

Housing Element Public Review Draft

Ag Advisory Committee

August 22, 2023



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

STATE OF
CALIFORNIA

2017

General Plan Guidelines

GOVERNOR'S OFFICE OF
PLANNING AND RESEARCH

General Plan Required by State Law

(Government Code Section 65300 et seq.)

Required Elements:

- Land Use
- Circulation
- **Housing**
- Open Space
- Conservation
- Safety
- Noise
- Environmental Justice (separate element or integrate policies throughout other elements)

Project Status

Draft Housing Element available for Public Review. Website: <http://www.acgov.org/cda/planning/housing-element/housing-element.htm>.

During public comment period, public meetings are being held to provide opportunity for input from the community and decision-makers.

September 21st, the Board will be asked to authorize sending the Draft Element to State HCD for a 90-day review as required by state law.

After revisions to address state comments another round of public meetings will be held and the Board will be asked to approve the final Housing Element.

Contents of the Draft Element

Section I

- overview of the document and relevant regulations.

Section II

- summary of the projected housing need

Section III

- summarizes adequacy of available housing sites and housing resources

Section IV

- Housing Plan - contains goals, policies, and actions related to housing in the County

Housing Element Appendices



Appendix A: Housing Needs Assessment – analysis of the existing and projected housing needs of the community, including groups with special needs.



Appendix B: Sites Inventory and Methodology – inventory listing adequate sites zoned for residential uses and available for development within the planning period to meet the County’s fair share of regional housing needs across all income levels.



Appendix C: Housing Constraints – contains an assessment of impediments to housing production across all income levels covering both governmental and nongovernmental constraints.



Appendix D: Existing Programs Review – evaluation of the results of the goals, policies, and programs adopted in the previous Housing Element that compares projected outcomes with actual achieved results.

Housing Element Appendices cont'd.



Appendix E: Public Participation Summaries – includes a detailed summary of public outreach conducted during the preparation of the Housing Element. Not yet complete since the outreach process will continue through adoption of the Element.



Appendix F: Affirmatively Furthering Fair Housing Assessment – assesses accessibility to jobs, transportation, good education, and health services relative to the housing sites identified in Appendix B to determine how the inventory affects fair housing conditions and access to opportunity.



Appendix G: Housing Resources – provides a list of financial, administrative, and other resources at the local, regional, state, and federal levels to help the County address its housing needs.

Populations
with Special
Needs
Identified in
State Law

Farmworkers (seasonal and permanent)

Elderly

People with Disabilities, including Developmental Disabilities

Large Households

Female Headed Households

Unhoused People

Employee Housing Act, State Health & Safety Code Section 17000 et seq

Governs the standards for the construction, maintenance, use, and occupancy of privately owned living quarters provided for five or more employees under specified circumstances.

Establishes requirements for permits, fees, and responsibilities of employee housing operators and enforcement agencies.

Employee
Housing Act,
State Health &
Safety Code
Section 17000
et seq

**Section
17021.5**

Employee housing for six or fewer employees deemed a single-family structure – subject to same permit requirements as a single-family structure.

**Section
17021.6**

Employee housing with no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household – subject to same permit requirements as agricultural structures.

Title 25, California Code of Regulations, Division 1, Chapter 1, Subchapter 3

Regulations includes specific requirements for:

- construction of housing,
- maintenance of grounds and buildings,
- minimum allowable sleeping space
- facilities, sanitation, and heating.

Draft Housing Element

Appendix A – Housing Needs Assessment

General Findings:

- Farmworkers are considered to have special housing needs due to limited income and the unstable nature of their employment.
- Farmworkers are some of the lowest-paid workers in the U.S. (according to a 2021 report from The Economic Policy Institute).
- Farmworkers are more likely to have temporary and changing housing needs.
- Over the past twenty years, there has been a shift to a more permanent workforce for many farms.
- Farmworkers commuting to their place of work often experience long commutes (75 miles on average according to the U.S. Department of Agriculture).

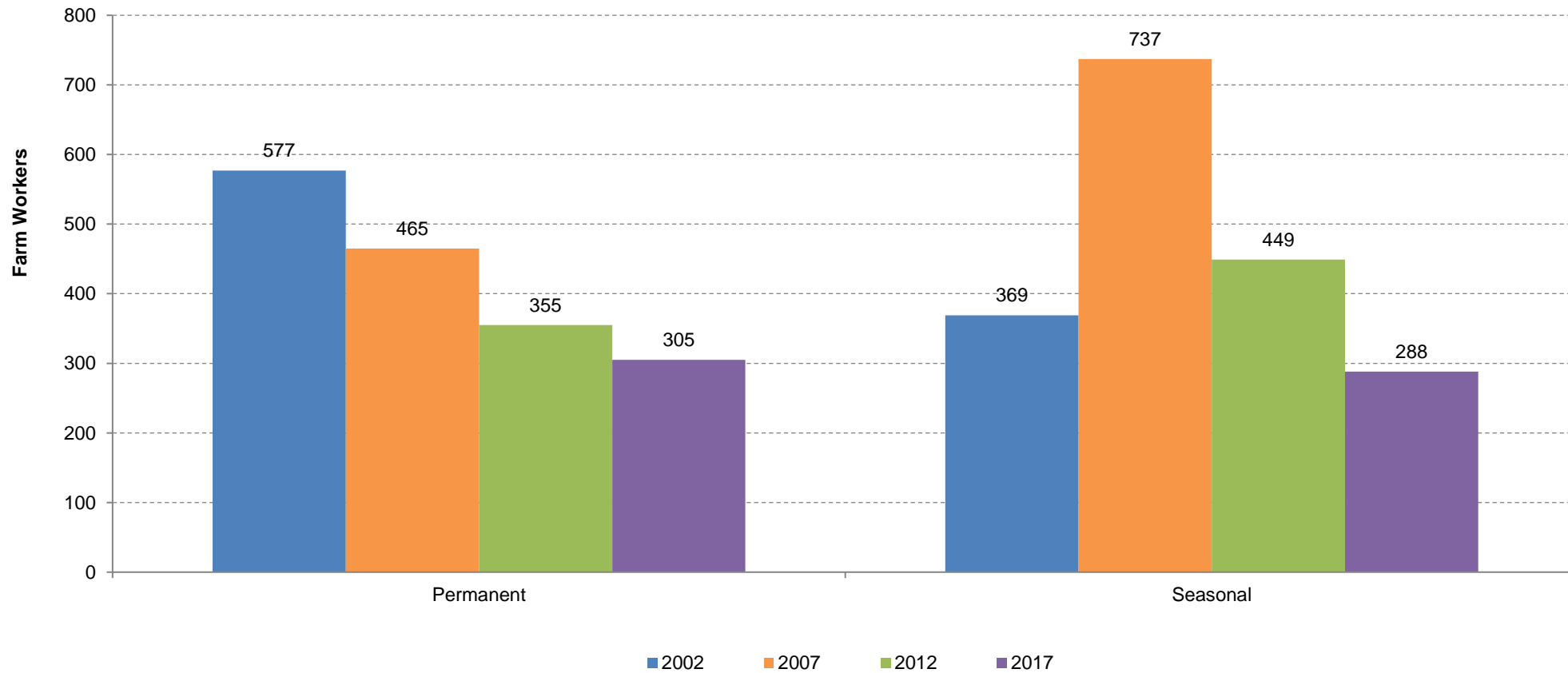
Draft Housing Element

Appendix A – Housing Needs Assessment

Findings for Alameda County :

- According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Alameda County decreased since 2002, totaling 305 in 2017. The number of seasonal farm workers has also decreased, totaling 288 in 2017.
- According to 2019 U.S. Census Bureau, American Community Survey 5-Year Data, less than one percent of residents of Unincorporated Alameda County work in the agriculture and forestry industry.
- In Unincorporated Alameda County, the migrant worker student population totaled 36 students in the 2019-20 school year, a decrease of 51 percent since the 2016-17 school year, compared to a 2.4 percent decrease across the Bay Area since the 2016-17 school year, and a 9.6 percent decrease Countywide.

Figure A-29: Farm Operations and Farm Labor by County, 2002-2017, Alameda County



Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

Farm workers are considered seasonal if they work on a farm less than 150 days a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Table A-13: Migrant Worker Student Population, 2016-2020

Academic Year	Unincorporated Alameda County	Alameda County	Bay Area
2016-17	73	874	4,630
2017-18	91	1,037	4,607
2018-19	44	785	4,075
2019-20	36	790	3,976

Notes:

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020))



Section IV - Draft Housing Plan

- The Housing Plan of the Housing Element describes the housing goals, policies, and programs for the County.
 - **Goals** indicate the County's direction and intent on housing-related needs.
 - **Policies** are statements that describe the County's preferred course of action among a range of other options.
 - **Programs** provide actionable steps to implement the goals and further progress toward meeting the County's housing allocation.

Goal 4: Create housing opportunities for people with special needs.

■ **Policy 4.1: Special Needs Housing Development**

Facilitate housing development for special needs households, including seniors, farmworkers, persons with disabilities and the homeless through unit set-asides in County supported projects and programs.

• **Program 4.D: Farmworker/Employee Housing**

Remove the Site Development Review requirement in the A zoning district for agricultural employee housing so that it is allowed by-right, consistent with State law.

• **Program 4.E: Farmworker Housing Analysis**

The County Agricultural Advisory Committee shall meet with agricultural organizations and other stakeholders to discuss the need for farmworker housing, determine whether the pursuit of funding for this type of housing is needed, and identify opportunities for collaboration and resource sharing.

Current Meeting Schedule

July 26	Board Unincorporated Services Committee
August 8	Eden Area MAC
August 10	Fairview MAC (Special Meeting)
August 14	Castro Valley MAC
August 22	Agricultural Advisory Committee
September 5	Planning Commission
September 21	Board of Supervisors Planning Meeting

We want to
hear from you!

Housing Element Website (*access draft document after August 3rd & sign up for email notices.*):

<http://www.acgov.org/cda/planning/housing-element/housing-element.htm>

Submit comments by email: housingelement@acgov.org

Help set priorities and submit comments using online engagement tool: <https://alamedacounty.consider.it/>

Call us at (510) 670-5400 or mail us your comments at 224 West Winton Avenue, Room 111, Hayward, CA 94544.