

# Appendix D: Existing Programs Review

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## Section D.1 Existing Housing Programs Review

This Appendix documents the implementation status of the current 5<sup>th</sup> cycle Housing Element programs. The main purpose is to evaluate which programs were successful and should be continued, and which programs were ineffective and should be eliminated or modified.



Many of the County's current Housing Element programs were successfully completed or include effective ongoing County efforts. These programs have facilitated and will continue to facilitate affordable housing during the planning period, including housing and assistance to special needs populations.

People with special housing needs belong to demographic or occupational groups that have unique housing challenges and are likely to spend a significant portion of their income on housing. State law requires analysis of housing needs for the following groups of people: those who are elderly, those who have disabilities (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness.

Implementation of Alameda County's 5<sup>th</sup> cycle Housing Element for Unincorporated County addressed these communities in the following ways:

- Alameda County is a part of the Oakland-Berkeley-Alameda County Continuum of Care, a 931 units of housing county-wide for people experiencing homelessness as of summer 2020.
- The Board of Supervisors adopted the Unincorporated Alameda County Homelessness Action Plan 2018-2021 in December 2018 and the Home Together 2026 Community Plan in 2021.
- Alameda County has created two significant funding mechanisms in the last planning period:
  - The first, the Boomerang Fund, was established by the Board of Supervisors for housing and homelessness programs. This fund provides approximately \$5 million, annually to housing work, tenant services, and policy development and implementation in Unincorporated Alameda County.
  - The second is Measure A1 funding, created by voter approval in 2016. Funding objectives have included supporting: household rehabilitation/preservation; the construction of rental units serving people with specific housing needs; homebuyers with down payments; and programs and services for people experiencing homelessness. Measure A1 funds have added 3,054 affordable units to the County-wide pipeline, as part of the 3,800 rental unit goal throughout Alameda County. As of 2023, 83 families have received home preservation help (through the program RenewAC) and 157 households have received down payment assistance (through the program AC Boost) county-wide.

- Alameda County HCD hosts resources about preventing foreclosure. Alameda County Housing Secure is a collaborative of legal service providers partnering to prevent the displacement of our most vulnerable community members throughout Alameda County, including Unincorporated Alameda County. Alameda County Housing Secure began in 2018 and provides free legal services and emergency financial assistance to low-income tenants and homeowners. Since 2019 it has provided over \$800,000 in financial assistance to homeowners. In addition, HERA operates a county awarded CDBG funded Foreclosure prevention program that provides mortgage support to low-income homeowners
- In late 2022 and early 2023, the Alameda County Board of Supervisors have been considering a Fair Chance Housing ordinance, the Just Cause ordinance, and a Rental Registry Ordinance. This is the first phase of a series of rental protection ordinances proposed by County HCD for the unincorporated communities of Alameda County. By banning landlords of larger (4+) units from being able to ask about criminal backgrounds, the Just Cause Ordinance would make it much easier for people with criminal histories to successfully apply for housing, helping with recidivism and minimizing their risk of experiencing homelessness. At the time of writing, these ordinances have not been passed by the Board of Supervisors.
- Alameda County HCD has streamlined Fair Housing outreach by contracting with Alameda County Housing Secure (ACHS). ACHS began in 2018 and provides free legal services and emergency financial assistance to low-income tenants and homeowners. It serves as a single point of entry and housing support triage for Alameda County, as well as a collection point for data around tenant issues. The program hosts monthly 'know your rights' trainings for tenants and coordinates outreach campaigns with local CBOs and tenant organizations. By integrating outreach, capacity building, training, and legal services into a single program ACHS can provide robust, high-quality services. Alameda County HCD annually provides funding to ECHO Housing to provide Fair Housing and Landlord/tenant mediation.

Although existing policies and programs have provided resources to special needs populations and resulted in more opportunities for housing that can accommodate special needs groups, the County has modified existing program and added new programs to further housing opportunities for special needs populations (See Section IV of the Housing Element).

Various existing programs are recommended to be continued with some modifications to improve effectiveness based on the housing needs assessment (Appendix A), housing constraints analysis (Appendix C), and affirmatively furthering fair housing analysis (Appendix F), and/or reflect State law or other programmatic changes since the last Housing Element adoption. Other programs, however, are recommended to be deleted, as they are addressed through the sites inventory and rezone program, may have been completed in the last Housing Element cycle, or may be better reframed as policies instead of programs. Please see Table D-1 for the analysis of existing programs.

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
<p><b>Goal 1: Zone sites suitable for housing development that can accommodate a range of housing by type, size, location and tenure and income levels in accordance with the County's RHNA.</b></p>					
<p><b>Residential Sites Inventory</b></p>	<p>The County shall maintain an inventory of land with zoning and adequate infrastructure and services to meet the County's Regional Housing Needs Assessment (RHNA) Allocation of 1,769 units.</p>	<ul style="list-style-type: none"> <li>Continue to provide adequate sites to accommodate the County's RHNA of 1,769 units.</li> <li>Maintain an up-to-date inventory of vacant/underutilized residential sites as funding permits and make the inventory readily available to potential developers.</li> <li>Highlight small sites that may be consolidated to accommodate additional housing units and maximize their development potential.</li> <li>Monitor the redevelopment of mixed use sites to ensure that the County complies with Government Code Section 65863. Specifically, the County will compare the number of dwelling units constructed to the realistic development capacity provided in the Sites Inventory (Appendix A). If fewer units were constructed than projected, the County shall determine if the remaining parcels on the County's Sites Inventory are sufficient to meet the County's RHNA, and if not it shall identify additional sites or rezone parcels as need to make up the deficiency.</li> <li>After the Housing Element has been adopted, post sites</li> </ul>	<p>Community Development Agency - Planning</p>	<p>Update the Residential Sites Inventory for the 6<sup>th</sup> cycle.</p>	<p><b>Modify</b> - Modify to rezone adequate sites to accommodate the 6<sup>th</sup> cycle RHNA obligation and to reflect monitoring requirements of No Net Loss rules.</p>

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		inventory on the County's website.			
<b>Web Based Zoning and Planning Information</b>	Information is essential for effective land use planning, and the County will make data available to support residential and commercial development in the unincorporated areas.	<ul style="list-style-type: none"> <li>Provide a centralized, accessible, web-based information service for each parcel in Unincorporated Alameda County.</li> </ul>	Community Development Agency - Planning	Ongoing maintenance of information in the Public Access Map is necessary with the completion of each new planning and zoning effort.	<b>Continue</b> - Alameda County Planning will continue to maintain and update the Public Access Map.
<b>Annual Progress Report</b>	<p>Per Government Code Section 65400, local governments are required to annually report on the progress of implementation of their general plans. With respect to the housing element portion of the annual report, State law requires, by April 1 of each year, the local planning agency provide an annual report to the local government's legislative body, to the Office of Planning and Research (OPR) and to the State Department of Housing and Community Development (State HCD). This report should include the following information:</p> <ul style="list-style-type: none"> <li>The "status of the plan and progress in its implementation;"</li> <li>The "progress in meeting its share of regional housing needs determined pursuant to Government Code Section 65584;" and</li> <li>Local efforts to "remove governmental constraints to the maintenance, improvement and development of housing pursuant to Government Code Section 65583(c)(3)."</li> </ul>	<ul style="list-style-type: none"> <li>Prepare an annual report for submission to State HCD by April 1st of each year during the planning period;</li> <li>Initiate implementation activities as prescribed in the adopted Housing Element, and ensure an effective program of ongoing monitoring to track housing needs and achievements;</li> <li>Monitor legislation and issues related to the maintenance and development of housing;</li> <li>Report on the development of mixed use sites identified in the Sites Inventory to confirm compliance with Government Code Section 65863; and</li> <li>Monitor changing circumstances on a continuous basis and make adjustments to programs as necessary to maximize progress toward established goals and objectives.</li> </ul>	Community Development Agency - Planning	An APR detailing program completion and progress towards RHNA has been submitted each year. Additional tracking of policy completion is a part of the 2023-2031 Housing Element creation process. Planning staff post APRs online in a timely fashion to make them available to the public.	<b>Delete</b> - unnecessary to consider it a separate program of the Housing Element.
Goal 2: To ensure that there is a wide range of housing opportunities for current and future residents of the Unincorporated communities.					
<b>Affordable Housing Development</b>	The Housing and Community Development Department (CDA-HCD) and the Economic and Civic Development Department (CDA-ECD) will	<ul style="list-style-type: none"> <li>Develop a housing strategy (2015-17);</li> </ul>	Community Development Agency - Housing &	Only two projects have been planned in Unincorporated	<b>Delete</b> - this program has been incorporated

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	<p>collaborate on various projects that will increase the County’s supply of affordable housing. CDA-ECD and CDA-HCD will provide both administrative and financial resources to support affordable housing development within the unincorporated areas. In addition to those incentives provided by CDA-ECD and CDA-HCD, CDA-Planning will provide the following in support of affordable housing development in Unincorporated Alameda County:</p> <ul style="list-style-type: none"> <li>• Priority to processing subdivision maps that include affordable housing units;</li> <li>• Waiver of Park Dedication Fees or Dedication requirements;</li> <li>• Expedited review for the subdivision are consolidation of larger sites into buildable lots where the development application can be found consistent with the General Plan; and</li> <li>• Modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case by-case basis.</li> </ul>	<ul style="list-style-type: none"> <li>• Identify and complete 4 to 6 new affordable housing projects during the planning period (2015-23); and</li> <li>• Facilitate the development of affordable housing, especially housing that is affordable to extremely low-income households (i.e., households with incomes less than 30% AMI). (Annually)</li> </ul>	<p>Community Development Department and Community Development Agency - Economic &amp; Civic Development</p>	<p>Alameda County during the planning period. However, housing has also been built with Measure A1 funding in adjacent jurisdictions.</p>	<p>into other programs in the Housing Element.</p>
<p><b>Density Bonus Program</b></p>	<p>State law requires cities and counties to approve density bonuses for housing developments that contain specified percentages of units affordable to very low, low, or moderate income households or units restricted to occupancy by seniors. A density bonus may also be granted for the development of child care facilities. Under state law (California Government Code, Section 65915–65918), housing developers may qualify for several types of density bonuses—up to 35 percent—based on the percentage of housing units in a development affordable to very low-income, low-income, moderate-income, or senior households. Furthermore, density bonus units must be restricted to occupancy by seniors or affordable to the targeted income for at least 30 years. In 2012, the County updated its Density Bonus Ordinance to comply with</p>	<ul style="list-style-type: none"> <li>• Continue to ensure that the County’s Ordinance reflects State law.</li> <li>• Create and distribute brochures and other materials necessary to promote the County’s Density Bonus Program to developers.</li> </ul>	<p>Community Development Agency - Planning</p>	<p>Fewer than anticipated applicants have used the density bonus since it was set in place. Staff will continue to alter the program to conform to state regulations.</p>	<p><b>Modify</b> - conform density bonus ordinance to current state law; develop communications on the density bonus ordinance.</p>

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	<p>State law. Depending on the percentage of affordable units and the income level(s) to which the units are affordable, jurisdictions must also grant “concessions” (additional incentives) in addition to a density bonus. Under the basic requirements, jurisdictions must provide one concession. If a higher percentage of affordable units is provided (or if deeper affordability is provided), a new development can be provided with two or three concessions. In addition to an increase in density, the County’s Density Bonus Ordinance provides a variety of incentives. An applicant is eligible for one or more incentives, depending upon the amount of affordable units that are set aside. An incentive may include any of the following:</p> <ol style="list-style-type: none"> <li>1. Approval of a mixed-use development if commercial, office, industrial, or other land uses will help to offset the costs of the housing development.</li> <li>2. Government-assisted financing, including, but not limited to, mortgage revenue bonds issued by the County;</li> <li>3. A reduction in site development standards</li> <li>4. Other incentives proposed by the developer or the County which result in identifiable cost reductions, including but not limited to: <ul style="list-style-type: none"> <li>• Waiver or reduction of certain county fees applicable to restricted units in a housing development,</li> <li>• Reduction of interior amenities</li> <li>• Priority processing of a housing development which provides restricted units.</li> </ul> </li> </ol>				
<b>Small Lot Consolidation</b>	<p>The County shall assist in land consolidation by providing sites information to interested developers and provide gap financing assistance, as available, to nonprofit housing developers.</p>	<ul style="list-style-type: none"> <li>• Promote lot consolidation to facilitate housing development.</li> </ul>	<p>Community Development Agency - Planning</p>	<p>This policy has been minimally effective. Staff will consider modifying Density Variable incentives</p>	<p><b>Modify –</b> Modify Density Variable incentives to promote lot consolidation to facilitate housing</p>

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				in to further encourage lot consolidation.	development for lower-income units.
<b>Secondary Units</b>	Secondary units serve to augment resources for senior housing, or other low- and moderate-income segments of the population. The County shall support the construction of secondary units and recognize these units as an important source of affordable housing.	<ul style="list-style-type: none"> <li>Promote the Secondary Unit. Program to increase public awareness.</li> <li>Review applications for secondary units.</li> <li>Periodically review the Zoning Ordinance to maintain consistency with State law.</li> </ul>	Community Development Agency - Planning, Public Works Administration - Building Inspections Division	This policy has been extremely effective, given the increase in ADU permits in unincorporated Alameda County.	<b>Delete</b> – the County has included programs that promote ADU development.
<b>Park Fee Waiver</b>	<p>Section 12.20 of the Alameda County Ordinance Code addresses Park Dedication Fees. Under sections 12.20.090 C. and 12.20.110 B. affordable housing developments may be exempted from this fee if they conform to the definition of “affordable housing” provided in 12.20.050:</p> <p>“Affordable housing” means a rental housing unit with rent restricted for fifty-five (55) years to be affordable to households with incomes of no more than sixty (60) percent of area median income, adjusted for household size, or an ownership housing unit with price restricted for forty-five (45) years to be affordable to households with incomes of no more than eighty (80) percent of area median income, adjusted for household size, as defined by the U.S. Department of Housing and Urban Development or a successor agency designated by the director of community development.</p>	<ul style="list-style-type: none"> <li>Promote affordable housing development and ensures financial feasibility.</li> </ul>	Community Development Agency - Planning	Staff consistently waive the park waiver fee to help ensure affordable projects' financial feasibility. This policy has been moderately effective, but combined with other programs will continue to facilitate affordable housing.	<b>Continue</b>
<b>HIV/AIDS Housing and Services</b>	Alameda County’s HIV/AIDS housing and service system is supported primarily by two federal programs: the Housing Opportunities for Persons with AIDS (HOPWA) program of the U.S. Department of Housing and Urban Development, and the Ryan White Comprehensive AIDS Resources Emergency (CARE) Act, a program of the Health Resources and Services Administration of the U.S.	<ul style="list-style-type: none"> <li>Address the housing and needs of low income people with HIV/AIDS and their families.</li> </ul>	Community Development Agency - Housing & Community Development Department and the Public Health Department - Office	Efforts to provide assistance to low-income persons with HIV/AIDS are ongoing. Funded services include: Affordable housing development, tenant-based rental	<b>Modify</b> – this program is very important and will be continued. The program text has been updated to describe current progress.



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	<p>Department of Health and Human Services. Locally, HOPWA funds are administered by the Housing and Community Development Department of the Alameda County Community Development Agency (CDA-HCD), and Ryan White funds are administered by the Office of AIDS Administration in the Alameda County Public Health Department (PHDOAA).</p>		<p>of AIDS Administration</p>	<p>assistance, short-term housing and housing placement. Notably, Measure A1 funding served 32 individuals county-wide as of 2020.</p>	
<p><b>First Time Homebuyer Resources</b></p>	<p>The Alameda County Department of Housing and Community Development maintains a website with information pertinent to first-time homebuyers. The site includes links to both state and federal homeownership resources, as well as information on predatory lending and financial literacy.</p>	<ul style="list-style-type: none"> <li>Continue to provide resources for first time homebuyers; and</li> <li>Periodically update the website as new information and programs become available.</li> </ul>	<p>Community Development Agency - Housing &amp; Community Development Department</p>	<p>CDA-HCD continues to provide resources to first time homebuyers. Notably, Measure A1 funding helped 125 people purchase homes county-wide as of 2020. This program is administered county-wide but is very important in the unincorporated communities.</p>	<p><b>Modify</b> - this program is very important and will be continued. The program text has been updated to describe current progress.</p>
<p><b>Mortgage Credit Certificate</b></p>	<p>The Mortgage Credit Certificate (MCC), authorized by Congress in the Tax Reform Act of 1984, provides assistance to first-time homebuyers for the purchase of owner-occupied single family homes, duplexes, townhomes, and condominiums.</p> <p>The program provides the income eligible buyer with an opportunity to reduce the amount of federal income tax otherwise due by an amount equal to 15% of the mortgage interest payments at a dollar for dollar credit. The remaining 85% can be taken as the usual allowable deduction of the itemized return. The result increases the household's overall income and ability to qualify for a mortgage loan.</p>	<ul style="list-style-type: none"> <li>Assist 5-7 low and moderate income first time homebuyers in the unincorporated areas annually.</li> </ul>	<p>Community Development Agency - Housing &amp; Community Development Department</p>	<p>CDA-HCD continues to administer Alameda County's Mortgage Credit Certificate Program. This program is administered county-wide but is very important in the unincorporated communities.</p>	<p><b>Modify</b> - this program is very important and will be continued. The program text has been updated to describe current progress.</p>
<p><b>Section 8 Housing Programs</b></p>	<p>The Housing Authority of the County of Alameda (HACA) operates the programs listed below in Unincorporated Alameda County and</p>	<ul style="list-style-type: none"> <li>Provide rental assistance to 600 extremely low and very low income households in the</li> </ul>	<p>Housing Authority of County of Alameda</p>	<p>Assistance to qualified applicants is ongoing. This</p>	<p><b>Modify</b> - this program is very important and will be continued. The</p>

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	<p>several cities within the County. The programs are administered by the U.S. Department of Housing and Urban Development (HUD). They provide rental housing or rental assistance for low-income families, the elderly, people with disabilities, and others.</p> <p>The Section 8 Housing Choice Voucher Program (HCVP): Over 7,000 families and landlords participate in the HCVP. The HCVP is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. The family's portion of the rent ranges from 30 to 40 percent of the total household income. HACA pays the difference directly to the landlord.</p> <p>The Section 8 Project-Based Voucher Program (PBV): This program subsidizes the rent and utilities of a unit in a subsidized development. HACA provides 18 units of Section 8 Project-Based assistance in Unincorporated Alameda County.</p>	<p>unincorporated areas during the planning period.</p>		<p>program is administered county-wide but is very important in the unincorporated communities.</p>	<p>program text has been updated to describe current progress.</p>
<p><b>Family Self Sufficiency Program</b></p>	<p>The objective of the FSS program is to reduce or eliminate the dependency of low-income families on welfare assistance and on Section 8, public assistance, or any Federal, State, or local rent or homeownership program. HACA measures the success of its FSS program by the number of FSS families, who have become welfare free, obtained their first job or a higher paying job, obtained a diploma or higher education degree, or similar goals that will assist the family in obtaining economic independence.</p>	<ul style="list-style-type: none"> <li>Assist 20 Section 8 recipients in the unincorporated areas to achieve self-sufficiency during the planning period.</li> </ul>	<p>Housing Authority of County of Alameda</p>	<p>Assistance to qualified applicants is ongoing. This program is administered county-wide but is very important in the unincorporated communities.</p>	<p><b>Modify</b> - this program is very important and will be continued. The program text has been updated to describe current progress.</p>

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	<p>Affordable decent, safe, and sanitary housing provides a family a measure of stability. FSS builds on that foundation made possible by the Section 8 Housing Choice Voucher Program (HCVP). FSS participants sign a 5-year Contract of Participation. HACA's FSS Counselors leverage public- and private-sector resources to provide and facilitate the case management, education and job training opportunities that can help families become economically independent. FSS also offers a homebuyers education and financial incentive program to help participants purchase a home of their own upon successful completion of their Contract of</p> <p>Participation or upon achievement of certain interim goals. HACA's FSS program has successfully graduated over 150 families throughout Alameda County. Over 20 of those families have become homeowners.</p>				
<p><b>Housing Opportunities for Persons with Disabilities</b></p>	<p>The housing needs of persons with disabilities, including persons with developmental disabilities are typically not addressed by Title 24 Regulations. In addition to housing affordability, persons with disabilities may need to modify an existing unit or require a varying range of supportive housing environments. The County will encourage the development of supportive housing for persons with disabilities, including developmental disabilities, through the following actions:</p> <ul style="list-style-type: none"> <li>• Enforcing building code provisions requiring accessible design;</li> <li>• Seeking State and Federal monies for permanent supportive housing construction and rehabilitation;</li> <li>• Providing regulatory incentives, such as expedited permit processing and fee waiver, to projects targeted for persons with disabilities;</li> </ul>	<ul style="list-style-type: none"> <li>• Facilitate housing development for persons with disabilities.</li> </ul>	<p>Health Care Services Agency, Regional Centers, Planning, Community Development Agency - Housing &amp; Community Development Department, and Community Development Agency - Economic &amp; Civic Development</p>	<p>With the help of Measure A1 funding, County CDA helped facilitate 181 units of housing county-wide for people with disabilities as of summer 2020. This program is administered county-wide but is very important in the unincorporated communities.</p>	<p><b>Modify</b> - this program is very important and will be continued. The program text has been updated to describe current progress.</p>

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	<ul style="list-style-type: none"> <li>Reaching out to developers of supportive housing, and as funding becomes available, encourage development of projects targeted for persons with disabilities; and</li> <li>Working with local resource agencies to implement an outreach program informing families of housing and services available for persons with disabilities.</li> </ul>				
<b>Housing Opportunities for the Homeless</b>	<p>The County will take the following steps to promote the availability and increase the supply of housing opportunities for homeless persons:</p> <ul style="list-style-type: none"> <li>Identify additional sites that are now available or easily made available for shelters for homeless persons and families;</li> <li>Continue to provide assistance as described in the County's 10-Year Plan to End</li> <li>Homelessness and Continuum of Care program (now known as Oakland-Berkeley-Alameda County Continuum of Care); and</li> <li>Continue to allow emergency shelters without a conditional use permit or other discretionary permit in the R-4 Zone subject to appropriate development standards pursuant to Government Code Sec. 65583.a.4.</li> </ul>	<ul style="list-style-type: none"> <li>Facilitate housing for homeless persons.</li> </ul>	<p>Community Development Agency - Housing &amp; Community Development Department, BHCS, Planning, and EveryOne Home</p>	<p>With the help of Measure A1 funding, County CDA helped facilitate 931 units of housing county-wide for people experiencing homelessness as of summer 2020. This program is administered county-wide but is very important in the unincorporated communities.</p>	<p><b>Modify</b> - this program is very important and will be continued. The program text has been updated to describe current progress. A separate program has been included that is specific to emergency shelters.</p>
<b>Affordable Housing Trust Fund "Boomerang" Program</b>	<p>The County has adopted allocating apportion of the residual tax increment funding returned from former Redevelopment Agencies (i.e. "Boomerang Funds") for the development of affordable housing county-wide and advocate for projects in the unincorporated county.</p>	<ul style="list-style-type: none"> <li>Support the development of affordable housing.</li> </ul>	<p>Community Development Agency - Housing &amp; Community Development Department</p>	<p>Boomerang funds continue to support vital housing activities. The Measure A1 funding has been very effective. Alameda County has created the Boomerang Fund for housing and</p>	<p><b>Modify</b> - HCD is investigating the process for an extension of the Measure A1 Bond. HCD also anticipates an allocation under a proposed regional housing bond sponsored by BAHFA. The program text has</p>

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				homelessness programs, and Measure A1 funding for household rehabilitation/preservation; the construction of rental units serving people with specific housing needs; homebuyers with down payments; and programs and services for people experiencing homelessness.	been updated to describe current progress.
<b>Goal 3: Mitigate governmental constraints or mandates to housing development and affordability.</b>					
<b>Ordinance Review Committee</b>	<p>The County regulates the type, location, density, and scale of residential development in the unincorporated areas primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the County General Plan. The County is engaged in an ongoing process of reviewing the Zoning Ordinance for consistency with State laws. For this purpose Alameda County has established an Ordinance Review Committee. The goal of this review is to ensure that the County's requirements and standards do not act as a constraint to the development of affordable housing. The County will review the following policies in order to mitigate potential constraints to housing and to ensure consistency with State law:</p> <ul style="list-style-type: none"> <li>Review reasonable accommodation procedures to ensure their compatibility with fair housing laws, State Housing Element law, and the Health and Safety Code (2015-17);</li> <li>Evaluate the County's Ordinance with respect to Secondary Units and</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>Ensure that County regulations do not unnecessarily constrain housing development.</li> <li>Coordinate efforts with other County agencies as needed.</li> </ul>	Community Development Agency – Planning, Alameda County Fire Department, Alameda County Public Works Agency, and others	Historically, the Ordinance Review Advisory Committee was tasked with periodically reviewing ordinances and procedures for consistency with State law and County policy. However, this committee has not been convened since approximately 2012 and generally comprised of informally selected individuals. Therefore, the committee has not reviewed any policies since the 4th Housing Element cycle. The County has been proactive in its review of	<b>Delete</b> – the Ordinance Review Committee was not maintained, and staff do not anticipate convening the group again. This policy was ineffective.

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	<p>amend it as necessary for consistency with State law (2015-17);</p> <ul style="list-style-type: none"> <li>• Evaluate the Park Dedication fee structure to ensure that it does not pose a constraint to the development of affordable housing (2015-17);</li> <li>• Analyze the 25-foot height requirement in medium density residential zones and other zones, and consider modifications to these requirements, as appropriate (2015-17);</li> <li>• Analyze the impact of the County's parking requirements on the development of housing and modify the requirements if needed, especially as they relate to the provision of affordable and senior housing (2015-17);</li> <li>• Monitor the comprehensive Zoning Ordinance Update to ensure that proposed amendments do not pose an undue constraint on housing development (2015-23); and</li> <li>• Review requirements for on- and off-site improvements for new developments, define what "excessive" requirements are, identify "excessive" potential requirements, and make every effort to reduce these "excessive" requirements, if any. (Ongoing)</li> </ul>			<p>housing policies and guidelines, given the capacity limits of County Counsel. However, the Ordinance Review Advisory Committee was not maintained, and staff do not anticipate convening the group again.</p>	
<p><b>Environmental Review Streamlining</b></p>	<p>The County shall implement the provisions of SB 375 streamlining the California Environmental Quality Act (CEQA) process for Transit Priority Projects and projects that conform to the Sustainable Communities Strategy and meet specific criteria set forth in SB 375.</p>	<ul style="list-style-type: none"> <li>• Support the development of housing near transit.</li> </ul>	<p>Community Development Agency – Planning</p>	<p>Alameda County adopts CEQA exemptions, and planning staff attempt to identify as many as possible.</p>	<p><b>Modify</b> – continue to use Class 32 CEQA exemptions for infill housing development</p>

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<p><b>Intergovernmental Coordination</b></p>	<p>Housing development often requires the input of more than one governmental body. Lack of coordination can lead to delays in project approvals and added housing costs. During the planning period the County will promote housing development by ensuring the required reviews are done in a coordinated efficient manner. In support of improved coordination and communication, the County will do the following:</p> <ul style="list-style-type: none"> <li>• Continue to operate the Building Permit Center which provides a “one-stop” permit process that provides a coordinated and comprehensive review of residential development applications;</li> <li>• Ensure coordination between different County departments and provide for parallel review of different permits associated with projects;</li> <li>• Continue to coordinate multiple agency reviews of residential development proposals when more than one level of government is required for project review;</li> <li>• Increase the efficiency and accuracy of information disseminated by County agencies to members of the public; and</li> <li>• Continue to offer pre-application meetings, with members of various County agencies overseeing the development in attendance, so that applicants can be advised in advance of Federal, State, and County regulations, requirements, plans, policies, standards, including requirements for environmental review and findings that the approval body must make if it approves your application, that might apply to your proposal; and possible modifications to your project, including site layout, circulation, or</li> </ul>	<ul style="list-style-type: none"> <li>• Expedite and simplify housing development by improving the efficiency of permit processes.</li> </ul>	<p>Community Development Agency – Planning, Alameda County Fire Department, Alameda County Public Works Agency, and others</p>	<p>Planning staff have coordinated with neighboring jurisdictions on potential developments, including future possible development near the Bay Fair BART station and the City of Pleasanton. Planning staff will continue to partner with neighboring jurisdictions to consider residential developments.</p>	<p><b>Delete. -</b></p>

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	<ul style="list-style-type: none"> <li>grading, that will make the project more consistent with the various regulations which may apply to a given project.</li> <li>Convene meetings with the public and County agencies and departments who oversee land development to discuss possible procedural or policy changes that would minimize governmental constraints on residential development.</li> </ul>				
<b>Goal 4: To ensure a supply of sound housing units in safe and attractive residential neighborhoods.</b>					
<b>Minor Home Repair</b>	Alameda County provides grants for emergency repairs of plumbing, carpentry, electrical, railings, grab bars, toilets, water heaters, furnaces, doors, locks and more. The applicant must be the owner of record and the combined income of the household must meet program requirements.	<ul style="list-style-type: none"> <li>Continue to provide rehabilitation grants to qualified lower income homeowners.</li> <li>Assist 150 lower income households over the planning period.</li> </ul>	Community Development Agency - Neighborhood Preservation and Sustainability, Community Development Agency - Housing & Community Development Department, and Community Development Agency - Economic & Civic Development	Between 2017 and 2022, 184 households received HOME funded repairs throughout Alameda County; however, most of these are not in unincorporated Alameda County.	<b>Modify</b> - The program text has been updated to continue to provide rehabilitation grants to qualified lower income homeowners.
<b>Accessibility Grants</b>	Alameda County offers Accessibility grants for seniors or persons with special needs to install ramps, railings, doorways, counter height modifications, etc. Tenants and/or property owners may apply for assistance.	<ul style="list-style-type: none"> <li>Continue to provide accessibility grants to qualified persons.</li> <li>Assist 20 households over the planning period.</li> </ul>	Community Development Agency - Neighborhood Preservation and Sustainability, Community Development Agency - Housing & Community Development Department, and Community Development	Of the rehabilitation funding offered through CDBG, none was used for accessibility rehabilitations in unincorporated.	<b>Continue</b>



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Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
			Agency - Economic & Civic Development		
<b>Rehabilitation Loans</b>	The Alameda County Rehabilitation Loan Program provides eligible lower income homeowners with below market-rate deferred loans to correct major health and safety deficiencies and make needed accessibility modifications. Loans may be secured for up to \$60,000. Repayment may be deferred until the property is sold refinanced or title transferred.	<ul style="list-style-type: none"> <li>• Provide loans to qualified lower income homeowners</li> <li>• Distribute information on the program.</li> <li>• Assist 14 homeowners during the planning period.</li> </ul>	Community Development Agency	As of 2023, 85 low-income households have received loans through this program throughout Alameda County. The program has been effective and is on track to meet its goal of assisting 200 households.	<b>Modify</b> – this program has been updated to include the current range of available loans and to refer to Renew AC.
<b>Foreclosure Prevention</b>	Unincorporated Alameda County has a high number of foreclosures, and the County is committed to distributing information to help residents avert foreclosure.	<ul style="list-style-type: none"> <li>• Provide up to date information about avoiding and dealing with foreclosure.</li> </ul>	Community Development Agency - Housing & Community Development Department	This program has been effective.	<b>Modify</b> – program updated to refer to Housing and Economics Rights Advocates (HERA) Foreclosure Prevention Program.
<b>Healthy Homes Program</b>	<p>The Board of Supervisors passed a resolution officially establishing the Alameda County Lead Poisoning Prevention Program (ACLPPP) in 1991. The resolution allowed cities in the County to participate in and support the Program by assessing an annual \$10 fee on all residential dwellings constructed before 1978, the first year that the U.S. Consumer Product Safety Commission (CPSC) banned lead in paint for residential use. The cities of Oakland, Berkeley, and Alameda were the first to participate in the program and the city of Emeryville joined in 1992. The program is governed by the Joint Powers Authority (JPA) which is composed of elected officials from each participating city and a community representative.</p> <p>From the start, the ACLPPP has demonstrated the importance and effectiveness of addressing housing conditions in order to improve the</p>	<ul style="list-style-type: none"> <li>• Prevent childhood lead poisoning and other health-related environmental problems.</li> </ul>	Healthy Homes Department	The Healthy Homes Department continues work to end lead poisoning and other environmental health issues through lead paint remediation, home repair, and other small grant programs. The Healthy Homes Department is a valuable part of Alameda County CDA.	<b>Modify</b> – program language has been summarized but the Healthy Homes Department continues to educate families regarding the principles of healthy homes.

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	<p>health of families. It soon became clear that many clients had multiple housing conditions that affected their health; pests, mold, and ventilation issues causing asthma triggers, a lack of fire and carbon monoxide detectors, and safety hazards causing injuries.</p> <p>The ACLPPP was a step ahead of a national trend to recognize the importance of a multifaceted approach to making homes healthy places for people to live. The Program began integrating healthy homes messages into its education and outreach, and training public health home visitors, housing program staff and others in the principles of a healthy home.</p> <p>In 2002 the ACLPPP received a Healthy Homes grant from HUD to conduct education and housing repairs in homes of children with asthma. The Program has continued to integrate healthy housing messages into its services, work with community partners and is now in its third Healthy Homes grant project. As a result, the name was changed from the Alameda County Lead Poisoning Prevention Program to the Alameda County Healthy Home Department.</p> <p>The Alameda County Healthy Homes Department's unique multi-disciplinary approach has received federal and state funding from the Department of Housing and Urban Development (HUD), Center for Disease Control (CDC), Environmental Protection Agency (EPA) and the Department of Health Services (DHS).</p>				
<b>Code Enforcement</b>	<p>The Code Enforcement Division is headed by the Code Enforcement Manager, an Assistant Deputy Director, and is responsible for enforcement of the Zoning Ordinance, the Neighborhood Preservation Ordinance, the Abandoned Vehicle Abatement Ordinance, the</p>	<ul style="list-style-type: none"> <li>Continue to enforce applicable sections of the Alameda County Ordinance and related land use regulations.</li> </ul>	<p>Community Development Agency - Planning, Code Enforcement Division</p>	<p>Code Enforcement is a valuable part of Alameda County CDA and is one of the most public-</p>	<p><b>Modify</b> – program text has been modified, but Code Enforcement will continue to enforce the Alameda County Municipal Code and</p>

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	<p>Building Code, the Housing code, and sections of the Fire Code, as well as land use regulations. Complaints usually derive from an illegal activity on or use of a property, such as operating a business in a residential district or an illegal dwelling unit. Investigations of violations occur on a complaint basis; as current staffing is not adequate to seek out violations.</p>	<ul style="list-style-type: none"> <li>Investigate the cost of housing code enforcement.</li> <li>Seek additional funding opportunities to increase staffing.</li> </ul>		<p>facing departments in the agency.</p>	<p>other State and federal codes to promote safe housing conditions.</p>
<p><b>Goal 5: Seek to preserve units at risk of losing their affordability restrictions.</b></p>					
<p><b>Preservation of At Risk Housing</b></p>	<p>44 units of housing are at risk of conversion to market rate units during the planning period. The County will monitor all units considered at risk of conversion, and to the extent feasible, work to preserve the affordability of these units.</p>	<ul style="list-style-type: none"> <li>Maintain a database of subsidized housing units in order to monitor the status of units at risk of conversion;</li> <li>Pursue funding from private, State and Federal programs to assist in preserving at risk housing;</li> <li>Provide assistance via the Section 8 Housing Choice Voucher Program to households displaced due to the expiration of affordability restrictions;</li> <li>Discuss preservation options with at-risk project owners;</li> <li>Contact nonprofit housing developers to collaborate on projects that preserve units at risk;</li> <li>Provide financial assistance to nonprofit housing developers to either acquire or rehabilitate units at risk of conversion;</li> <li>Ensure that property owners comply with State laws requiring them to notify tenants one year in advance of their intent to terminate their subsidy contract or affordability covenants;</li> </ul>	<p>Community Development Agency - Housing &amp; Community Development Department and Housing Authority of County of Alameda</p>	<p>CDA-HCD Staff continues to maintain the database of at risk units, and continues to pursue funding to support affordable housing preservation and rehabilitation. This program has been effective.</p>	<p><b>Modify</b> – the program's objectives have been included as action items and quantified objective updated to reflect the current number of at-risk units.</p>

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Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
		<ul style="list-style-type: none"> <li>Provide technical assistance to tenants to access other affordable housing resources.</li> </ul>			
<b>Condominium Conversion</b>	<p>The County's apartment housing stock represents an important source of affordable housing to lower and moderate income households. Loss of apartment housing due to conversion to common interest developments (such as condominiums) compromises the County's ability to address rental housing needs. However, condominium may also provide affordable housing opportunities. In response to these concerns, in 1979 the County drafted guidelines to regulate the condominium conversion process. The guidelines list specific performance standards that must be met prior to conversion which include requirements for parking, open space, and energy efficiency. The guidelines also establish provisions for protecting the rights of tenants currently residing in units that are approved for conversion. These provisions include specific purchasing rights for tenants, as well as eviction clauses to which the owners must adhere.</p>	<ul style="list-style-type: none"> <li>Continue to enforce the Condominium Conversion Guidelines.</li> </ul>	<p>Community Development Agency – Planning and Alameda County Public Works Agency, - Development Services</p>	<p>This program has been effective.</p>	<p><b>Modify</b> – program language has been slightly modified to continue the program language.</p>
<b>Goal 6: To ensure equal housing opportunity for all persons without discrimination in accordance with State and Federal.</b>					
<b>Fair Housing Services</b>	<p>Alameda County HCD provides fair housing services through its contract with the Eden Council for Hope and Opportunity (ECHO). Funding for fair housing is through Federal Community Development Block Grants. Fair Housing services are provided in English with translation services available. Services include:</p> <ul style="list-style-type: none"> <li>Dissemination of materials pertaining to tenant rights;</li> <li>Investigation of housing discrimination complaints;</li> <li>Administration or judicial enforcement efforts related to individual or systemic forms of discrimination, conciliation by the fair housing agencies themselves, and follow-up;</li> </ul>	<ul style="list-style-type: none"> <li>Reduce housing discrimination through the provision of fair housing and landlord/tenant services.</li> <li>Pursue and allocate CDBG funds to support fair housing opportunities for all residents.</li> </ul>	<p>Community Development Agency - Housing &amp; Community Development Department</p>	<p>Alameda County's partnership with ECHO Housing has somewhat effective and the county will continue to work with ECHO Housing.</p>	<p><b>Modify</b> – this program has become three, more focused programs - Fair Housing Referrals, Fair Housing Services, and Displacement Protection.</p>

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	<ul style="list-style-type: none"> <li>Public education and targeted outreach;</li> <li>Management training on fair housing laws;</li> <li>Tester recruitment and training for investigating complaints;</li> <li>Studies or audits to uncover patterns of discrimination;</li> <li>Counseling likely and actual victims of discrimination, housing providers, homeowners, insurers, lender and other industry representatives; and</li> <li>Landlord/tenant referrals.</li> </ul> <p>Administrative remedies for housing discrimination are available through the California State Department of Fair Employment and Housing and the United States Department of Housing and Urban Development (HUD). HUD investigates most discrimination complaints on mortgage lending due to the length of time, nature, and cost of such investigations.</p>				
<b>Goal 7: To minimize the adverse environmental impacts of new residential development.</b>					
<b>Implement the Community Action Plan</b>	<p>The County adopted the Community Climate Action Plan in 2011, and incorporated the document into its General Plan in 2014. Over the next several years, the County will continue to strategize and coordinate efforts to implement the Plan.</p>	<ul style="list-style-type: none"> <li>Implement the Community Climate Action Plan.</li> </ul>	<p>Community Development Agency - Planning</p>	<p>The Climate Adaptation Plan was adopted in 2014, and a progress report was issued in 2019. The County will be updating its Climate Action Plan in 2023. While this work will be relevant to long-term housing in unincorporated county, there is no need to attach it to the Housing Element.</p>	<p><b>Modify</b> – program text has been modified to generally implement the policies of the 2023 Community Action Plan as they relate to housing, the built environment, and transportation, to support the County’s greenhouse reduction goals.</p>
<b>StopWaste.org</b>	<p>StopWaste.Org is a public agency formed in 1976 by a Joint Exercise of Powers Agreement among the County of Alameda, each of the</p>	<ul style="list-style-type: none"> <li>Provide strategic planning, research, education and technical assistance to the</li> </ul>	<p>StopWaste.org</p>	<p>This program has been fairly effective.</p>	<p><b>Delete</b> – although the program has been fairly effective, the</p>

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	<p>fourteen cities within the county, and two sanitary districts. The agency serves as the Alameda County Waste Management Authority and the Alameda County Source Reduction and Recycling Board. In this dual role StopWaste.Org is responsible for the preparation and implementation of the County Integrated Waste Management Plan and Hazardous Waste Management Plan as well as the delivery of voter approved programs in the areas of waste reduction, recycled product procurement, market development and grants to non-profit organizations, to help the County achieve its 75% waste diversion goal. In support of this goal StopWaste.org operates several programs which emphasize sustainability and waste reduction these include: the Bay Friendly Gardening Program; Green Building; the Environmental Preferable Purchasing Program; and the irectycle@school Program.</p>	<p>public, businesses, and local governments.</p> <ul style="list-style-type: none"> <li>Initiate innovative programs and facilities to maximize waste prevention, recycling, and economic development opportunities.</li> <li>Serve as a pro-active public policy advocate for long term solutions to our challenges.</li> <li>Partner with organizations with compatible goals.</li> </ul>			<p>program is out of scope for the Housing Element Update.</p>
<p><b>Infill, Mixed Use, and Transit-Oriented Developments</b></p>	<p>Infill projects are generally defined as projects occurring on parcels where existing infrastructure (streets, sidewalks, sewers, water) is present and there is an active or recently expired use. Mixed use developments generally combine residential uses with one or more uses such as commercial, civic, or recreational. Transit oriented development refers to projects that occur in close proximity to a transit access point (typically bus, train, or ferry). Mixed use and transit oriented developments offer effective solutions to problems that many communities face: the scarcity of affordable housing, the need for economic investment, water and air pollution, the preservation of open space, and public health concerns. These strategies can yield many benefits, these include:</p> <ul style="list-style-type: none"> <li>Efficient use of existing infrastructure and facilities;</li> <li>Encouraging investment in existing urban centers;</li> </ul>	<ul style="list-style-type: none"> <li>Implement the Eden Area and Castro Valley Area Plans as these plans contain policies to promote and support infill, mixed use and transit oriented developments; (2015-17)</li> <li>Investigate and develop programs to promote the redevelopment of infill sites, mixed use and transit oriented developments; these programs may include: annual outreach and marketing to developers; deferring fees for projects that would require lot consolidation; expedited permit processing; targeting specific financial resources; and modifying development standards (Annually);</li> <li>Investigate incentives to support infill, mixed use and</li> </ul>	<p>Community Development Agency – Planning and Community Development Agency - Economic &amp; Civic Development</p>	<p>In general, all development in urban unincorporated Alameda County is infill development. The County Planning department completed amendments to Ashland/Cherryland Business District (ACBD) Specific Plan to add flexibility to encourage mixed use developments. Revision of the Castro Valley Commercial Business District Specific Plan is underway. Alameda CDA Staff</p>	<p><b>Delete</b> – various programs throughout the Housing Element more particularly address the objectives of this 5<sup>th</sup> cycle program' other objectives; objectives not addressed by other programs have been satisfied during the 5<sup>th</sup> cycle.</p>

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Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	<ul style="list-style-type: none"> <li>• Reducing urban sprawl by using infill lots and applying compact development patterns;</li> <li>• Minimizing traffic congestion by providing housing close to employment centers and child care facilities;</li> <li>• Creating sufficient density to support adjacent businesses;</li> <li>• Lowering greenhouse gas emissions by encouraging the use of public transportation; and</li> <li>• Improving public health by offering safe routes for pedestrians and cyclists</li> </ul> <p>Currently the San Lorenzo Village and the Ashland/Cherryland Business District Specific Plans allow for mixed use developments. The recently revised Castro Valley and Eden Area General Plans include designations that would permit mixed use and transit oriented developments in appropriate locations in these plan areas as well.</p>	<ul style="list-style-type: none"> <li>transit oriented developments (Annually);</li> <li>• Work with BART and the City of San Leandro to develop a station area plan that would facilitate transit oriented development adjacent to the Bayfair BART Station (2015-17);</li> <li>• Maintain the Density Variable (DV) zoning designation which provides a density bonus of 75% for existing or consolidated sites that have a minimum of 100 foot median lot width and are at least 20,000 square feet in area (Annually);</li> <li>• Publicize parcels with the Density Variable (DV) zoning designation to encourage the redevelopment of small infill sites (Annually);</li> <li>• Complete the update of the Ashland Cherryland Business District Specific Plan (2015-17); and</li> <li>• Pursue SB 375 funding opportunities (Annually)</li> </ul>		<p>participated in creation of San Leandro's Bay Fair TOD Specific Plan, adopted in 2018, though it focuses primarily on San Leandro's side of the station. The density bonus has been less popular than anticipated. Staff have tried to incentivize first floor retail in the ACBD through relaxed design standards. Also in the ACBD, parking minimums are reduced near public transit to enable denser housing.</p>	