A RESOLUTION APPROVING THE 2018 GENERAL PLAN ANNUAL REPORT

WHEREAS, the County of Alameda Board of Supervisors did receive a request initiated by Alameda County Planning Department to approve the 2018 General Plan Annual Progress Report ("Annual Report"); and

WHEREAS, the Alameda County Planning Commission held a public hearing on the Annual Report, on Monday the eighteenth of March 2019 in the Public Hearing Room of the Alameda County Administration Building, 224 West Winton Avenue, Hayward, California, for which notice was given as required by law, and at which time the Commission took public testimony; and

WHEREAS, this Board did hold a public hearing on the Annual Report at the hour of 1:00 PM on Tuesday the twenty-six day of March 2019, in the Board Chambers, County Administration Building, 1221 Oak Street, Oakland, for which notice was given as required by law and at which the Board took public testimony; and

WHEREAS, this Board did review the Annual Report in accordance with the requirements of Government Code Section 65400(a)(2) which mandates that the County prepare a report on the status of its General Plan and its progress in its implementation; and

WHEREAS, providing copies to the State Department of Housing and Community Development 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); and

NOW THEREFORE BE IT RESOLVED, that this Board of Supervisors hereby approves the 2018 Alameda County General Plan Annual Report and authorizes the transmittal of these documents to the State Department of Housing and Community Development and the Governor's Office of Planning and Research.

THE FOREGOING was **PASSED** and **ADOPTED** by a majority vote of the County of Alameda Board of Supervisors this **twenty-six** day of **March, 2019** to wit:

AYES:

NOES:

EXCUSED:

PRESIDENT, BOARD OF SUPERVISORS

ATTEST:

Clerk of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM:

Donna R. Ziegler, County Counsel

By: _____
Andrea L. Weddle
Chief Assistant

Attachment A

2018 APR Housing Program Implementation Status

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 	2019	CDA-Planning	Completion is expected mid-2019. 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; Assist in the Development of Affordable Housing 	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; Assist in the Development of Affordable Housing 	2019; Ongoing	CDA-Planning	The County is in the process of revising its density bonus ordinance to bring it into conformance with recent state legislation. Adoption of the amended ordinance is expected in mid-2019.
Small Lot Consolidation	<ul style="list-style-type: none"> Promote lot consolidation to facilitate housing development; Assist in the 	Ongoing	CDA-Planning	The County will continue to assist in land consolidation by providing sites information to interested developers and provide gap

Attachment A

2018 APR Housing Program Implementation Status

	Development of Affordable Housing			financing assistance, as available, to nonprofit housing developers.
Accessory Dwelling Units	<ul style="list-style-type: none"> Promote the Accessory Dwelling Unit Program to increase public awareness; Assist in the Development of Affordable Housing 	Ongoing	CDA-Planning, Public Works Administration (PWA)-Building Inspections Division (BID)	The County Zoning Ordinance was amended in 2017 to ensure consistency with 2016 state legislation. Staff continues to monitor state legislation and will update the ordinance as necessary to maintain compliance with state law. In addition, staff will continue to provide technical assistance to the public.
Park Fee Waiver	<ul style="list-style-type: none"> Promote affordable housing development and ensures financial feasibility; Assist in the Development of Affordable Housing 	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; Assist in the Development of Affordable Housing 	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; Assist in the Development of Affordable Housing 	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; Assist in the Development of Affordable Housing 	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 	Ongoing	HACA	Assistance to qualified applicants is ongoing.

Attachment A

2018 APR Housing Program Implementation Status

	period; Assist in the Development of Affordable Housing			
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; Assist in the Development of Affordable Housing 	Ongoing	HACA	Assistance to qualified applicants is ongoing.
Housing Opportunities for Persons with Disabilities	<ul style="list-style-type: none"> Facilitate housing development for persons with disabilities; Assist in the Development of Affordable Housing 	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; Assist in the Development of Affordable Housing 	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; Assist in 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 2018.

Attachment A

2018 APR Housing Program Implementation Status

	<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.
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.
<i>Preserve Affordable Housing at Risk of Conversion</i>				

Attachment A

2018 APR Housing Program Implementation Status

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	Continues to enforce and implement the Condominium Conversion Guidelines.
<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	<p>Completed amendments to ACBD Specific Plan to add flexibility to encourage mixed use developments.</p> <p>Revision of Castro Valley Commercial Business District Specific Plan is underway.</p>

(CCR Title 25 §6202)

Note: + Optional field

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Table A

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Alameda County		Note: * Optional field Cells in gray contain auto-calculation formulas
Jurisdiction		
Report date/year		

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Unit Types		Affordability by Household Income - Completed Endowment										Affordability by Household Income - Building Permits										Affordability by Household Income - Certificate of Occupancy										Streamlining		Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		Term of Affordability or Deed Restriction		Demolished/Destroyed Units		Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Alameda County - Unincorporated	
Reporting Year	2018	(Jan 1 - Dec 31)

This table is auto-populated once you enter your jurisdiction name and current year data.
Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	430	35	85								129	301
	Non-Deed Restricted					9							
Low	Deed Restricted	227	65	8								88	139
	Non-Deed Restricted				3	12							
Moderate	Deed Restricted	295										29	266
Above Moderate	Non-Deed Restricted		21			8							
		817	17	9	32	90						148	669
Total RHNA		1769											
Total Units 44			138	102	35	119						394	1375
Note: units serving extremely low-income households are included in the very low-income permitted units total													

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Jurisdiction	Franklin County Unincorporated
Reporting Year	2018 (Jan 1 - Dec 31)

Note: + Optional field

Cells in grey contain auto-calculation formulas

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

Jurisdiction	Alameda County - Unincorporated
Reporting Year	2018 (Jan 1 - Dec 31)

Table D			
Program Implementation Status pursuant to GC Section 65583			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Residential Sites Inventory	Continue to provide adequate sites to accommodate the County's RHNA; Provide Adequate Sites	2015-23	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	Provide a centralized, accessible, web based zoning and planning data; Provide Adequate Sites	2018	Completion is expected mid-2018. Staff must verify the accuracy of the data before it can be made public.
Annual Progress Report	Prepare an annual report for submission to State HCD; Provide Adequate Sites	2015-23	This document satisfies the requirement.
Affordable Housing Development	• Develop a housing strategy; Identify and complete between four to six new affordable housing projects during the planning period; Assist in the Development of Affordable Housing	2015-23; Annually	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. 2018, the County will revise the ordinance to bring it into conformance with 2017. 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.
Density Bonus Program	Ordinance reflects State law; Create Promote lot consolidation to facilitate housing development; Assist in the Development of Affordable Housing	2015-2017; Ongoing	
Small Lot Consolidation	Promote the Accessory Dwelling Unit Program to increase public awareness; Assist in the Development of Affordable Housing	Ongoing	
Accessory Dwelling Units	Promote the Accessory Dwelling Unit Program to increase public awareness; Assist in the Development of Affordable Housing	Ongoing	
Park Fee Waiver	Promote affordable housing development and ensures financial feasibility; Assist in the Development of Affordable Housing	Ongoing	
HIV/AIDS Housing and Services	Address the housing and needs of low income persons; Provide resources for first time homebuyers; Assist in the Development of Affordable Housing	Ongoing	Efforts to provide assistance to low-income persons with HIV/AIDS are ongoing. Funded
First Time Homebuyer Resources	Assist 40 county-wide (5-7 in the unincorporated County) low and moderate income first time homebuyers in the unincorporated areas; Assist in the Development of Affordable Housing	Ongoing	CDA-HCD continues to provide resources to first time homebuyers.
Mortgage Credit Certificate Program	Assist 40 county-wide (5-7 in the unincorporated County) low and moderate income first time homebuyers in the unincorporated areas; Assist in the Development of Affordable Housing	Ongoing	CDA-HCD continues to administer Alameda County's Mortgage Credit Certificate Program.

Section 8 Housing Programs	Provide rental assistance to 600 extremely low and very low income households in the unincorporated areas during the planning period; Assist in the Development of Affordable Housing	Ongoing	Assistance to qualified applicants is ongoing.
Family Self Sufficiency Program	Assist 20 Section 8 recipients in the unincorporated areas to achieve self-sufficiency during the planning period; Assist in the Development of Affordable Housing	Ongoing	Assistance to qualified applicants is ongoing.
Housing Opportunities for Persons with Disabilities	Facilitate housing development for persons with disabilities; Assist in the Development of Affordable Housing	Annually	The County will continue to encourage the development of supportive housing for persons with disabilities
Housing Opportunities for the Homeless	Facilitate housing development for homeless persons; Assist in the Development of Affordable Housing	Annually	Participating agencies meet regularly to coordinate efforts.
Affordable Housing Trust Fund	Support the development of affordable housing; Assist in the Development of Affordable Housing	Ongoing	CDA-HCD continues to provide resources to support the development of affordable housing.
Ordinance Review Committee	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	It was not necessary for the Ordinance Review Advisory Committee (ORAC) to meet in 2018. 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.
Environmental Review Streamlining	Support the development of housing near transit	Annually	
Intergovernmental Coordination	Expedite and simplify housing development by improving the efficiency of permit processes	Annually	CDA-Planning will continue to coordinate with other agencies to streamline review of residential development proposals.
Minor Home Repair	Assist 150 lower income households over the planning period.	Ongoing	This program continues to serve Alameda County residents. It is currently overseen by the Healthy Homes Department.
Accessibility Grants	Assist 20 households over the planning period.	Ongoing	This program continues to serve Alameda County residents. It is currently overseen by the Healthy Homes Department
Rehabilitation Loans	Assist 14 homeowners during the planning period	Ongoing	This program continues to serve Alameda County residents. It is currently overseen by the Healthy Homes Department.
Foreclosure Prevention	Provide up to date information about avoiding and dealing with foreclosure.	Ongoing	CDA-HCD continues to provide links on their website to foreclosure prevention resources
Healthy Homes Department	Prevent childhood lead poisoning and other health-related environmental problems	Ongoing	CDA-HHD continues to implement several programs intended to eliminate conditions that contribute to a variety of health-related environmental problems.
Code Enforcement	Continue to enforce applicable sections of the Alameda County Ordinance and related land use regulations	Ongoing	The Code Enforcement Division continues to investigate complaints relating to the Neighborhood Preservation, Junk Vehicle and Zoning Ordinances.
Preservation of At Risk Housing	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 Staff continues to maintain the database of at risk units, and continues to pursue funding to support affordable housing preservation
Condominium Conversion	Continue to enforce the Condominium Conversion Guidelines	Ongoing	Continues to enforce and implement the Condominium Conversion Guidelines.

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Jurisdiction	Alameda County - Unincorporated	
Reporting Period	2016	(Jan. 1 - Dec. 31)

Cells in grey contain auto-calculation formulae

Jurisdiction	Alameda County - Unincorporated	
Reporting Period	2016	(Jan. 1 - Dec. 31)

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

Jurisdiction	Unincorporated	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)									
This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. 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 Government Code section 65583.1(c)(2).									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				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 ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	ada County - Unincorporated	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Permitted Units Issued by Affordability Summary		
	Income Level	Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	9
	Deed Restricted	0
Low	Non-Deed Restricted	12
	Deed Restricted	0
	Non-Deed Restricted	24
Moderate	Non-Deed Restricted	93
	Deed Restricted	0
	Non-Deed Restricted	138
Total Units 44		138

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Entitlement Summary	
Total Housing Applications Submitted:	13
Number of Proposed Units in All Applications Received:	244
Total Housing Units Approved:	19
Total Housing Units Disapproved:	1

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits		
Income	Rental	Ownership
Very Low	0	0
Low	0	0
Moderate	0	0
Above Moderate	0	0
Total	0	0

Cells in grey contain auto-calculation formulas