

Housing Element Update Fairview MAC - February 7, 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.

Expected date for submittal of draft element to State HCD – 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

Housing Needs Assessment

Goal: to cover the demographic, employment, and housing trends and conditions that affect the housing needs of the community.

128 subsidized, deed-restricted housing units located in 6 residential developments are at risk of being converted to market-rate housing by 2033.

28.9% of unincorporated homeowners and 51.5% of renters are cost burdened, meaning they spend 30% or more of gross income on housing costs.

26.3% of renters spend 50% or more of their income on housing, compared to about 10.6% of homeowners.

Of the unincorporated senior population, 36.8% are cost burdened.

14.1% of households in unincorporated Alameda County are extremely low-income.

41.1% of unincorporated households are low-income households (earn less than 80% of Area Median Income [AMI]).

Prospective Policies and Programs

- Rezoning sites to meet the RHNA
- Tracking ADU permit issuance to build accountability
- Creating a process for SB 9 lot splitting
- Finding ways to address potential displacement within unincorporated
- Targeting additional community resources in lower resource areas planned for additional housing
- Updating the building code for maintenance and code enforcement
- 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

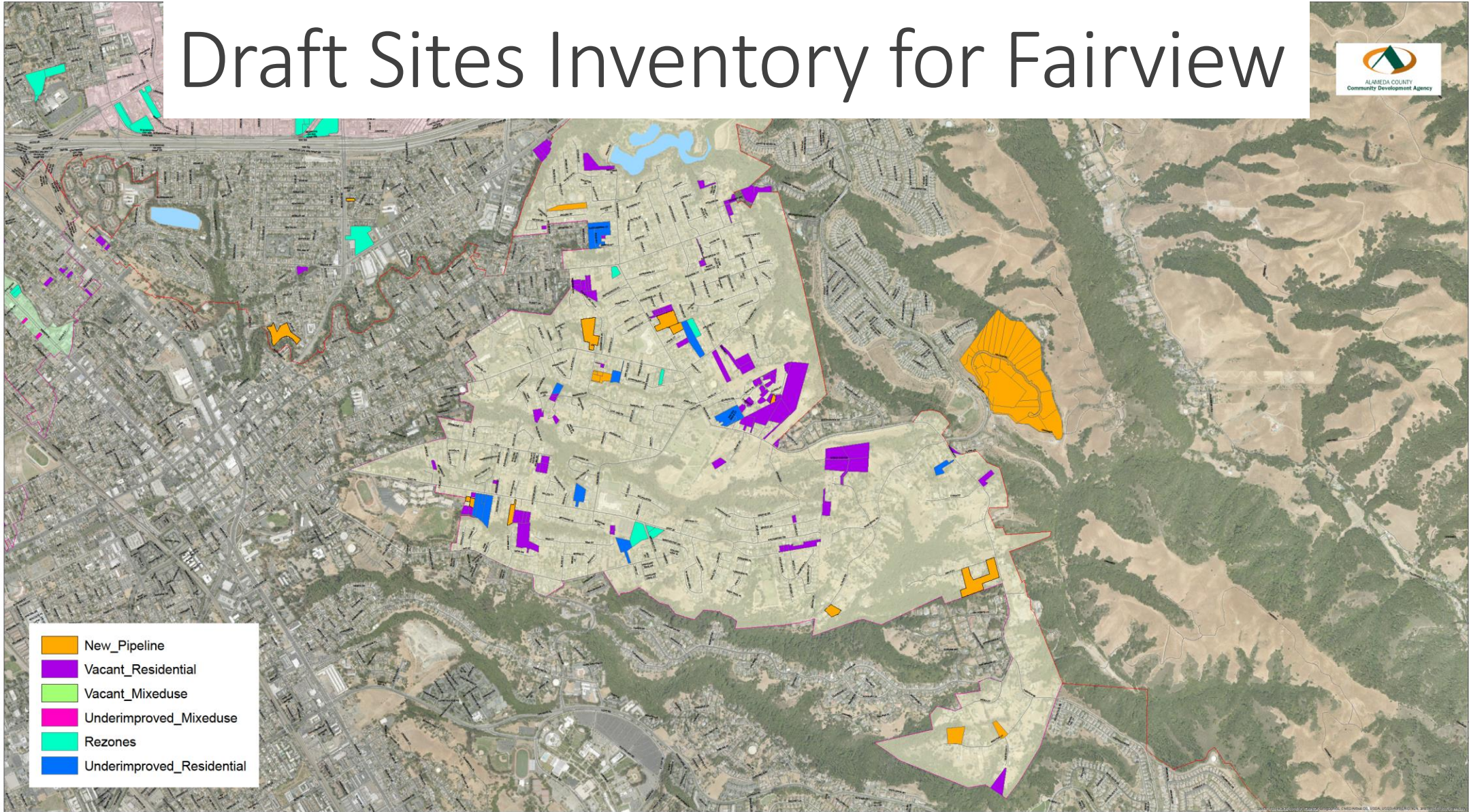
- State law requires each city and county to demonstrate that zoning & general plan designations allow enough housing development capacity to accommodate RHNA.
- County doesn't build the housing.
- Property owners decide whether or not to develop their properties.
- Properties on the inventory won't necessarily be developed.
- Applications for housing development still need to go through an approval process.
- Inventory sites have been identified in every Unincorporated Community.
- In Fairview, staff tentatively identified capacity for ~500 units on ~100 parcels
- State HCD uses density as a proxy for income level, assuming higher density units will be more affordable.
- Almost all the potential Fairview sites would be categorized for above-moderate units.

Methodology for Identifying Sites

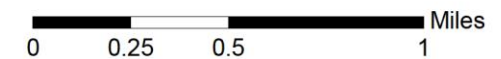
Although still in draft form, planning staff used the following methodology to prepare the Sites Inventory:

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. 'Underutilized' is defined as the land itself being worth more than the existing improvements (pavement, buildings, etc). Most of the underutilized prospective sites included in the inventory are large parking lots, sites that are majority empty or parking with older (pre-1980) buildings and vacant commercial buildings.
4. After identifying vacant and underutilized sites, staff identified prospective sites that could be rezoned to accommodate more units to help meet the RHNA.
5. Taking into consideration potential environmental hazards and sensitive areas

Draft Sites Inventory for Fairview



- New_Pipeline
- Vacant_Residential
- Vacant_Mixeduse
- Underimproved_Mixeduse
- Rezones
- Underimproved_Residential



Housing Constraints

- Goal: analyze and recommend solutions to existing and future governmental and nongovernmental barriers to housing development.
- Requirements for creation of private streets
 - Need for consistent objectivity in residential design standards, especially lot size analysis
 - Process for implementing 100% residential projects in mixed-use zones without requiring rezoning.
 - Amending zoning code for consistency with State law.

Program Review

- Goal: analysis of previous Housing Element's policies and programs.
- The 2015-2021 Housing Element had 7 goals, 79 policies, and 31 corresponding programs.
 - Staff are working to coordinate with others to obtain feedback to inform the review.

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 to include throughout the Housing Element

Community Engagement

- General Plan updates shared with EMAC, CVMAC, FVMAC, Sunol CAC, AAC, USC, and PC
- Hosted office hours
- Met with the “Environmental Justice Bucket” of the Ashland Cherryland Healthy Communities Collaborative (ACHCC)
- Contacted key landowners to determine interest in including their property in inventory.
- Small group interviews with key stakeholders
- On-line survey
- “Share your housing stories”
- At least one Community Workshop during Public Review period
- More meetings with EMAC, CVMAC, FVMAC, Sunol CAC, AAC, USC, and PC

Meeting Schedule

February 14	Eden MAC
February 21	Planning Commission
February 22	Board Unincorporated Services Committee
February 27	Castro Valley MAC

Contact Information

Liz McElligott, Alameda County Planning Department
Elizabeth.mcelligott@acgov.org, 510-670-6120

Contact our team: housingelement@acgov.org

Planning Department Website:
<http://www.acgov.org/cda/planning/>

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>