

# Housing Element Public Review Draft

Fairview MAC

August 10, 2023



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT

# Project Status

Draft Housing Element available for Public Review August 3rd. Website: <http://www.acgov.org/cda/planning/housing-element/housing-element.htm> and libraries.

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

September 21<sup>st</sup>, 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

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## 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

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**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.

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**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.

# Unincorporated Alameda County RHNA Increase from Current Cycle

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<b>CYCLE</b>	<b>VERY LOW INCOME</b> (<50% of Area Median Income)	<b>LOW INCOME</b> (50-80% of Area Median Income)	<b>MODERATE INCOME</b> (80-120% of Area Median Income)	<b>ABOVE MODERATE INCOME</b> (>120% of Area Median Income)	<b>TOTAL</b>
2015-2023	430 units	227 units	295 units	817 units	1,769 units
<b>2023-2031</b>	<b>1,251 units</b>	<b>721 units</b>	<b>763 units</b>	<b>1,976 units</b>	<b>4,711 units</b>
% Increase	191%	218%	159%	142%	166%

# Income Categories for Alameda County

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Income Category	Percent of median income	Annual income (1-person household)	Annual income (3-person household)	Annual income (4-person household)
Extremely low-income	30%	\$28,800	\$37,000	\$41,100
Very low-income	50%	\$47,950	\$61,650	\$68,500
Low income	80%	\$76,750	\$98,650	\$109,600
Median income	100%	\$87,900	\$113,050	\$125,600
Moderate income	120%	\$105,500	\$135,650	\$150,700

# Consequences of Not Fulfilling RHNA

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- SB 35 (Weiner 2017) - Where construction of new housing units by developers has not met a jurisdiction's RHNA, cities and counties are required to offer a ministerial approval process for multi-family residential developments under certain circumstances:
  - 2/3 of the units must be residential
  - Must be located in urban area
  - Percentage must be affordable
  - Must comply with adopted "objective standards"
  - Subject to prevailing wage for construction workers
  - Must engage in Tribal Consultation
  - Public Hearings not required because a ministerial process





# Sites Inventory

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- State law requires each city and county to demonstrate that zoning & general plan designations allow enough housing development capacity to accommodate RHNA.
- Inventory sites have been identified in every Unincorporated Community.
- Property owners will decide whether to develop their properties.
- Applications for housing developments still need to go through an approval process.
- As required by State HCD, assigning properties to an income category is generally based on density, assuming higher density units will be more affordable.

# Methodology for Identifying Sites

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1. Identified projects in the development pipeline.
2. Identified vacant public and privately owned parcels, using assessor's data, satellite imagery, and local knowledge.
3. Identified underimproved parcels, defined as property where the value of the land is higher than the value of the existing improvements (pavement, buildings, etc.)

# Inventory Sites Identified

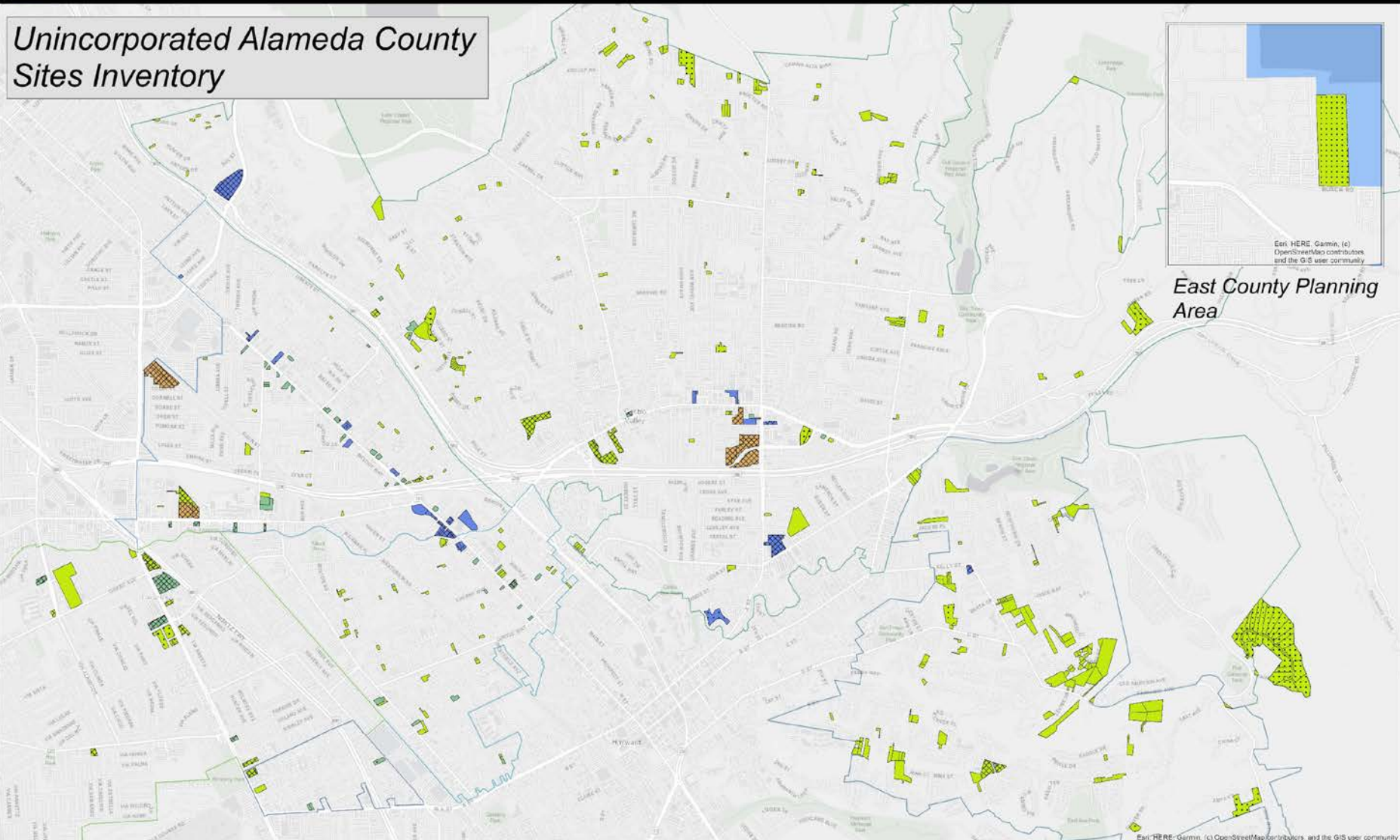
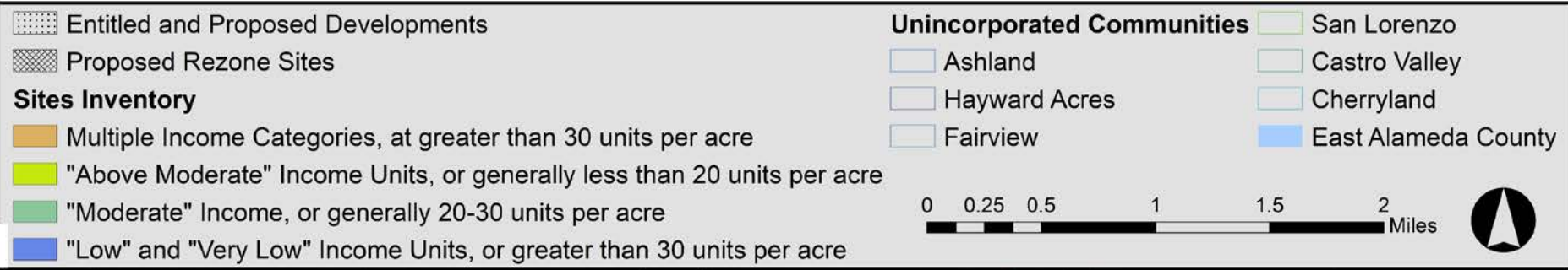
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- 472 total sites
- 250 vacant sites
- 81 sites identified as underimproved
- 67 sites to be rezoned (to increase density allowed or to add housing as an allowed use)
- 74 sites with “pipeline” housing projects

Unincorporated Community	Units Per Area	% Of Total Units	Above Moderate Income Units	Above Moderate Units As % Of Total Units Per Area	Moderate Income Units	Moderate Units As % Of Total Units Per Area	Low And Very Low Income Units Per Area	Low And Very Low Income Units As % Of Total Units Per Area
<b>Total</b>	<b>4,706</b>	100.0%	1,956	41.6%	778	16.5%	1,972	41.9%
<b>Eden Area</b>	<b>2,211</b>	<b>47.0%</b>	703	31.8%	586	26.5%	922	41.7%
<b>Ashland</b>	1,358	28.9%	231	17.0%	267	19.7%	860	63.3%
<b>Cherryland</b>	215	4.6%	72	33.5%	81	37.7%	62	28.8%
<b>Hayward Acres</b>	47	1.0%	17	36.2%	30	63.8%	-	-
<b>San Lorenzo</b>	591	12.6%	383	64.8%	208	35.2%	-	-
<b>Castro Valley</b>	<b>1,978</b>	<b>42.0%</b>	767	38.8%	187	9.5%	1,024	51.8%
<b>Fairview</b>	<b>323</b>	<b>6.9%</b>	292	90.4%	5	1.5%	26	8.0%
<b>Unincorporated Pleasanton</b>	<b>194</b>	<b>4.1%</b>	194	100.0%	-	0.0%	-	-
<b>Additional units (projected ADUs)</b>	328		32		98		198	
<b>Total Units Including ADUs</b>	<b>5,034</b>		1,988		876		2,170	

## Key Inventory Sites

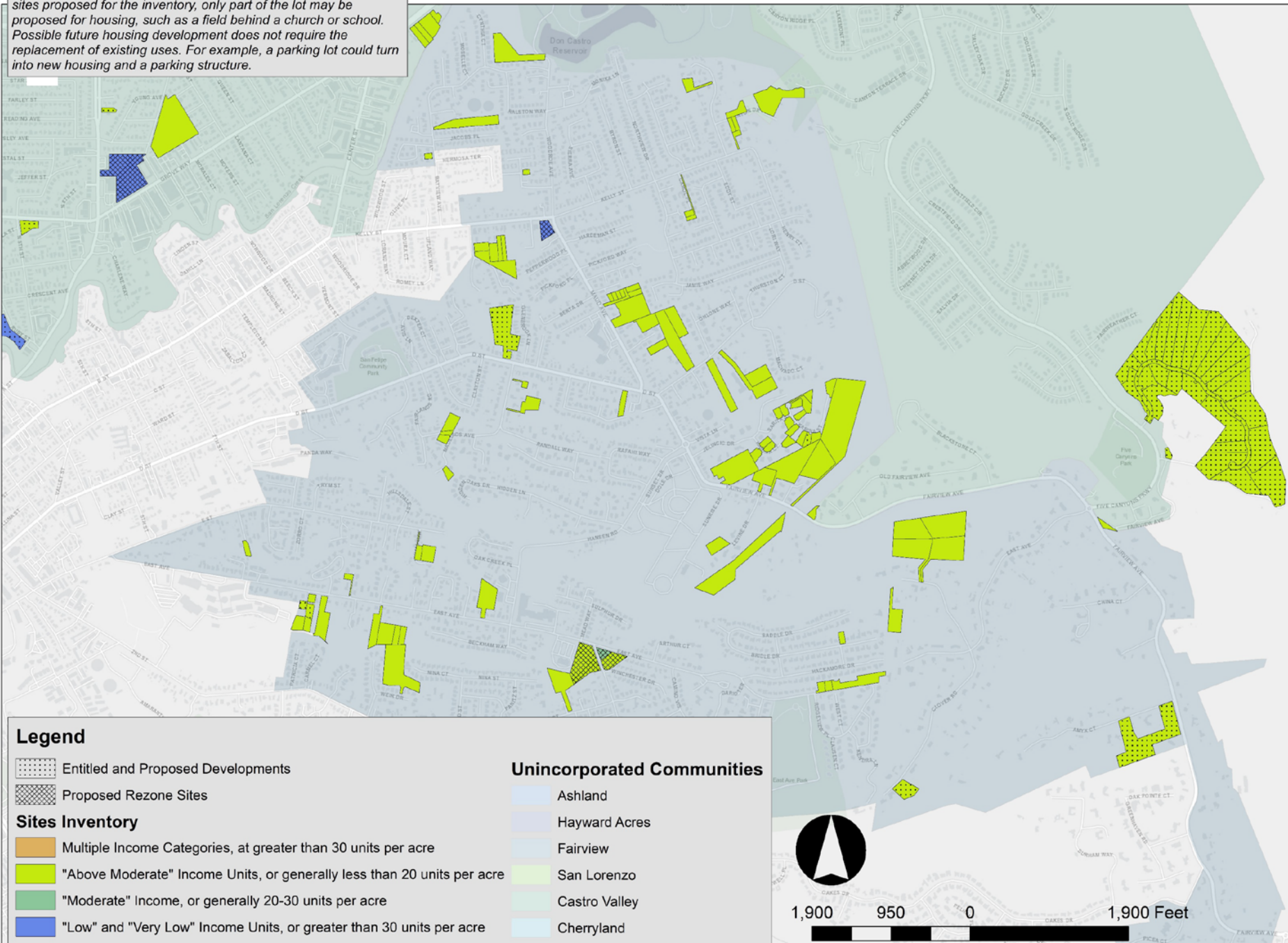
- Bay Fair & Castro Valley BART station parking lots
- County Radio Communications Station at Foothill Boulevard and 150th Avenue in Castro Valley.
- First Presbyterian Grove Way site, adjacent to Trader Joe's in Castro Valley.
- San Lorenzo Village area
- Pipeline site in East County inside the Urban Growth Boundary east of the City of Pleasanton.





# Unincorporated Alameda County July 2023 Sites Inventory

Note: the sites outlined in this map show the shape of the parcels, not the footprint of potential future housing development. For some sites proposed for the inventory, only part of the lot may be proposed for housing, such as a field behind a church or school. Possible future housing development does not require the replacement of existing uses. For example, a parking lot could turn into new housing and a parking structure.



**Legend**

- Entitled and Proposed Developments (Dotted pattern)
- Proposed Rezone Sites (Cross-hatched pattern)

**Sites Inventory**

- Multiple Income Categories, at greater than 30 units per acre (Orange)
- "Above Moderate" Income Units, or generally less than 20 units per acre (Yellow)
- "Moderate" Income, or generally 20-30 units per acre (Green)
- "Low" and "Very Low" Income Units, or greater than 30 units per acre (Blue)

**Unincorporated Communities**

- Ashland (Light Blue)
- Hayward Acres (Medium Blue)
- Fairview (Light Green)
- San Lorenzo (Light Green)
- Castro Valley (Light Green)
- Cherryland (Light Blue)





# Affirmatively Furthering Fair Housing

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Compliance with the state statute requires:

- analyzing historical and existing fair housing and segregation issues in unincorporated communities,
- identifying fair housing goals,
- developing strategies to implement these goals, and
- ensuring sites in the inventory are identified in such a way that promotes AFFH





## Section IV - Draft Housing Plan

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- 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.

# Draft Goals

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- Goal 1: Accommodate a range of housing for persons of all income levels in accordance with the County's Regional Housing Needs Allocation (RHNA).
- Goal 2: Ensure a wide range of housing types to accommodate the housing needs of moderate- and lower-income residents and households.
- Goal 3: Mitigate constraints to housing development and affordability.
- Goal 4: Create housing opportunities for people with special needs.
- Goal 5: Conserve and improve the existing housing stock to enhance quality of life and provide greater housing stability.
- Goal 6: Ensure fair housing opportunity for all persons without discrimination in accordance with state and federal law.
- Goal 7: Minimize the adverse environmental impacts of housing and encourage sustainability measures.

# Current Meeting Schedule

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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 3<sup>rd</sup> & sign up for email notices.*):

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

Submit comments by email: [housingelement@acgov.org](mailto: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.