

**PLANNING AREAS BY CATEGORY
Alameda County**

Key Sites

1, 59, 60, 70, 78, 83, 86, 109, 111, 122, 142, 148, 164, 205, 209, 221, 222, 229, 230, 233, 238

Employment Centers/Institutions

14, 21, 44, 61, 62, 63, 71, 89, 92, 94, 95, 96, 98, 100, 103, 115, 125, 126, 129, 130, 132, 135, 138, 144, 149, 150, 152, 154, 157, 159, 161, 170, 171, 174, 176, 177, 178, 184, 187, 196, 201, 202, 203, 207, 208, 215, 216, 211, 213, 214, 224, 226, 234, 236, 239, 240, 241, 242, 247

Town Centers/Downtowns

8, 19, 27, 54, 77, 84, 105, 134, 181, 185, 225, 244

Mixed Use

2, 12, 15, 17, 20, 26, 30, 33, 35, 40, 42, 47, 48, 56, 58, 66, 67, 68, 76, 79, 90, 91, 97, 119, 127, 136, 139, 163, 173, 180, 193, 194, 198

Residential

4, 5, 6, 9, 10, 11, 13, 16, 18, 22, 23, 25, 28, 29, 31, 32, 34, 36, 37, 39, 41, 46, 49, 50, 51, 52, 53, 65, 69, 72, 74, 75, 80, 82, 85, 87, 88, 93, 99, 101, 102, 104, 106, 107, 108, 110, 112, 113, 114, 117, 120, 121, 123, 124, 128, 131, 133, 140, 141, 143, 145, 146, 147, 151, 153, 155, 156, 158, 162, 164, 165, 166, 167, 168, 169, 172, 175, 178, 179, 182, 183, 188, 189, 190, 191, 192, 195, 197, 200, 204, 206, 210, 212, 217, 218, 219, 220, 223, 227, 228, 232, 237, 239, 243, 245, 246

116 - white (should be residential)

Regional Agencies Smart Growth Strategy
Bay Area Alliance for Sustainable Development Regional Livability Footprint Project
ALAMEDA COUNTY
KEY SITES

Alameda

Alameda Naval Air Station: The Alameda Naval Air Station, now called Alameda Point, is property of the United States Navy. There are 660 acres of dry land, 115 acres of submerged land and several piers. The Navy leases the land to the City of Alameda, which in turn subleases to various tenants. Current occupants include various industrial and commercial users. In addition, housing collaboratives have leased some of the military housing units and converted them into affordable housing units. The western third of Alameda Point, which includes a nesting colony of endangered California least terns, will be transferred directly to the US Fish and Wildlife Service (USFWS) as a wildlife refuge. All other sites on Alameda Point will be conveyed to the City of Alameda for urban use as they are remediated. A General Plan Amendment and EIR for Alameda Point are underway but have not been completed. There will be 1,525 housing units and 53 live-aboard berths at build-out of the Alameda Point Plan.

Housing units: 1,525

Northern Waterfront: The City of Alameda is currently in the process of developing a Specific Plan for this area. Much of the Northern Waterfront area is in transition from industrial to residential uses. KB Homes is developing Marina Cove, a 24-acre area that will include a park, 127 single-family homes and 24 duplexes, on the site of the former Weyerhaeuser and Chipman warehouses. The historic Del Monte warehouse and Encinal terminal are also part of this area. There is potential for a variety of mixed uses in this area.

Housing Units: 154

Southshore Shopping Center: This 500,000-acre shopping center was built on fill in the 1960s by the Utah Land Company and continues to be the only regional shopping center in Alameda. The current developer of Southshore is considering commercial redevelopment or reconfiguration of existing commercial uses. The community is interested in making the shopping center more pedestrian-friendly and hosting cultural activities on site.

Albany

Golden Gate Fields: Currently, a working racetrack is located at this western edge of Albany. This 118-acre area is surrounded by open space, some of which is used for parking. There has been discussion over the past few years about development in this area, and controversy surrounds the issue of how much area should be developed and how much should be preserved as open space. Any project for the area has to be voter-approved. While the property was bought within the last year, there is no current project for the area. A new Buchanan Street/Eastshore Freeway interchange is planned, which will ultimately improve access to the Golden Gate Fields area.

Dublin

Camp Parks: This Federally-owned area was an active US Army Base, peaking in the 1950-1960s, and is now used for the Armed Forces Reserves. The Bureau of Prisons (BOP) Federal Correctional Institution (FCI) is located in this area. FCI is a medium security level facility housing approximately 1,000 adult female offenders and is designated as an Immigration and Naturalization Service (INS) site prison. Santa Rita County Jail is also located in this area, on property leased to Alameda County. Although there are no discussions underway, the City of Dublin would like to lease land in the Camp Parks area.

East Dublin Specific Plan: This area used to be agricultural land and has since been annexed to the City of Dublin, who approved a Specific Plan. This Plan includes both residential and commercial development, some of which has been built and some which is still in the review stage.

Hayward

Eden Shores: There is an approved project for this area. The development includes 530 single-family homes and a business park that would generate approximately 4,000 jobs in research and development.

Housing Units: 530 Jobs: 4,000

Walpert Ridge: There are approximately 300 acres of residential development approved in this area. Approximately 600 single-family homes have been approved, as well as a golf course. Another approved project in the area includes approximately 150 homes. Redlegged frogs and the Alameda whipsnakes reside in this area.

Housing Units: 750

Livermore

Greenville BART: There has been discussion about extending BART to this area of Livermore, which is an industrial area. Currently, there is no project being planned in the area.

Livermore BART: There has been discussion about extending BART to this airport/industrial area close to a corporate business park. Currently, there is no project being planned.

North Livermore: The 13,500 acres north of Livermore is an area of controversy. Much of it lies outside Alameda County's Urban Growth Boundary (designated as such by Measure D in 2000). A 1993 General Plan Amendment was adopted concerning this area. While the UGB prohibits growth, the amendment allows for 12,040 dwelling units on 1,688 acres, commercial uses on 590 acres, public uses on 500 acres and rural uses and open space on 11,762 acres.

Housing Units: 12,040

Vasco Laughlin: There is an existing Specific Plan for this 1,400 acres of undeveloped land, but no development agreement.

Oakland

Amtrak Station: This 25-acre area in West Oakland has a previous Southern Pacific depot located at 16th Street and Wood Street. Rick Holliday Development bought this area plus an additional 25-acres that is 10 city blocks next to the depot. Some of this land is vacant and some is used for transportation-related purposes. This area is close to the West Oakland BART station. Holliday Development has proposed a Central Station Plan, which includes 2.3 million square feet office space divided into five buildings that are eight stories high each. This plan also includes 400 live/work units and 4,500 parking spaces. The project is currently undergoing environmental review.

Housing: 400

Eastmont Mall: Eastmont Mall, now known as Eastmont Town Center, is an 800,000 square foot retail center built in 1966. The Mall suffered economic decline and steady loss of its retail tenant base for many years. A recent initiative by the Mall's developers has brought a number of community-serving facilities to the vacant retail spaces. The Mall currently houses the Self-Sufficiency Center, a facility operated by the City of Oakland and Alameda County that offers job training, child care, health care and income assistance services. A new East Oakland police station will also be housed in the Mall. A computer training center and Oakland branch library are in operation, as well as a transit center for AC Transit buses. The introduction of community-serving facilities to the Mall has begun to attract new retail tenants, although there is still vacant retail space available. The local community and developers hope that the mall will continue to attract additional tenants, including a major supermarket chain.

Leona Quarry: This is a closed quarry with some flat and some steeply sloping areas, close to Interstate 580. The quarry was mined for rhyolite, and is now earmarked for residential development by the City's 1998 General Plan. The DeSilva Group submitted a proposal in July 2001 for a 564-unit housing development, a retail center, community center and park. The Leona Quarry Community Coalition is attentive to the possible findings of the Environmental Impact Report that the DeSilva Group is now preparing.

Housing Units: 564

Oak Knoll Naval Hospital: This 183-acre site is the location of a former Naval Hospital, closed in 1996. The site is located on Interstate 580 in the Oakland Hills, and consists of a complex of medical buildings within a hilly park-like setting. A reuse plan for the site was approved in 1996 and a EIR/EIS certified in August, 1998. The City of Oakland is currently in negotiation with the Navy to acquire the site. A developer, Shea Homes, has been selected to develop housing proposed on the site. Although plans for Oak Knoll are not finalized, it is estimated that approximately 400 housing units will be constructed, consisting of market-rate single family homes, townhomes and some senior housing units. A large part of the site is unsuitable for construction and will be retained as public open space. A golf course has also been proposed.

Housing Units: 400

West Oakland Army Base: The West Oakland Army Base, located near the Bay Bridge and the Port of Oakland, was closed in 1999. The site consists of 422 acres, 368 of which are land, with the remainder submerged. The City of Oakland is in negotiation to acquire this property and develop approximately 200 acres of it as a Master Planned business park consisting of office space and maritime-related industrial uses. It is anticipated that conveyance of the property will be complete by late 2002.

Pleasanton

Bernal Property: An approved Specific Plan for Greenbriar Homes permits the development of 581 homes, 745,000 square feet of office floor area, and 5,000 square feet of retail floor area on a portion of this property. The remaining 318 acres are dedicated to the City of Pleasanton for public use, including a community park.

Housing Units: 581

County Fairgrounds: This site is home to the annual County Fair and many other events and attractions, including the Scottish Games and the Good Guys, which attract tens of thousands of people each. Trade shows come to the fairgrounds and there is an off-track betting facility, a 9-hole public golf course, a public driving range, and auditoriums for rent. There is an ACE train station on four acres in the southeastern portion of this site, close to the Bernal Property. There is no project currently planned for this area.

San Leandro

Bayfair Mall: Bayfair Mall is the hub of a 130-acre retail area which extends along East 14th Street, Hesperian Boulevard and Fairmont Avenue. The Mall was developed in 1957 on the site of a former racetrack. Bayfair has faced stiff competition from newer suburban malls and big box retailers. Several major tenants departed in the 1990s, but there has been a recent investment in a 16-screen multiplex cinema. The Mall is located adjacent to a BART station, where two lines intersect, and along a busy AC Transit bus line. Capital improvements are currently planned for the Bayfair area, including a grant to improve pedestrian and transit connections.

Union City

Union City BART Station: The Union City BART station has the potential to be an intermodal station because of the possible convergence of BART, the Santa Clara County Rail Service, the Capitol Corridor Rail Service, AC Transit, Union City Transit and the Dumbarton Express. This would enhance public transit connections in southern Alameda County and between Alameda and Santa Clara counties. The City Council has accepted the Intermodal Station District and Transit Facility Plan and is requesting proposals for a rail study to accommodate the Capital Corridor, among other projects. The Plan includes a minimum of 469 housing units, approximately 1.1 million square feet of office development, 100,000 square feet of retail space and 2,500 parking spaces.

Housing Units: 469

Regional Agencies Smart Growth Strategy
Bay Area Alliance for Sustainable Development Regional Livability Footprint Project

Data Entry Sheet
ALAMEDA COUNTY
 September 8, 2001

GROUP #: _____

Planning Area #	Place Type or % Increase (new PT must =100%)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (21%)	Low (11%)	Moderate (27%)	Above-Moderate (41%)
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Scenario Name	Density Dialup Location	Dialup Residential Density	Dialup Employment Density

GROUP #: _____

Planning Area #	Place Type or % Increase (<i>new PT must =100%</i>)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (21%)	Low (11%)	Moderate (27%)	Above-Moderate (41%)
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GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (21%)	Low (11%)	Moderate (27%)	Above-Moderate (41%)
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GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (21%)	Low (11%)	Moderate (27%)	Above-Moderate (41%)
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GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (21%)	Low (11%)	Moderate (27%)	Above-Moderate (41%)
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GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (21%)	Low (11%)	Moderate (27%)	Above-Moderate (41%)
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GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (21%)	Low (11%)	Moderate (27%)	Above-Moderate (41%)
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GROUP #: _____

Planning Area #	Place Type or % Increase (<i>new PT must =100%</i>)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (21%)	Low (11%)	Moderate (27%)	Above-Moderate (41%)
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GROUP #: _____

Planning Area #	Place Type or % Increase (<i>new PT must =100%</i>)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (21%)	Low (11%)	Moderate (27%)	Above-Moderate (41%)
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GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (21%)	Low (11%)	Moderate (27%)	Above-Moderate (41%)
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GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (21%)	Low (11%)	Moderate (27%)	Above-Moderate (41%)
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GROUP #: _____

Planning Area #	Place Type or % Increase (<i>new PT must =100%</i>)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (21%)	Low (11%)	Moderate (27%)	Above-Moderate (41%)
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EXISTING CONDITIONS 2000
ALAMEDA COUNTY

Planning Area	Households	Jobs	Pedestrian Index	Place Type
1		200	1	Key/Pivotal Site
2	2,600	2,300	2	Mixed Use (2)
3	800	2,200	3	Mixed Use (2)
4	1,700	300	3	Residential (1)
5	1,200		3	Residential (1)
6	8,200	3,200	3	Residential (1)
7	200	1,000	5	Downtown/Town Center (3)
8	400	600	5	Downtown/Town Center (3)
9	1,700	80	3	Residential (1)
10	700	90	3	Residential (1)
11	3,800	2,000	3	Residential (1)
12	2,700	400	3	Mixed Use (2)
13	900	90	5	Residential (1)
14	600	13,400	2	Employment Center/Institution (4)
15	800	5,400	3	Mixed Use (2)
16	800	20	3	Residential (1)
17	900	1,000	2	Mixed Use (2)
18	5,700	2,100	3	Residential (1)
19	3,000	8,400	5	Downtown/Town Center (3)
20	800	1,600	3	Mixed Use (2)
21	40	21,400	5	Employment Center/Institution (4)
22	6,200	3,400	2	Residential (1)
23	2,800	1,100	4	Residential (1)
24	2,700	2,800	5	Downtown/Town Center (3)
25	1,600	2,600	4	Residential (1)
26	1,100	4,800	3	Mixed Use (2)
27	900	700	5	Downtown/Town Center (3)
28	3,900	2,400	2	Residential (1)
29	1,000	70	2	Residential (1)
30	3,900	17,400	1	Mixed Use (2)
31	4,400	1,700	2	Residential (1)
32	1,000	100	2	Residential (1)
33	1,200	700	3	Mixed Use (2)
34	2,700	400	4	Residential (1)
35	1,200	600	4	Mixed Use (2)

Planning Area #	Households	Jobs	Pedestrian Index	Place Type
36	14,900	3,900	2	Residential (1)
37	2,200	900	2	Residential (1)
38	1,000	6,400	3	Employment Center/Institution (4)
39	2,000	3,200	2	Residential (1)
40	900	4,500	3	Mixed Use (2)
41	2,200	2,800	2	Residential (1)
42	400	400	2	Mixed Use (2)
43	100	1,600	3	Downtown/Town Center (3)
44			1	Employment Center/Institution (4)
45				
46	1,500	5,200	1	Residential (1)
47	400	1,500	1	Mixed Use (2)
48	1,900	1,700	2	Mixed Use (2)
49	1,000	1,900	2	Residential (1)
50	8,300	2,200	1	Residential (1)
51	3,800	2,100	2	Residential (1)
52	100	1,300	5	Mixed Use (2)
53	4,300	2,200	2	Residential (1)
54	6,500	44,400	4	Downtown/Town Center (3)
55	100	900	2	Employment Center/Institution (4)
56	2,300	3,100	2	Mixed Use (2)
57	20	700	2	Employment Center/Institution (4)
58	2,500	4,400	2	Mixed Use (2)
59	100	500	1	Key/Pivotal Site
60			1	Key/Pivotal Site
61	200	1,300	1	Employment Center/Institution (4)
62	300	11,900	4	Employment Center/Institution (4)
63	1,500	7,500	1	Employment Center/Institution (4)
64	600	1,000	2	Mixed Use (2)
65	9,500	2,700	4	Residential (1)
66	3,000	3,000	2	Mixed Use (2)
67	500	200	3	Mixed Use (2)
68	40	1,900	3	Employment Center/Institution (4)
69	4,400	2,700	1	Residential (1)
70	0	300	1	Key/Pivotal Site (key site)
71	300	1,600	3	Employment Center/Institution (4)
72	4,300	1,800	1	Residential (1)
73	1,800	1,000	3	Residential (1)

Planning Area #	Households	Jobs	Pedestrian Index	Place Type
74	21,000	10,000	3	Residential (1)
75	1,500	300	4	Residential (1)
76	200	300	2	Mixed Use (2)
77	500	2,000	1	Downtown/Town Center (3)
78	50	400	2	Key/Pivotal Site
79	1,400	5,100	1	Mixed Use (2)
80	4,100	1,400	3	Residential (1)
81	1,200	2,100	4	Mixed Use (2)
82	11,700	7,100	4	Residential (1)
83	0	200	1	Key/Pivotal Site
84	300	1,600	5	Downtown/Town Center (3)
85	4,700	1,700	4	Residential (1)
86	300	900	2	Key/Pivotal Site
87	3,000	600	3	Residential (1)
88	800		3	Residential (1)
89	70	3,700	1	Employment Center/Institution (4)
90	1,400	1,400	3	Mixed Use (2)
91	1,400	1,900	2	Mixed Use (2)
92	1,000	5,100	1	Employment Center/Institution (4)
93	1,500	600	2	Residential (1)
94	20	2,100	1	Employment Center/Institution (4)
95		3,000	1	Employment Center/Institution (4)
96		10,900	1	Employment Center/Institution (4)
97		1,900	1	Employment Center/Institution (4)
98	100	19,100	1	Employment Center/Institution (4)
99	1,800	700	2	Residential (1)
100	1,000	4,000	1	Employment Center/Institution (4)
101	3,000	300	3	Residential (1)
102	1,000	6	3	Residential (1)
103	300	1,200	2	Employment Center/Institution (4)
104	2,000	500	2	Residential (1)
105	2,500	7,100	4	Downtown/Town Center (3)
106	300	100	3	Residential (1)
107	10,900	1,100	3	Residential (1)
108	6,600	1,600	3	Residential (1)
109	20		1	Key/Pivotal Site
110	1,400	900	1	Residential (1)
111	4	400	1	Key/Pivotal Site

Planning Area #	Households	Jobs	Pedestrian Index	Place Type
112	900		1	Residential (1)
113	15,000	6,300	2	Residential (1)
114	2,700	400	3	Residential (1)
115	900	2,600	3	Employment Center/Institution (4)
116	700	4,500	3	Employment Center/Institution (4)
117	2,800	1,000	2	Residential (1)
118	30	7,400	1	Employment Center/Institution (4)
119	2,200	1,500	1	Mixed Use (2)
120	8,000	3,100	2	Residential (1)
121	800	200	3	Residential (1)
122	2	300	3	Key/Pivotal Site
123	600		3	Residential (1)
124	7,700	3,500	2	Residential (1)
125	300	1,900	2	Employment Center/Institution (4)
126	600	600	2	Employment Center/Institution (4)
127	300	800	2	Mixed Use (2)
128	1,300	1,600	2	Residential (1)
129	400	2,000	3	Employment Center/Institution (4)
130	1,100	34,100	1	Employment Center/Institution (4)
131	3,000	3,100	2	Residential (1)
132	40	2,400	3	Employment Center/Institution (4)
133	5,600	3,500	2	Residential (1)
134	700	3,200	4	Downtown/Town Center (3)
135	40	200	3	Employment Center/Institution (4)
136	4,400	4,900	1	Mixed Use (2)
137	2,800	1,400	1	Residential (1)
138	300	2,000	2	Employment Center/Institution (4)
139	1,300	1,700	3	Mixed Use (2)
140	2,100	200	1	Residential (1)
141	3,200	300	1	Residential (1)
142	10		1	Key/Pivotal Site
143	4,900	7,400	1	Residential (1)
144	300	3,100	3	Employment Center/Institution (4)
145	10		1	Residential (1)
146	2,900	600	2	Residential (1)
147	17,100	15,900	2	Residential (1)
148			1	Key/Pivotal Site
149	400	12,200	1	Employment Center/Institution (4)

Planning Area #	Households	Jobs	Pedestrian Index	Place Type
150	300	2,300	1	Employment Center/Institution (4)
151	11,900	3,300	2	Residential (1)
152	700	3,200	1	Employment Center/Institution (4)
153	1,600	100	2	Residential (1)
154	500	1,700	2	Employment Center/Institution (4)
155	1,400	200	1	Residential (1)
156	200		1	Residential (1)
157	1,300	2,000	2	Employment Center/Institution (4)
158	2,000	2,700	2	Residential (1)
159	300	2,000	2	Employment Center/Institution (4)
160	300	20	2	Key/Pivotal Site
161	100	300	2	Employment Center/Institution (4)
162	1,800	300	3	Residential (1)
163	500	1,000	4	Mixed Use (2)
164	300	100	2	Residential (1)
165	300		2	Residential (1)
166	3,400	500	2	Residential (1)
167	2,100	500	2	Residential (1)
168	1,600	40	2	Residential (1)
169	7,200	800	2	Residential (1)
170		2,600	1	Employment Center/Institution (4)
171	400	2,700	2	Employment Center/Institution (4)
172	6,000	600	2	Residential (1)
173	1,300	1,300	2	Mixed Use (2)
174	400	3,100	1	Employment Center/Institution (4)
175	3,000	4,100	1	Residential (1)
176	600	1,200	2	Employment Center/Institution (4)
177	100	400	2	Employment Center/Institution (4)
178	100	700	2	Employment Center/Institution (4)
179	4,200	1,200	2	Residential (1)
180	2,700	3,800	3	Mixed Use (2)
181	300	700	3	Downtown/Town Center (3)
182	4,700	4,300	2	Residential (1)
183	3,300	1,500	2	Residential (1)
184	100	2,900	2	Employment Center/Institution (4)
185	900	10,900	2	Downtown/Town Center (3)
186	400	300	3	Mixed Use (2)
187	1,000	3,500	2	Employment Center/Institution (4)

Planning Area #	Households	Jobs	Pedestrian Index	Place Type
188	2,200	1,300	2	Residential (1)
189	900		2	Residential (1)
190	1,300	40	2	Residential (1)
191	1,500	100	2	Residential (1)
192	800	100	2	Residential (1)
193	300	900	2	Mixed Use (2)
194	500	1,000	4	Mixed Use (2)
195	9,200	2,500	2	Residential (1)
196	30	3,400	2	Employment Center/Institution (4)
197	1,000	20	3	Residential (1)
198	400	2,400	3	Mixed Use (2)
199	900	600	2	Mixed Use (2)
200	7,700	3,000	2	Residential (1)
201	2	1,900	2	Employment Center/Institution (4)
202		2,100	1	Employment Center/Institution (4)
203	30	38,000	1	Employment Center/Institution (4)
204	3,400	1,600	1	Residential (1)
205			1	Employment Center/Institution (4)
206	300	2,400	1	Residential (1)
207	2	5,700	1	Employment Center/Institution (4)
208		1,500	1	Employment Center/Institution (4)
209	300		1	Key/Pivotal Site
210	7,300	8,100	2	Residential (1)
211	20	6,000	2	Employment Center/Institution (4)
212	30	400	2	Residential (1)
213	600	3,500	2	Employment Center/Institution (4)
214	200	2,800	2	Employment Center/Institution (4)
215		2,300	2	Employment Center/Institution (4)
216	1,100	20,200	2	Employment Center/Institution (4)
217	2,900	1,800	2	Residential (1)
218	500	1,700	2	Residential (1)
219	6,700	4,000	2	Residential (1)
220	2,300	2,400	2	Residential (1)
221	10	60	1	Key/Pivotal Site
222			2	Key/Pivotal Site
223	1,100	40	3	Residential (1)
224	200	500	2	Employment Center/Institution (4)
225	1,000	2,000	5	Downtown/Town Center (3)

Planning Area #	Households	Jobs	Pedestrian Index	Place Type
226			1	Employment Center/Institution (4)
227	100	2,400	2	Employment Center/Institution (4)
228	5,900	800	2	Residential (1)
229		700	1	Key/Pivotal Site
230	30		1	Key/Pivotal Site
231	10	50	1	
232	5,800	900	1	Residential (1)
233		40	1	Key/Pivotal Site
234	4	6,300	1	Employment Center/Institution (4)
235	100	2,100	2	Employment Center/Institution (4)
236	200	300	1	Employment Center/Institution (4)
237	5,700	800	2	Residential (1)
238			1	Key/Pivotal Site
239	300	2,700	1	Residential (1)
240		100	1	Employment Center/Institution (4)
241		200	1	Employment Center/Institution (4)
242		60	1	Employment Center/Institution (4)
243	1,400	300	3	Residential (1)
244	300	2,900	4	Downtown/Town Center (3)
245	8,000	4,900	2	Residential (1)
246	5,300	5,400	2	Residential (1)
247	1	12,500	1	Employment Center/Institution (4)

Projected Housing and Employment Growth, 2000-2020

ALAMEDA COUNTY

Jurisdiction									Illustrative Example (a)	
	ABAG Housing Unit Projection				ABAG Jobs Projection				Housing Challenge (b)	Projected Housing Shortfall (c)
	2000	2020	# Change	% Change	2000	2020	# Change	% Change		
Alameda	29,500	31,500	2,000	6.8%	24,940	49,320	24,380	97.8%	16,253	14,253
Albany	7,230	7,420	190	2.6%	4,680	7,240	2,560	54.7%	1,707	1,517
Berkeley	44,030	44,930	900	2.0%	76,160	84,870	8,710	11.4%	5,807	4,907
Dublin	9,170	18,880	9,710	105.9%	26,050	46,770	20,720	79.5%	13,813	4,103
Emeryville	4,050	5,990	1,940	47.9%	19,300	23,910	4,610	23.9%	3,073	1,133
Fremont	67,770	74,160	6,390	9.4%	95,080	130,460	35,380	37.2%	23,587	17,197
Hayward	42,500	46,330	3,830	9.0%	90,080	111,800	21,720	24.1%	14,480	10,650
Livermore	25,780	30,690	4,910	19.0%	39,820	61,390	21,570	54.2%	14,380	9,470
Newark	12,950	14,900	1,950	15.1%	18,940	26,560	7,620	40.2%	5,080	3,130
Oakland	145,720	150,540	4,820	3.3%	188,940	218,390	29,450	15.6%	19,633	14,813
Piedmont	3,780	3,820	40	1.1%	2,060	2,210	150	7.3%	100	60
Pleasanton	22,650	28,990	6,340	28.0%	44,990	69,500	24,510	54.5%	16,340	10,000
San Leandro	29,900	31,300	1,400	4.7%	47,450	54,280	6,830	14.4%	4,553	3,153
Union City	18,400	22,560	4,160	22.6%	17,130	20,710	3,580	20.9%	2,387	n/a
Unincorporated	51,190	66,820	15,630	30.5%	30,170	37,930	7,760	25.7%	5,173	n/a
Alameda County	514,620	578,830	64,210	12.5%	725,790	945,340	219,550	30.2%	146,367	82,157

Notes:

- (a) The Regional Agencies Smart Growth Steering Committee has adopted a range of calculations of how many units are needed to house projected wo which range from 90,000 to 146,000 units for Alameda County. For illustrative purposes only, the high end of this range is shown and disaggregated in t
- (b) Represents the number of new housing units needed to match job growth, assuming 1.5 employed residents per unit.
- (c) Represents the difference between current ABAG housing unit projections and the jobs/housing challenge.

Projected Affordability Need:

Very Low Income: 21%

Low Income: 11%

Moderate Income: 27%

Above Moderate Income: 41%