



CASTRO VALLEY COMMUNITY ASSOCIATION
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November 9, 2001

Cam Cleary
HPD
Sacramento, CA

Dear Ms. Cleary:

I am writing to express concern about the Draft Housing Element for Alameda County. We feel the element was written in a "slip-shod" method, which includes numerous contradictions. One of the most upsetting contradictions is the allowance of homeless shelters as a conditioned use in one area, and contradicts itself by saying it shall be a permitted use in all areas. This would allow these shelters in single family residential area, where it is not allowed now.

Another problem is the in-lieu fee section, where the developer pays instead of putting in the affordable housing. This has been tried, and there is a lot of money, but the required housing has not been built.

More problems with loosening of standards for secondary units. Parking is a VERY serious problem in the unincorporated area. Most home have single garages, while the occupants have between 3 and 5 cars. They want to exclude the required parking standard for us.

Increased zone density with less setbacks is another area of contention. Thy would have us build almost like San Francisco, with 2 foot side yards.

This needs more workshops with the public to get it right. Thank you for your consideration.

Very truly yours,

Dennis R. Botelho
Castro Valley Community Association

SheaHomes

Caring since 1881

November 9, 2001

Ms. Cathy E. Creswell
Deputy Director
California Department of Housing & Community Development
1800 Third Street, Room 430
P.O. Box 952053
Sacramento, CA 94252-2053

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DR. C. CRESWELL
POLICY DEPARTMENT HCD

Re: Alameda County Draft Housing Element

Dear Ms. Creswell:

Shea Homes has reviewed the draft Housing Element of the Alameda County General Plan (2001-2006) and would like to respectfully submit the following comments to your department regarding that document.

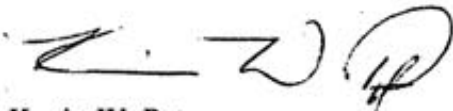
1. **We are unable to evaluate the County's projected Housing Capacity (see page 93 of Draft Housing Element) due to the lack of a map or any other information that would allow a reasonable person to determine where the vacant and underutilized land inventory is situated** that supposedly has adequate capacity to accommodate 10,185 dwelling units. Alameda County's inability to produce such documents in response to our repeated requests for this information implies that there is no substantiation of the County's estimated housing capacity.
2. The draft Housing Element references the Measure D initiative as a non-Governmental Constraint on its ability to meet its regional housing need. Without regards to whether a voter initiative is actually a governmental or non-governmental constraint, in no event should local regulations supersede State Housing Law. Measure D does give superficial deference to State Housing Law by stating that any conflicts with State law can be remedied by either another county-wide vote or its constraints may be lessened in the event that a series of findings can be made. There is no assurance within Measure D about the ability to abide by State housing laws if either this subsequent vote fails or if the narrowly defined findings cannot be made. Perhaps even more significantly, **the authors of Measure D placed it on the ballot with full knowledge of Alameda County's legal obligation to update its Housing Element in a manner that would allow it to be certified by HCD by December 31, 2001.** Despite this fact, Measure D specifically changed the designation of more than 3,000 acres of unincorporated land within the County's General Plan from primarily residential uses to agricultural designations without creating any additional residential designations anywhere in the County. This action specifically eliminated 375 very low income dwelling units, 875 very low income and 2,625 moderate income dwelling units from the County's available inventory. **If it were not for the passage of Measure D, the County would comply with all of its Low and**

Moderate income requirements in addition to being 20% closer to satisfying its Very Low income requirements.

3. **Despite an admitted and significant shortfall in its estimated capacity to meet its fair share of the regional housing need as determined by ABAG, the draft housing element presumes that developing a number of policies that, in combination with one another, will cause the county to comply with State housing law. These policies could be summed up as either relying upon Inclusionary Zoning or re-zoning unidentified properties to allow for higher densities. It is not clear why either of these potential future actions should be considered to adequate substitutes for an inadequate inventory of currently zoned land to meet the regional housing need. In fact, Alameda County already has a strict Inclusionary requirement through the voter-adopted Measure D that became effective January 1, 2001 which states that all housing developments of 20 or more dwelling units must provide either 10% of the units in a manner affordable to very low incomes, 15% affordable to low incomes or 20% affordable to moderate income level groups. The failure of the County's existing Inclusionary requirement to result in the production of a single affordable housing unit despite this requirement being in effect for almost a full year serves as evidence that Inclusionary policies do not necessarily result in the actual production of affordable housing. Furthermore, the remaining proposed policies constitute nothing more than a promise to study increasing densities. Given the extended lead time that the County has had in order to re-designate these properties prior to the formulation of the updated Housing Element, a promise to comply in the future is rather hollow.**

I appreciate the opportunity to comment on this important matter. Shea Homes strongly believes that the Alameda County Housing Element should not be certified as it has currently been drafted. We encourage your department to call attention to the need for local actions, whether voter-derived or those adopted by elected officials, to adhere to the State housing laws. The callous disregard for these laws shown by the authors of an initiative which severely impacted the ability of the County to satisfy its state mandate in the face of a long-overdue update of its Housing Element should not be overlooked.

Sincerely,



Kevin W. Peters
Vice President of Community Development

CHERRYLAND COMMUNITY ASSOCIATION

A Voice For Cherryland
P.O. Box 3 • San Lorenzo, CA 94580-0003



November 13, 2001

Linda M. Gardner, Director
Housing and Community Development
224 W. Winton Avenue, Room 108
Hayward, CA 94544-1215

Via Facsimile: (510) 670-6378

Subject: Draft Alameda County Housing Element Update

Dear Ms. Gardner:

The Cherryland Community Association offers the following comments regarding the Alameda County Housing Element Update.

In preface, the Cherryland Community Association is not opposed to low income housing. Our community is, in fact, a low-income community. Our community, according to the recent census has the third highest density, behind only San Francisco and Daly City with a population, which exceeds 11,550 persons per square mile.

We recognize the need in Alameda County for affordable housing, as well as for temporary housing. Our community currently has in excess of 45 residential care facilities and temporary housing facilities, with many more illegal facilities situated in our area.

Our concern is with quality of life issues. That is, while recognizing the need for more affordable housing, our primarily single family residential community already exceeds our infrastructure. We have only two elementary schools, one of which, Cherryland School, has in excess of 980 students. To meet State laws, portable schoolrooms have been installed to the extent that little of the playground/field remains and there is virtually no room for additional facilities.

We have no medical clinics, no social services facilities, or community center and only two parks, one of which has no restroom facility. We understand that we may lose our only fire station. Our sewer system is in need of replacement. The list goes on.

We believe that the Alameda County Housing Element Update fails to address these quality of life/infrastructure issues. A prerequisite for any high or medium density development should be the impact on an already strained and inadequate infrastructure. In other words, before any medium or high-density projects are built, we need to improve infrastructure.

We also have a concern regarding zoning issues. We have worked hard to maintain the single-family residential character of our community. We have pushed hard for a specific plan or an amendment to the general plan to provide some consistency in our community. We understand that in the Alameda County Housing Element Update, zoning issues and processes would be circumvented to expedite implementation of high and medium density uses for low income/affordable housing and/or temporary housing facilities. We believe that all development should comply with zoning and all developments follow the same procedure so as to assure consistency with the general plan and appropriate processes.

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Finally, as has been the history of these issues "affordable" and "low income" housing elements seem to gravitate to the lowest income, highest density communities such as Cherryland and Ashland.

The need for quality of life, low income and affordable housing is a countywide issue. The Housing Element Update should, as a factor, give great weight to those communities which already have an abundance of affordable housing/low income housing programs as well as shelters, residential care facilities, and temporary housing facilities and strive to balance these elements in other communities, where such elements are virtually non existent. The County should also consider use of county owned properties in East Alameda County for development of low income, affordable housing elements.

Thank you for giving consideration to our concerns.

Sincerely,



Ron Palmeri, President
Cherryland Community Association

cc Nate Miley, Board of Supervisors