



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

General Plan Annual Report and Housing Element Annual Report for 2020

INTRODUCTION

Purpose of the General Plan

Government Code Section 65300 et seq. requires that each city and county in California prepare and adopt a comprehensive general plan, following guidelines provided by the Governor's Office of Planning and Research (OPR). 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 each unincorporated 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 General Plan Annual Report and Housing Element Annual Report

The intent of the General Plan Annual 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 describes planning activities that were in process in 2020 or are anticipated in the short-term planning horizon to achieve full consistency between general plan policies and County development regulations, as well as recent state legislation. 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.

The Housing Element Annual Report provides information on the status of the housing element of the County's general plan and progress in its implementation using forms and definitions adopted by the Department of Housing and Community Development (State HCD). A copy of the General Plan Annual Report and the Annual Progress Report (APR) forms must be sent to OPR and to State HCD by April 1st each year. Providing a copy of the APR forms to State 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 state law.

THE ALAMEDA COUNTY GENERAL PLAN

Structure of the County General Plan

The County's General Plan consists of several documents described in more detail below. Three Area Plans – the Eden Area General Plan, the Castro Valley General Plan, and the East County Area Plan – 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. In addition, Senate Bill 1000 (2016) requires cities and counties that have disadvantaged or low-income communities, as defined in the legislation, to incorporate environmental justice policies into their general plans either in a separate element or by integrating related policies and objectives throughout the other elements. This update must happen “upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018.” Staff is in the process of assessing how to best address these requirements in the County’s general plan and it is anticipated that work will begin on an environmental justice element during the first half of 2021.

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 or eight 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 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	Envir. Justice
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 Element	January 1976				X				
Open Space Element	May 1973					X			
Safety Element	January 2013						X		
Noise Element	January 1976							X	
Environmental Justice Element	<i>To begin 2020</i>								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.)									

GENERAL PLAN IMPLEMENTATION

The County General Plan is implemented through a variety of means, for example:

- Planning Department staff reviewing applications for development within the unincorporated area consult the land use designation for the subject site on the land use diagram in the appropriate Area Plan, as well as applicable goals, policies and programs in all general plan elements to ensure the development is consistent with the vision established in the General Plan for each unincorporated community.
- Planning staff preparing specific plans and planning-related ordinances ensure these documents are consistent with the General Plan prior to approval by the Board of Supervisors.
- As appropriate, specific programs are implemented to address particular general plan policies or programs.
- County staff from other departments and agencies may take on responsibility for implementing certain general plan policies and programs when their implementation falls outside the purview of the Planning Department.
- General Plan policies are taken into consideration in the design of county projects, such as Public Works Agency infrastructure projects.

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 regarding the issues addressed in a specific plan, the plans must comply with Government Code Section 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

At its February 16, 2021 meeting, the Planning Commission voted to recommend approval by the Board of Supervisors of the updated Fairview Area Specific Plan. The Board of Supervisors is expected to consider the Specific Plan within the next few months. Planning staff worked with Fairview community members for several years to ensure that the Specific Plan addresses the community's concerns. A consultant will begin work soon 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. 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.

Zoning Ordinance Amendment to Implement the Castro Valley General Plan

On December 15, 2020, the Board of Supervisors approved an ordinance amending the County Zoning Ordinance, with changes to existing zoning districts and creation of new zoning districts, to implement the Castro Valley General Plan (CVGP). The policies, goals and actions in the CVGP identified zoning changes intended to implement specific land use districts or certain uses where additional regulation and certain land use results were desirable. Development of the zoning ordinance amendment was a multi-year process during which the Castro Valley Municipal Advisory Committee (CVMAC) served as the main forum for public hearings, receiving input from community members and making changes to draft language.

2020 GENERAL PLAN AMENDMENTS

Government Code Section 65358(b) generally limits amendments of 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. There were no general plan amendments approved by the Board of Supervisors in 2020.

ANTICIPATED GENERAL PLAN PROJECTS 2021-2023

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. Work on the ROSA elements has been delayed as staff assigned to the project have been working on the development of solar policies, proposed amendments to Measure D (the Save Agriculture and Open Space Lands Initiative, 2000), and other projects.

Housing Element Update

State law requires each local jurisdiction to revise its housing element every eight years. All cities and counties within a region must update their housing elements on the same eight-year cycle. The next cycle for the Bay Area will be from 2023-2031. County staff will begin working on revision of the County's Housing Element within the next few months in order to complete the final document by the January 2023 deadline. The Housing Element must include an inventory of sites available for residential development and an estimate of the number of additional housing units that could be constructed on each parcel, based on the zoning, general plan designation, and physical conditions on the site; to demonstrate that there is adequate capacity to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the County. Recent state legislation placed substantial restrictions on the sites that can be included in the site inventory in future housing element updates. These restrictions include limits on the reuse of inventory sites not developed in the previous housing element cycle and the use of non-vacant sites, and are likely to significantly impact the County's ability to identify adequate sites to meet its RHNA goals given the limited amount of vacant land available within the County's Urban Growth Boundary.

The RHNA is based on estimates produced by the State Department of Finance (DOF) of the level of residential construction necessary to accommodate projected population growth during the planning

period and to make up for current deficiencies in housing supply for existing residents. DOF determines the housing need for each region in the state and the Council of Governments for each region allocates a share of the regional housing need to each city and county in the region. The Association of Bay Area Governments (ABAG) is responsible for determining the RHNA for each local jurisdiction in the San Francisco Bay Area.

On January 21, 2021, the Association of Bay Area Governments (ABAG) Executive Board approved the Draft Regional Housing Needs Allocation (RHNA) Methodology and Final RHNA Subregional Shares for the 2023-2031 Housing Element cycle. For Unincorporated Alameda County, the draft RHNA is a total of 4,711 new housing units, 2.66 times higher than the RHNA of 1,769 units for the current 2015-2022 Housing Element cycle. As required by law, ABAG submitted the Draft RHNA Methodology to the State Housing and Community Development Department (HCD) for its consideration and review on February 11, 2021, starting a 60-day statutory review period for the State. In late Spring, after receiving feedback from HCD, ABAG is expected to adopt a Final RHNA Methodology and release Draft Allocations. Release of the Draft Allocations will initiate a period during which a local jurisdiction may submit an appeal to ABAG requesting a change to their allocation. In late 2021, the ABAG Executive Board will adopt Final Allocations, taking into consideration the results of the appeals process. A detailed explanation of the County's current RHNA and progress toward meeting it is provided in the "Housing Element Implementation" section beginning on page 7 of this report.

Alameda County received a grant of \$500,000 from the State through the Local Early Action Planning (LEAP) Grants Program which provides one-time grant funding to local jurisdictions for preparation and adoption of planning documents and process improvements that accelerate housing production to facilitate compliance in fulfilling each jurisdiction's Regional Housing Need Allocation (RHNA) for the upcoming housing element cycle. The LEAP grant funds will be used to hire a consultant to assist staff in revising the Housing Element in accord with new state requirements and in developing and carrying out a robust implementation plan.

Environmental Justice Element

SB 1000 (2016) requires cities and counties that have disadvantaged or low-income communities, as defined in the legislation, to incorporate environmental justice policies into their general plans either in a separate element or by integrating related policies and objectives throughout the other elements. There are 15 census tracts in the unincorporated area that meet the definition of low-income communities. These census tracts are located in Ashland, Cherryland, Hayward Acres, the southern and western portions of Castro Valley, and the central portion of San Lorenzo.

The environmental justice requirements must be addressed "upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018." At a minimum, the environmental justice element must address seven topics specified in the legislation:

- Reduce pollution exposure and improve air quality
- Promote equitable access to public facilities
- Promote equitable food access
- Promote equitable access to safe and sanitary homes
- Promote equitable access to physical activity
- Promote "civil" engagement in the public decision-making process
- Prioritize improvements and programs that address the needs of disadvantaged communities

In December 2015, the Board of Supervisors approved the *Ashland and Cherryland Community Health and Wellness Element (CHWE)* as an Element of the County General Plan. The CHWE was prepared

through a partnership between the Alameda County Community Development Agency (CDA) and Department of Public Health (DPH) and involved substantial community outreach and engagement. The CHWE is based on the principles of equity, accountability, collaboration, diverse resident participation, and the development of local assets and resources that support the community's vision of health and wellness; and was informed by the findings of a community health profile that described the status of health and wellness in Ashland and Cherryland at that time.

Because the existing CHWE meets many of the requirements of SB1000, staff proposes that this document serve as the basis for the Environmental Justice Element compliant with SB1000. The transition of the CHWE into the Environmental Justice Element will continue the partnership between CDA and the Public Health Department. The geographic area covered by the document will be expanded to include the additional low-income census tracts that have been identified. The policy work will build on the goals, policies and actions in the existing CHWE, and fill any gaps to ensure that all SB1000 requirements are addressed, plus any additional topics identified through community input. Staff have begun preparing a Request for Proposals for a consultant to assist with the community engagement process and preparation of the Environmental Justice Element. Funds for preparation of the Element will come from the Planning Department's FY 2020-2021 and 2021-2022 budgets. Staff anticipates completion of the document by Fall 2022.

Safety and Resilience Element

The County's Safety Element and Community Climate Action Plan are both due to be updated as described below. Because there is considerable overlap in the areas of climate adaptation and greenhouse gas emission reduction measures, staff proposes to combine the two elements into a Safety and Resilience Element so the two topics can be addressed using a more comprehensive approach.

Safety Element Revisions

To comply with Senate Bill 379 (2016), the County must revise the Safety Element of its General Plan to address climate adaptation and resilience in the unincorporated area of the County. As prescribed by SB 379, the Safety Element amendment process will require preparation of a vulnerability assessment to identify the risks climate change poses to the unincorporated area; adaptation and resilience goals, policies, and objectives to respond to the identified risks; and implementation measures to carry out the goals, policies, and objectives. These Safety Element revisions must be completed at the same time as the revised Housing Element. Other recent state legislation also requires that the County 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 with each Housing Element revision.

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 has reduced 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 AB 32. 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 CCAP measures, and over the last few years began pursuing grant funding to revise the CCAP to align the County's GHG emission reduction goals with new state goals and to ensure that the County can meet the revised goals.

HOUSING ELEMENT IMPLEMENTATION

Housing Element Reporting Requirements

State law 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 State Department of Housing and Community Development (State HCD). Every year since 2017, state legislation has added new requirements which are addressed in the 2020 report. These 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 APR contains information regarding housing development applications submitted, new construction activity, entitlements, permits, completed units, and progress toward fulfilling regional housing need 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 2020.

A copy of the report must be sent to OPR and State HCD by April 1, 2021. Providing a copy to State 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).

Regional Housing Needs Allocation

The report addresses the County's residential building activities in 2020 and progress toward meeting its Regional Housing Needs Allocation (RHNA) goals, and describes the County's progress in implementing its Housing Program as described in the adopted Housing Element. The Regional Housing Needs Allocation (RHNA) for the unincorporated area of Alameda County for the current housing element planning period of 2015-2023 is 1,769 new housing units, an average of 253 units per year. 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). The County's progress toward meeting these goals is summarized in the table below. The RHNA is based on estimates produced by the State Department of Finance (DOF) of the level of residential construction necessary to accommodate projected population growth during the planning period and to make up for current deficiencies in housing supply for existing residents. DOF determines the housing need for each region in the state and the Council of Governments for each region allocates a share of the regional housing need to each city and county in the region. The Association of Bay Area Governments (ABAG) is responsible for determining the RHNA for each local jurisdiction in the San Francisco Bay Area. SB 35 (Wiener, 2017) allows a streamlined approval process for residential developments in jurisdictions that have not met their RHNA targets.

The APR lists the housing units for which building permits were issued from January 1, 2020 through December 31, 2020 and compares the number of building permits issued to the unincorporated County's share of regional housing need by income level for the current housing element period. During 2020, the County issued building permits for a total of 63 units, including 19 single family residences and 44 accessory dwelling units. No permits were issued for two to four-unit buildings or multifamily units in buildings with 5 or more units. These numbers are much lower than they have been in recent years, potentially due to economic impacts related to the global pandemic. The table below shows that the number of remaining dwelling units needed to achieve the 2015-2023 RHNA is 1,223 units or 69% of the total RHNA units.

Residential Units 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				19
Two – Four Unit Buildings					
Multifamily (5 or more units)					
ADUs/Manufactured Home	44		44		
Substantial Rehabilitation					
RHNA Credits, 2020	63		44		19
RHNA Credits, prior years	483	126	107	21	229
Total RHNA Credits, 2015-2023	546	126	151	21	248
RHNA	1,769	430	227	295	817
Remaining RHNA	1,223	304	76	274	569
Percent Met	31%	30%	67%	7%	30%
Percent Remaining	69%	70%	33%	93%	70%

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, 2020-December 31, 2020. 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.

Affordability Determination

Housing affordability for each income category was determined using the Housing Affordability Calculator provided on the State HCD website (<https://www.hcd.ca.gov/community-development/housing-element/index.shtml>). According to State HCD, a housing expense is generally considered affordable when less than 30 percent of a household’s gross income is used for housing. In addition to rent or mortgage payments, housing expense can include property taxes, private mortgage insurance, homeowner’s insurance, maintenance, and utilities. In Alameda County in 2020, a moderate income for a household of four was calculated to be \$143,040 per year (120% of the area median income of \$119,200). Thirty percent of the gross monthly income for a household of four earning \$143,040 would be \$3,576. Thirty percent of the gross monthly income for a low-income household of four earning \$104,400 per year would be \$2,610. The following table contains the 2020 income limits for Alameda County calculated by the Department of Housing and Urban Development (HUD).

Number of Persons in Household:	1	2	3	4	5	6	7	8	
Alameda County Area Median Income: \$119,200	Extremely Low	27450	31350	35250	39150	42300	45450	48550	51700
	Very Low Income	45700	52200	58750	65250	70500	75700	80950	86150
	Low Income	73100	83550	94000	104400	112800	121150	129500	137850
	Median Income	83450	95350	107300	119200	128750	138250	147800	157350
	Moderate Income	100150	114450	128750	143050	154500	165950	177400	188850

Accessory Dwelling Units (ADUs)

Since 2016, the state legislature has passed several bills intended to reduce restrictions on the development of ADUs. As a result of the legislation, the Planning Department has seen a substantial increase in the number of inquiries and applications for ADUs throughout the unincorporated area. In 2016, a building permit was issued for only one ADU in the unincorporated area; in 2018, eight ADUs received building permits; in 2019, permits were issued for 20 ADUs; and in 2020 permits were issued for 44 ADUs.

ADUs offer benefits that address common development barriers such as affordability and provide housing units for singles, couples, small families, young professionals, and seniors. Due to their relatively low cost to develop and small size compared to other types of housing, ADUs are often affordable to very low- or low-income households. With interest in ADUs continuing into 2021, ADUs have become an important source of low-income housing in the unincorporated area.

CONCLUSION

The County's 2020 APR complies with the submission requirements in State law and is consistent with the guidelines set forth by State HCD regarding implementation of the Housing Element. The Planning Department will continue to track the County's progress in implementing the major programs in the various elements of the Housing Element.

Attachments

2020 Alameda County Housing Element Annual Progress Report Select Tables

- Table B – Regional Housing Needs Allocation Progress (Summary of Tables A & A2)
- Table D – Program Implementation Status
- Table H – Locally Owned Surplus Sites
(There was no information to report in Tables C, E, F, & G)

2020 ALAMEDA COUNTY Housing Element Annual Progress Report

TABLE B - Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation	Restrictions	Year 1 - 2015	Year 2 - 2016	Year 3 - 2017	Year 4 - 2018	Year 5 - 2019	Year 6 - 2020	Year 7 - 2021	Year 8 - 2022	Year 9 - 2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	430	Deed restricted	35	85	0	0	0	0	0	0	0	120	310
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Low	227	Deed restricted	65	8	0	0	0	0	0	0	0	157	70
		Non-Restricted	0	0	3	11	26	44	0	0	0		
Moderate	295	Deed restricted	0	0	0	0	0	0	0	0	0	21	274
		Non-Restricted	21	0	0	0	0	0	0	0	0		
Above Moderate	817		17	9	32	108	63	19	0	0	0	248	569
Total Units			138	102	35	119	89	63	0	0	0	546	
Total RHNA	1,769		Total Remaining Need for RHNA Period									1,223	

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

2020 ALAMEDA COUNTY Housing Element Annual Progress Report

TABLE D - Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583			
Program Description			
Name of Housing Element 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 Information	Provide a centralized, accessible, web based zoning and planning data; Provide Adequate Sites	2021	Completion is expected mid-2021. 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.
Density Bonus Program	• 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	2021; Ongoing	In 2012, the County revised its Density Bonus Ordinance to fully comply with state law. In 2021, the County will revise the ordinance to bring it into conformance with recent legislation.
Small Lot Consolidation	Promote lot consolidation to facilitate housing development; Assist in the Development of Affordable Housing	Ongoing	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.
Accessory Dwelling Units	Promote the Accessory Dwelling Unit Program to increase public awareness; Assist in the Development of Affordable Housing	Ongoing	Staff continues to provide technical assistance to the public. The County Zoning Ordinance will be amended in 2019 to ensure consistency with recent state legislation.
Park Fee Waiver	Promote affordable housing development and ensures financial feasibility; Assist in the Development of Affordable Housing	Ongoing	As affordable housing developments are proposed, staff will determine whether they qualify for the park fee waiver

HIV/AIDS Housing and Services	Address the housing and needs of low income people with HIV/AIDS and their families; Assist in the Development of Affordable Housing	Ongoing	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	Provide resources for first time homebuyers; Assist in the Development of Affordable Housing	Ongoing	CDA-HCD continues to provide resources to first time homebuyers.
Mortgage Credit Certificate	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 (FSS)	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 "Boomerang" Program	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 2019.
Environmental Review Streamlining	Support the development of housing near transit	Annually	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	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.
Fair Housing Services	Reduce housing discrimination through the provision of fair housing and landlord/tenant services	Ongoing	CDA-HCD continues to provide funding to support fair housing counseling and mediation services.
StopWaste.org	Provide strategic planning, research, education and technical assistance to the public, businesses and local governments on waste reduction	Ongoing	Stopwaste.org is active in efforts to reduce waste throughout the County.
Infill, Mixed Use and Transit Oriented Developments	Develop programs to promote mixed use and transit oriented developments. Investigate incentives to support mixed use and transit oriented developments.	2015-23	Completed amendments to ACBD Specific Plan to add flexibility to encourage mixed use developments. Revision of Castro Valley Commercial Business District Specific Plan is underway.

2020 ALAMEDA COUNTY Housing Element Annual Progress Report

TABLE H - Locally Owned Surplus Sites (CCR Title 25 §6202)

APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
986-34-12	Dublin Blvd. and Arnold Dr, Dublin	Vacant	0	Surplus Land	7.7	Noticed per G.C. 54222 March, 2020
986-34-14 (north)	Martinelli and Arnold Dr., Dublin	Vacant	0	Surplus Land	6.4	Noticed per G.C. 54222 March, 2020.
986-34-14 (south)	Martinelli and Arnold Dr., Dublin	Vacant	0	Surplus Land	5.8	Under contract (Sept. 2018)
001-137-2	480 4th/499 5th St. Oakland	Public Facilities	0	Exempt Surplus Land	0.8	Proposals per GC 25539.4
001-137-1-1	401 Broadway, Oakland	Public Facilities	0	Exempt Surplus Land	0.58	Proposals per GC 25539.4
001-139-1	400 Broadway, Oakland	Public Facilities	0	Exempt Surplus Land	1.38	Proposals per GC 25539.4
008-0626-21	286-14th Street, Oakland	Commercial	0	Surplus Land	0.23	Resolved & Noticed per 54221
041-3802-22	7001 Oakport, Oakland	Commercial	0	Surplus Land	10.87	Resolved & Noticed per 54221
074-1339-16	1220 Harbor Bay Parkway, Alameda	Commercial	0	Surplus Land	6.45	Resolved & Noticed per 54221(b)(1)
074-1351-8	1150 Harbor Bay Parkway, Alameda	Commercial	0	Surplus Land	11.4	Resolved & Noticed per 54221(b)(1)
414-0021-060-00	20095 Mission Boulevard, Cherryland	Vacant	0	Exempt Surplus Land	0.21	Executed DDA
414-0021-061-00	20096 Mission Boulevard, Cherryland	Vacant	0	Exempt Surplus Land	0.89	Executed DDA
414-0021-078-00	20097 Mission Boulevard, Cherryland	Vacant	0	Exempt Surplus Land	0.84	Executed DDA
414-0021-079-00	20098 Mission Boulevard, Cherryland	Vacant	0	Exempt Surplus Land	0.33	Executed DDA
414-0021-080-00	20099 Mission Boulevard, Cherryland	Vacant	0	Exempt Surplus Land	0.18	Executed DDA
412-0039-025-00	16080 Hesperian Boulevard, San Lorenzo	Vacant	0	Surplus Land	0.31	