

# Housing Element Public Review Draft

Board of Supervisors

September 21, 2023

---



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT

# What is a Housing Element?

---

- A required part of the general plan for the Unincorporated areas of Alameda County, as well as every other jurisdiction
- While other parts of the general plan focus on traffic circulation, park space, climate change, etc., the goal of this element is to:
  1. Enable the construction of new housing
  2. Detail policies and programs necessary for providing housing for current and future residents of our communities
- The Planning Department is required to update the Housing Element every 8 years, by state law.

# Project Status

Staff and consultants began working on the Housing Element summer 2022 and shared updates with the MAC's, AAC, & Planning Commission in Fall 2022 and early 2023.

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

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

With authorization from the Board of Supervisors, staff will send 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

---

## 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

---



**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.

---



**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

---

<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

---

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 Having  
Certified  
Housing  
Element

---

Potential litigation and attorney's fees

---

Loss of permitting authority

---

Financial penalties

---

Court receivership

---

Streamlined ministerial approval process  
if RHNA not met



# 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 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

---

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.)
4. Identified subset of parcels for possible rezoning, either to increase density allowed or to add housing as an allowed use

# Inventory Sites Identified

---

<b>472 Total Sites</b>	<b>4,706 Total Units on Sites</b>
250 <b>Vacant</b> Sites	538 Units on Vacant Sites
81 <b>Underimproved</b> Sites	771 Units on Underimproved Sites
67 Sites to be <b>Rezoned</b>	2,661 Units on Rezone Sites
74 <b>“Pipeline”</b> Sites	736 Units on Pipeline Sites

# Housing Unit Distribution by Community

Unincorporated Community	Units Per Area	% Of Total Units
<b>Total</b>	<b>4,706</b>	100.0%
<b>Eden Area</b>	<b>2,211</b>	<b>47.0%</b>
<b>Ashland</b>	1,358	28.9%
<b>Cherryland</b>	215	4.6%
<b>Hayward Acres</b>	47	1.0%
<b>San Lorenzo</b>	591	12.6%
<b>Castro Valley</b>	<b>1,978</b>	<b>42.0%</b>
<b>Fairview</b>	<b>323</b>	<b>6.9%</b>
<b>Unincorporated Pleasanton</b>	<b>194</b>	<b>4.1%</b>
<b>Additional units (projected ADUs)</b>	328	
<b>Total Units Including ADUs</b>	<b>5,034</b>	

## Key Inventory Sites

- Bay Fair BART (301 units) & Castro Valley BART (424 units) station parking lots
- County Radio Communications Station at Foothill Boulevard and 150th Avenue in Castro Valley (301 units)
- First Presbyterian Grove Way site, adjacent to Trader Joe's in Castro Valley (260 units)
- San Lorenzo Village area (320 units)
- Pipeline site in East County inside the Urban Growth Boundary east of the City of Pleasanton (194 units)

# View the Sites Inventory online:

- Online maps:  
<https://www.Acgov.Org/cda/planning/housing-element/draft-sites-inventory.Htm>
- Online descriptive tables:  
<https://www.Acgov.Org/cda/planning/housing-element/documents/alamedacountyfinalappendixb-sitesinventory.Pdf>  
(scroll to the end of the document)





# Affirmatively Furthering Fair Housing

---

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

---

The Housing Plan of the Housing Element describes the housing goals, policies, and programs for the County. The goals, policies, and programs are intended to ensure the County will:

- Accommodate a range of housing for persons of all income levels
- Ensure a wide range of housing types to accommodate the needs of moderate- and lower-income residents and households.
- Mitigate constraints to housing development
- Create housing opportunities for people with special needs
- Conserve and improve the existing housing stock
- Ensure fair housing opportunity for all persons without discrimination
- Minimize the adverse environmental impacts of housing and encourage sustainability measures.

# Public Meetings Held

---

July 26	Board Unincorporated Services Committee
August 8	Eden Area MAC
August 10	Fairview MAC (Special Meeting)
August 14	Castro Valley MAC
August 21	Public Meeting (San Lorenzo Library)
August 22	Agricultural Advisory Committee
September 5	Planning Commission
September 21	Board of Supervisors Planning Meeting