Housing Element Update
Eden Area MAC – Feb. 14, 2023

ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

PLANNING DEPARTMENT

Housing Element Update Process

The Housing Element is an opportunity to shape how unincorporated communities grow over the next 8 years.

State law requires each local jurisdiction to revise its Housing Element every eight years.

All cities and counties within a region must update their housing elements on the same eight-year cycle.

Housing Element deadline for approval by State HCD and Board of Supervisors January 2023.

Expect to distribute draft for 30-day public review period in late March and submittal of draft element to State HCD in late April 2023

Estimate for approval by State HCD and Board of Supervisors – Fall 2023 (depends on number of rounds of review by HCD).

Housing Element Update Required Components

- Assess Housing Need
  - Existing
  - Projected – Regional Housing Needs Allocation (RHNA)
  - Populations with Special Needs
- Policies and programs required to fulfill identified need and address issues
- Site Inventory & Analysis
- Governmental & Non-governmental Constraints
- Evaluate existing Housing Element policies & programs
- Affirmatively Further Fair Housing
- Community Engagement

Prospective Policies and Programs

- Targeting additional community resources in lower resource areas planned for additional housing

- Addressing potential displacement within unincorporated

- Rezoning sites to meet the RHNA

- Tracking ADU permit issuance to build accountability

- Passing an inclusionary zoning ordinance or other community benefit program

- Working with BART to facilitate the development of housing at the Castro Valley and Bay Fair BART stations.

- Creating universal design guidelines

Unincorporated Alameda County RHNA Increase from Current Cycle

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

Income Categories for Alameda County

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

Sites Inventory

- 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 or not to develop their properties.

- Applications for housing developments still need to go through an approval process.

- State HCD uses density as a proxy for income level, assuming higher density units will be more affordable.

Methodology for Identifying Sites

Although still in draft form, planning staff used the following methodology to prepare the Sites Inventory:
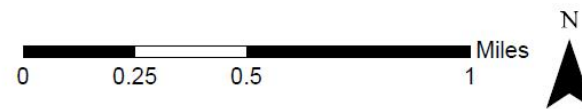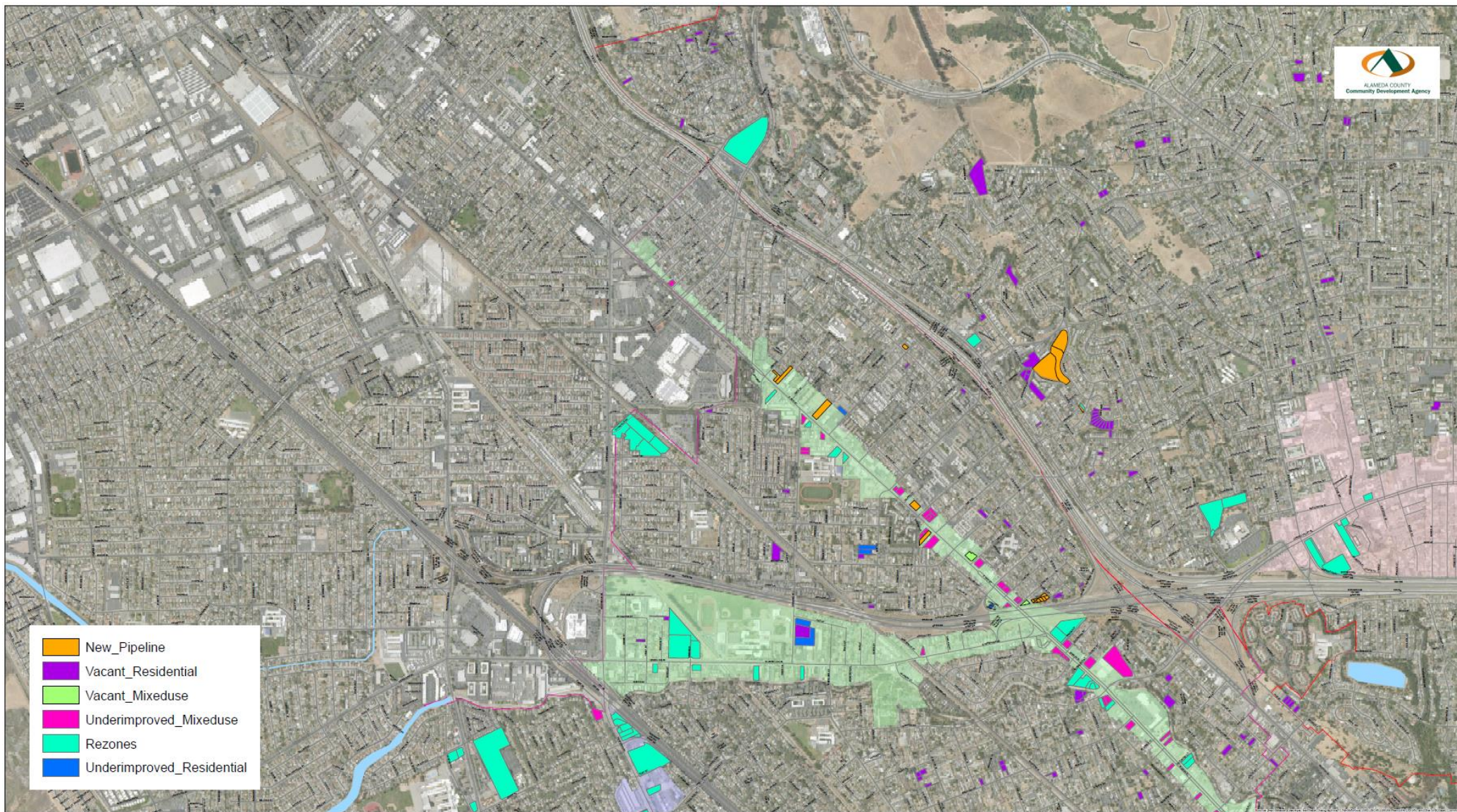
1. Identified projects in the development pipeline

2. Identified vacant public and private parcels, using assessor's data, satellite imagery, and local knowledge

3. Identified underutilized parcels. (Defined as property where the land value of the land is higher than the existing improvements (pavement, buildings, etc).

4. Staff is in the process of identifying vacant and underutilized sites that could be rezoned to accommodate more units to help meet the RHNA.

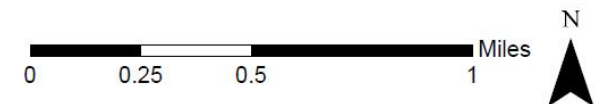5. Taking into consideration potential environmental hazards and sensitive areas
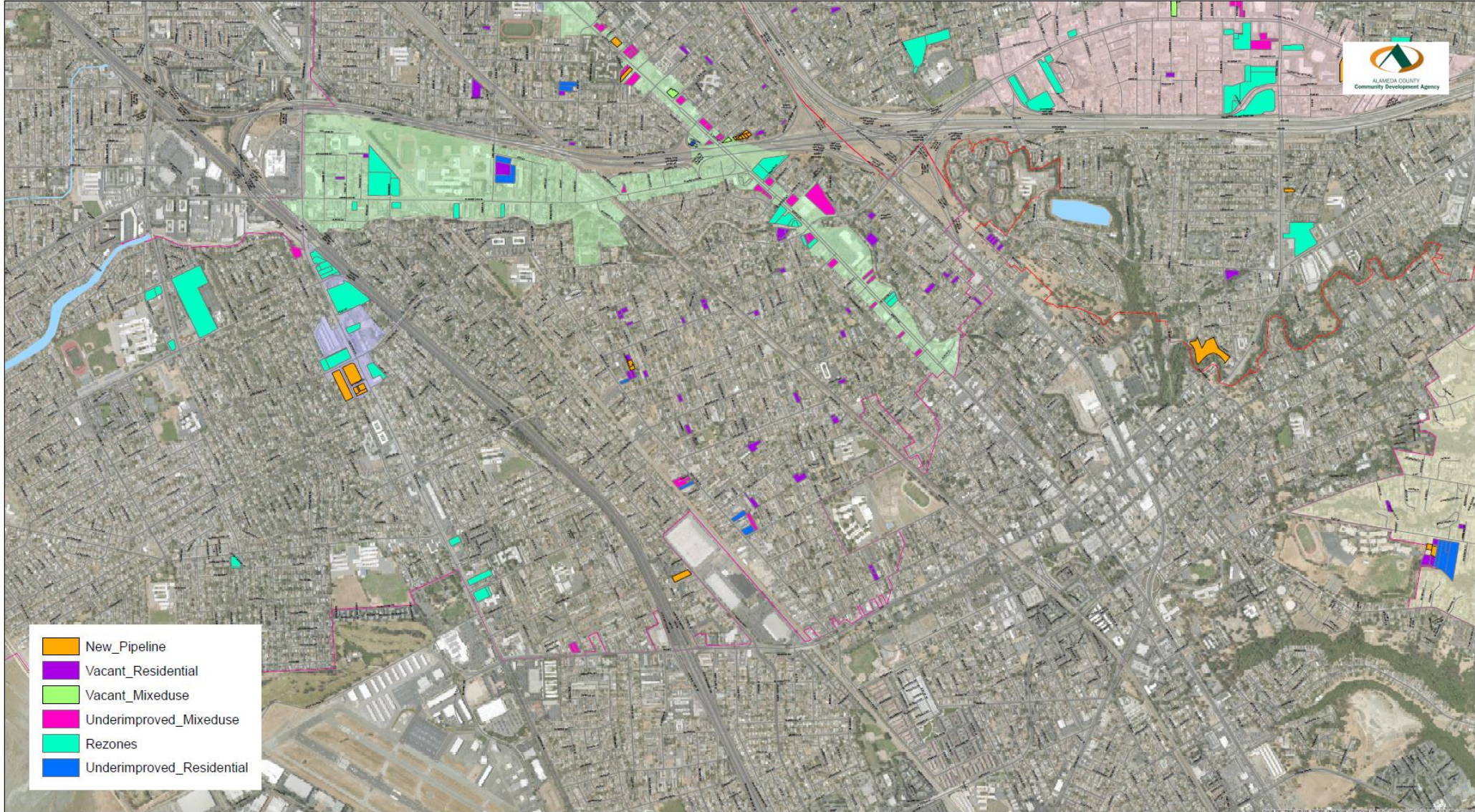
Eden Area Key Sites

- Unincorporated Bay Fair BART parking lot

- 177 Lewelling (Crunch Fitness) & adjacent parcels
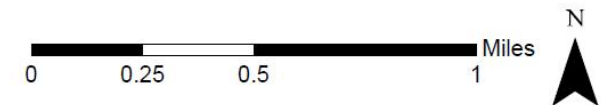
- San Lorenzo Village area

Draft Sites Inventory for Ashland

Legend:
- New_Pipeline
- Vacant_Residential
- Vacant_Mixeduse
- Underimproved_Mixeduse
- Rezones
- Underimproved_Residential

Miles
0   0.25   0.5   1

Draft Sites Inventory for Cherryland

Legend:
- **New_Pipeline**
- **Vacant_Residential**
- **Vacant_Mixeduse**
- **Underimproved_Mixeduse**
- **Rezones**
- **Underimproved_Residential**

Miles
0   0.25   0.5   1

N

Draft Sites Inventory for San Lorenzo

Legend:
- New_Pipeline
- Vacant_Residential
- Vacant_Mixeduse
- Underimproved_Mixeduse
- Rezones
- Underimproved_Residential

Miles
0   0.25   0.5   1

N
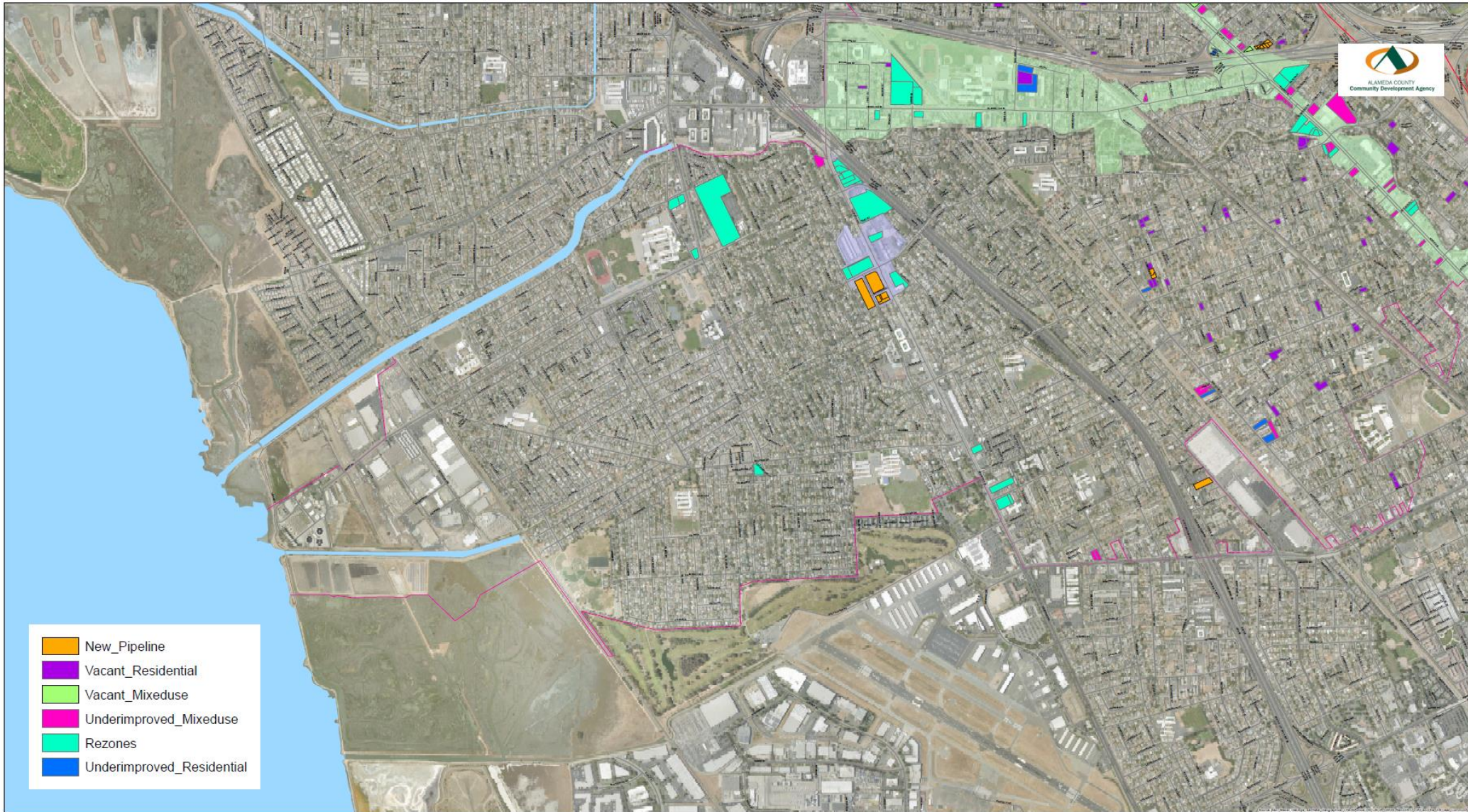
Housing Constraints

Goal: analyze and recommend solutions to existing and future governmental and nongovernmental barriers to housing development.

Program Review

Goal: analysis of previous Housing Element's policies and programs.

Affirmatively Furthering Fair Housing

Goal: (1) to analyze the history of fair housing in unincorporated; (2) to affirmatively further fair housing throughout the Housing Element, especially through the Sites Inventory and Programs and Policies.

- Accessed records at the Hayward Area Historical Society

- Opened a venue for residents to share their housing stories: https://bit.ly/achousingstory

- Targeted outreach to stakeholders representing populations with 'special housing needs,' such as elders, renters, and people with disabilities, to understand their housing needs and policy priorities

- Working with our consultants to develop draft policies

Community Engagement

July-Oct 2022	Updates to EMAC, CVMAC, FVMAC, Sunol CAC, AAC, USC, and PC
Nov 2022-Jan 2023	Hosted online office hours
Nov 2022-Present	Small group interviews with key stakeholders
Nov 2022-Present	Contacted key landowners to determine interest in including their property in inventory.
Dec 2022	Met with the "Environmental Justice Bucket" of the Ashland Cherryland Healthy Communities Collaborative (ACHCC)
Ongoing	On-line survey
Ongoing	"Share your housing stories" online template
Feb 2023	Updates to EMAC, CVMAC, FVMAC, Sunol CAC, AAC, USC, and PC
March-April 2023	Public Review Period • Community Workshops • Presentations to EMAC, CVMAC, FVMAC, Sunol CAC, AAC USC, PC, T&P, BOS

Meeting Schedule

February 21	Planning Commission
February 22	Board Unincorporated Services Committee
February 27	Castro Valley MAC

We would like to hear from you!

Email our team: housingelement@acgov.org

Housing Element Website *(Sign up for email notices.)*:
http://www.acgov.org/cda/planning/housing-element/housing-element.htm

Housing Element Survey:
https://bit.ly/unincorporatedhousingelementsurvey.

Share your housing stories:
https://bit.ly/achousingstory