

# Housing Element Update Planning Commission February 21, 2023

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ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT

# Housing Element Update Process

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

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

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

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

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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

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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

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- 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

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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

# 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 or not to develop their properties.
- Applications for housing developments still need to go through an approval process.
- For purposes of assigning properties to an income category, State HCD generally uses density as a proxy for income level, 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 private parcels, using assessor's data, satellite imagery, and local knowledge.
3. Identified underutilized parcels, defined as property where the value of the land is higher than the value of the existing improvements (pavement, buildings, etc.)
4. Staff is in the process of reviewing 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

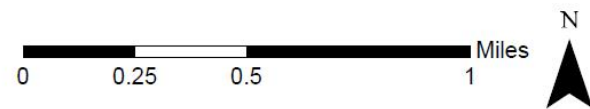
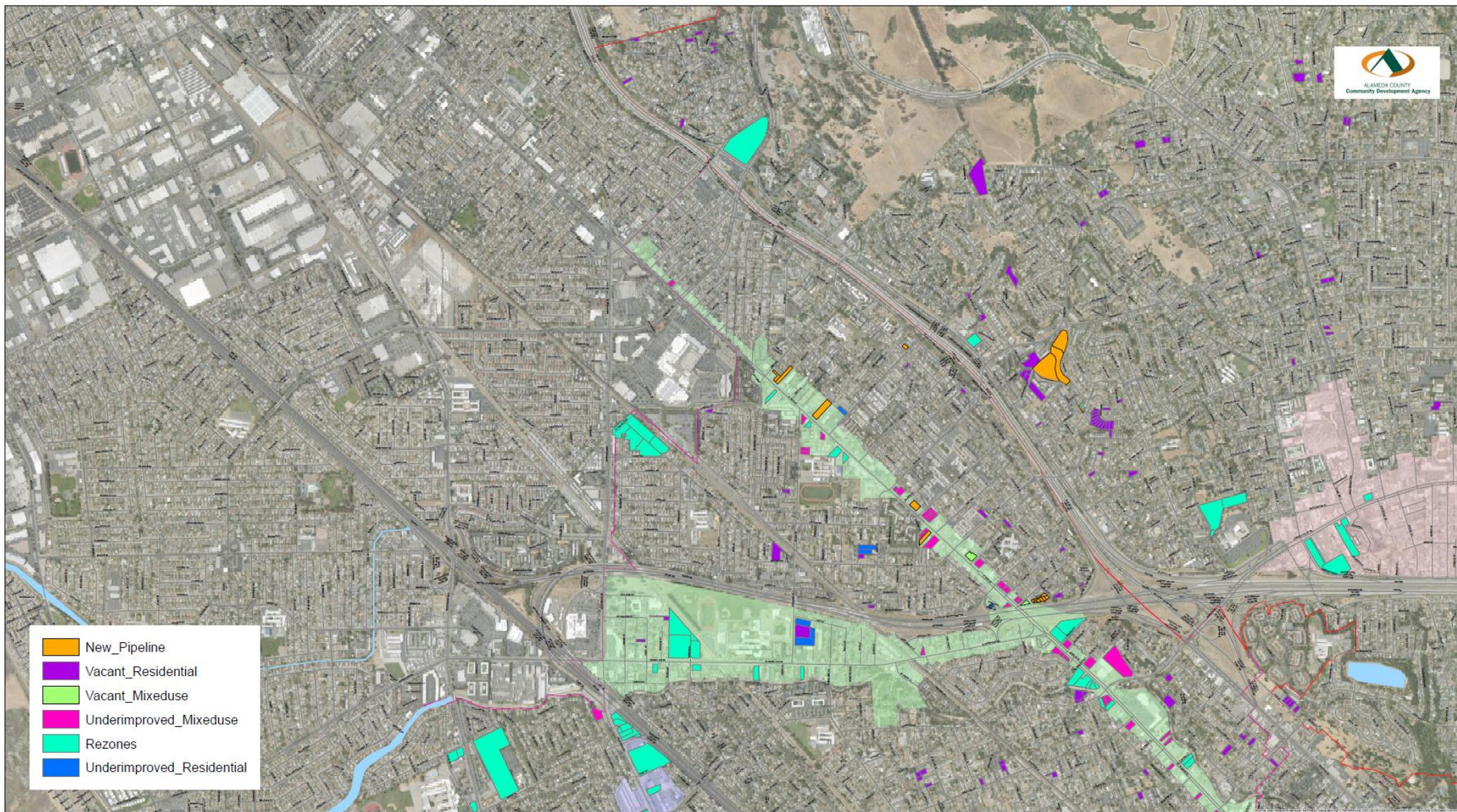


## Key Inventory Sites

- Bay Fair & Castro Valley BART station parking lot
- Castro Valley Boulevard Rite Aid Site
- 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.
- 177 Lewelling Blvd. (Crunch Fitness) & adjacent parcels
- San Lorenzo Village area
- Large site in East County inside the Urban Growth Boundary to the east of the City of Pleasanton.

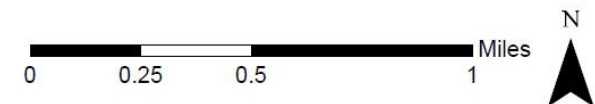
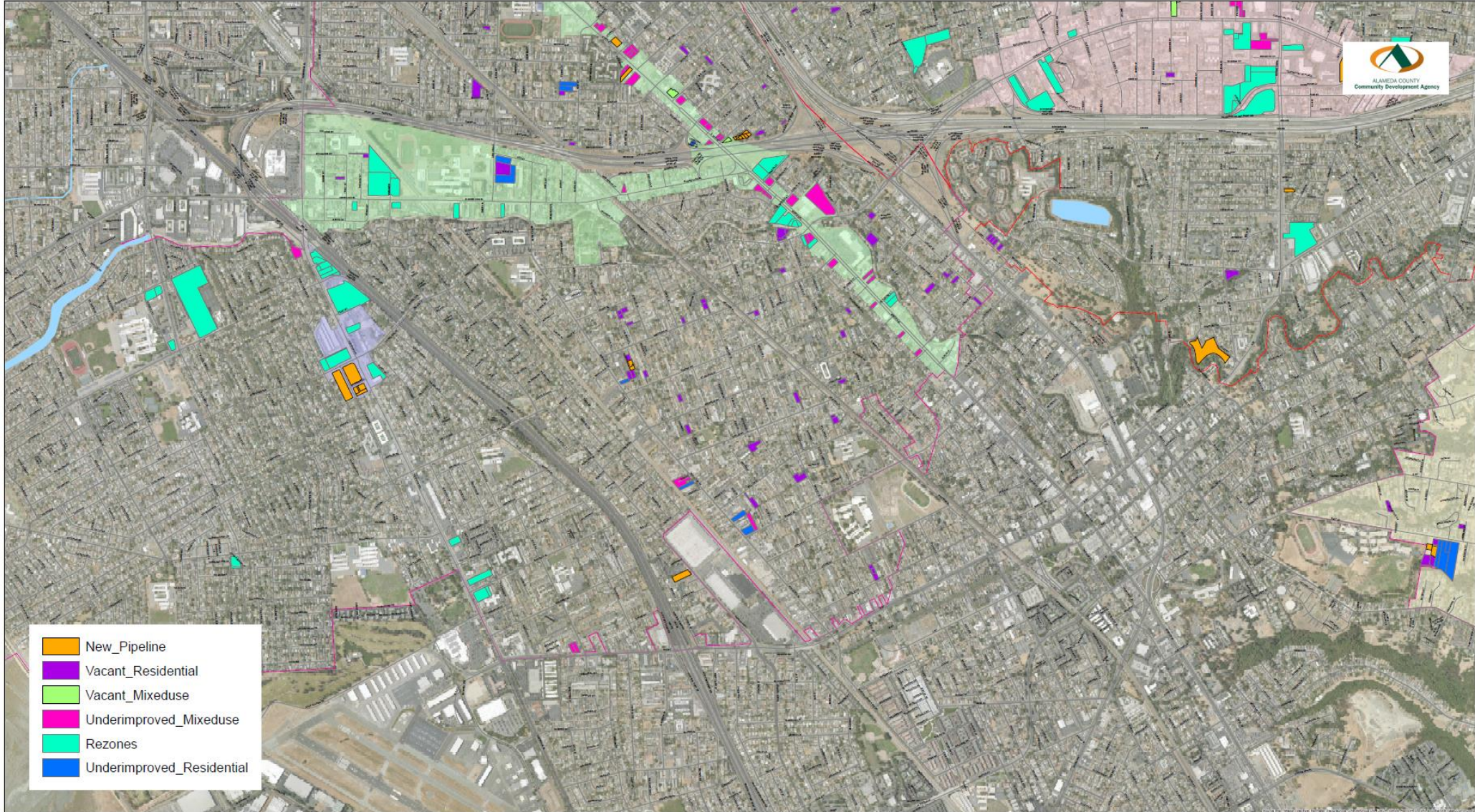


# Draft Sites Inventory for Ashland



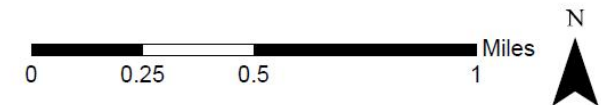
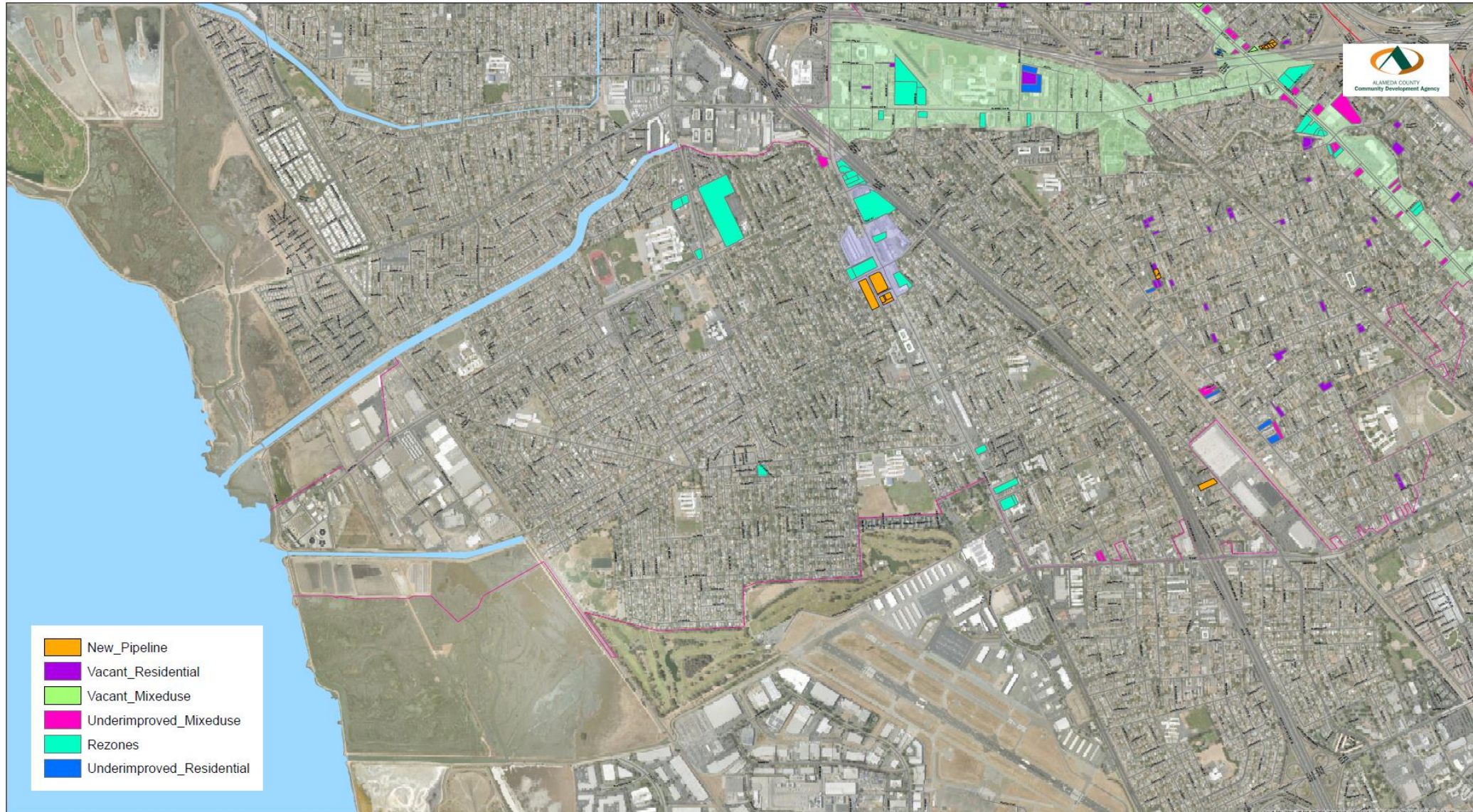


# Draft Sites Inventory for Cherryland



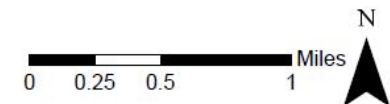
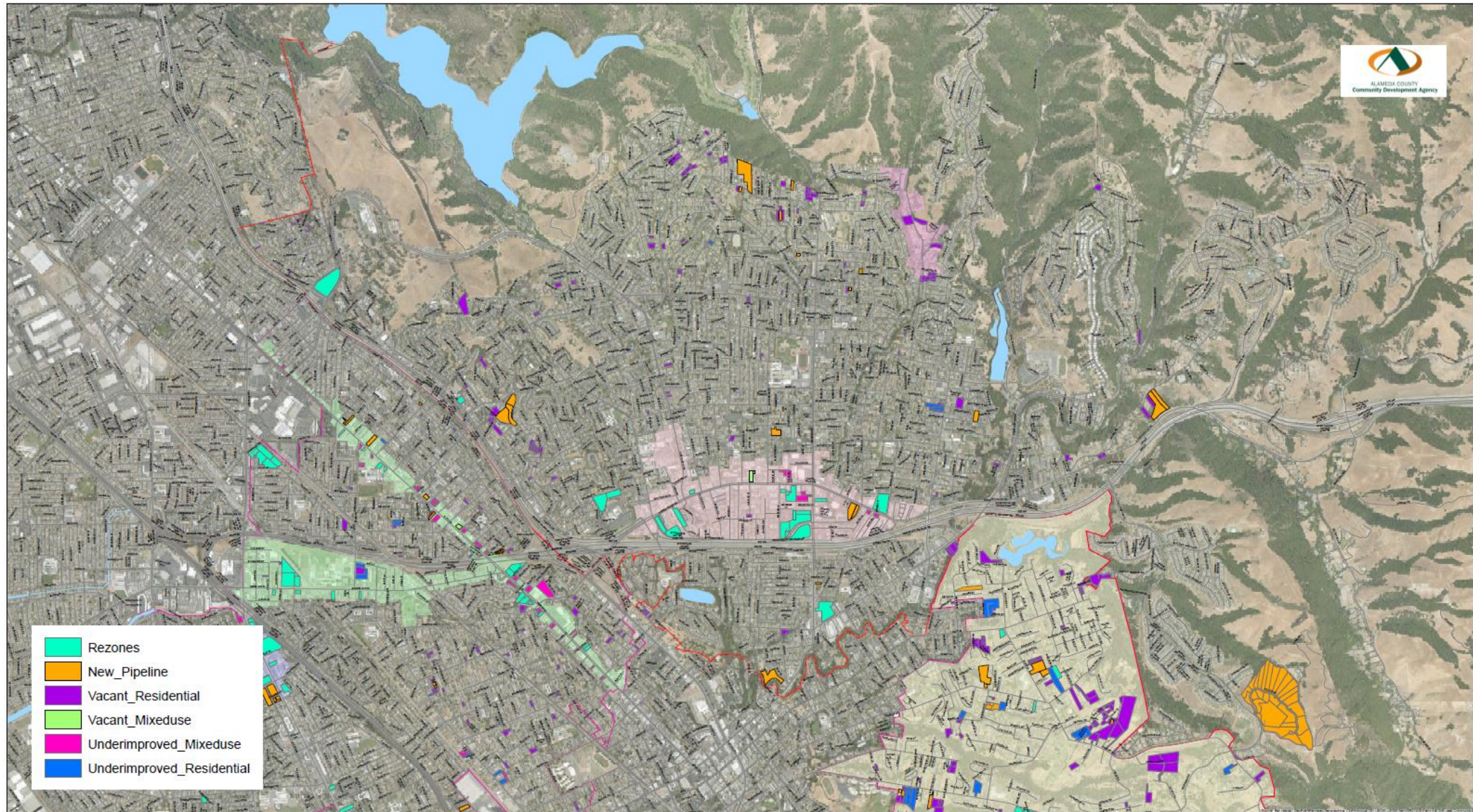


# Draft Sites Inventory for San Lorenzo



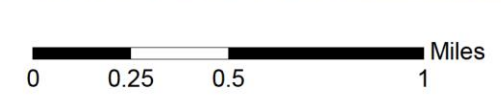
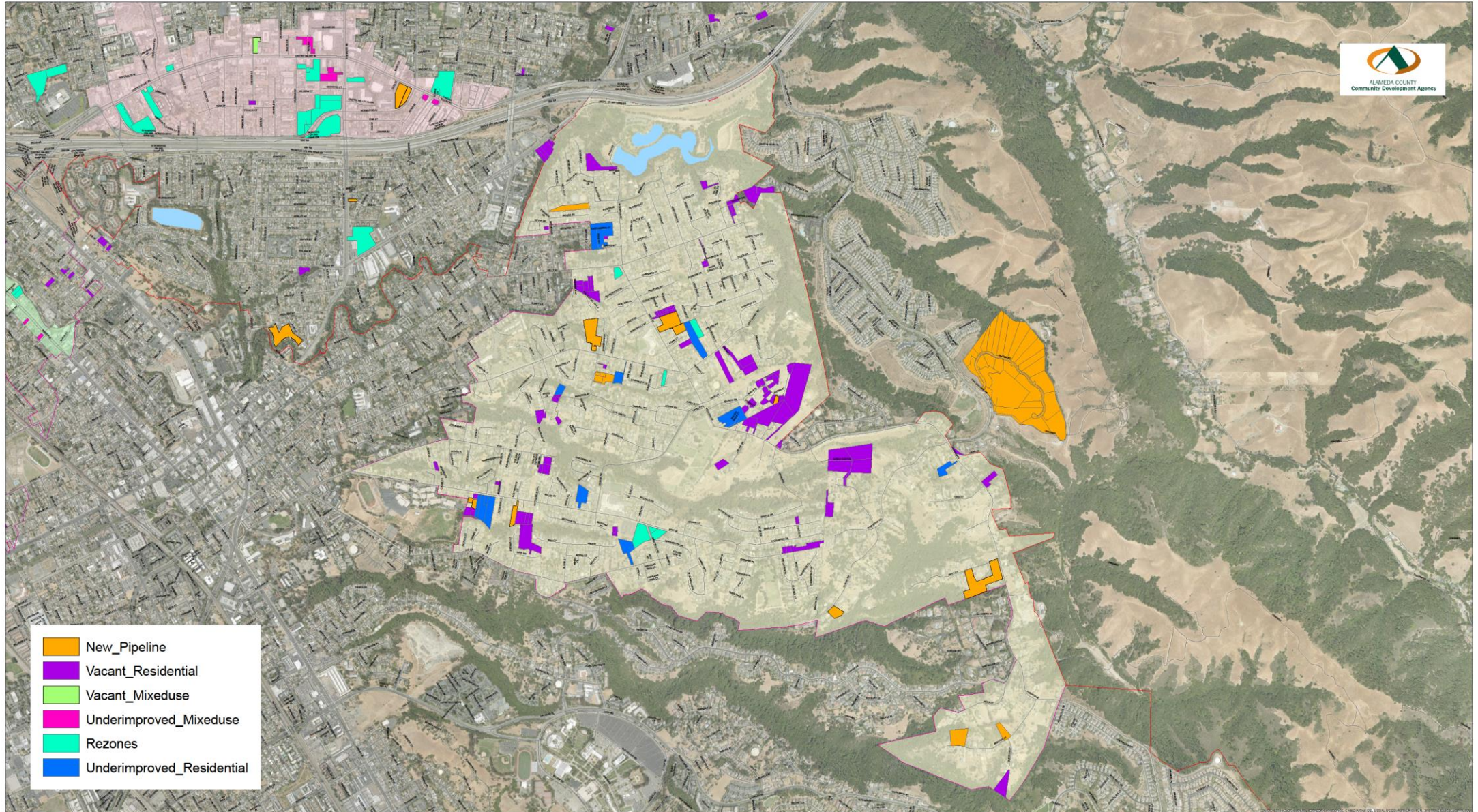


# Draft Sites Inventory for Castro Valley



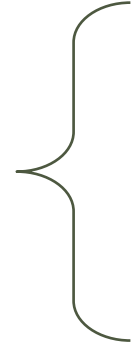


# Draft Sites Inventory for Fairview



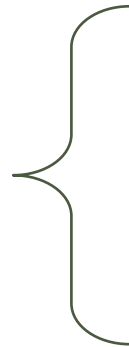


# Housing Constraints



Consultant has completed initial draft and staff is conducting internal review.

# Program Review



Staff is close to completing analysis of previous Housing Element's policies and programs.

# Affirmatively Furthering Fair Housing

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Purpose: (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 <ul style="list-style-type: none"><li>• Community Workshops</li><li>• Presentations to EMAC, CVMAC, FVMAC, Sunol CAC, AAC USC, PC, T&amp;P, BOS</li></ul>

# Current Meeting Schedule

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<b>February 7</b>	Fairview MAC
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<b>February 14</b>	Eden MAC
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<b>February 21</b>	Planning Commission
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<b>February 22</b>	Board Unincorporated Services Committee
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<b>February 27</b>	Castro Valley MAC
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# Comments Received at Recent Meetings

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## **Fairview MAC**

- Concerns about inadequate private streets and lack of parking.

## **Eden MAC**

- Objections to more residential development in San Lorenzo Village
- Objections to the potential replacement of Crunch Fitness
- The historic value of the communities should be taken into consideration.
- The natural resources on the 238 bypass parcels should be taken into consideration.
- It is important to address the current threat of gentrification as well as historic racial displacement.

We want to  
hear from you!

Email our team: [housingelement@acgov.org](mailto: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.](https://bit.ly/unincorporatedhousingelementsurvey)

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