

Housing Element Workshop: Property Owners



FEBRUARY 9, 2023

ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Schedule for today

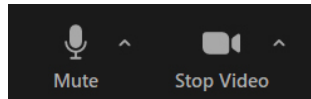
1. Housing Element Summary and Progress

2. Sites Inventory: Methodology and Explanation

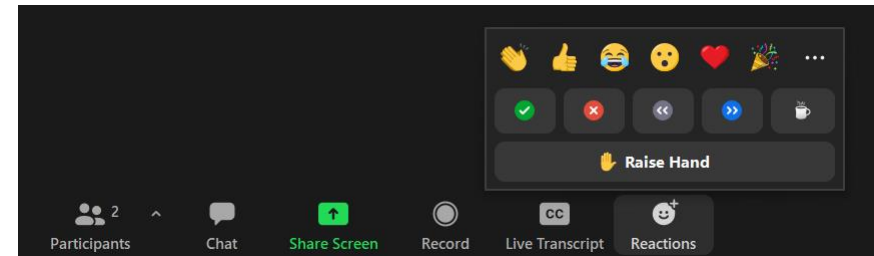
3. What being included in the Sites Inventory means for you

4. Q & A

How to Use Zoom Conferencing



Mute/Unmute & Start/Stop Video



Reactions – show a nonverbal expression with an emoji or raise your hand to show you have a question/comment

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
 - Examples: Universal Design standards; rezoning sites in the inventory*
- Site Inventory & Analysis
- Governmental & Non-governmental Constraints
 - Examples: Requirements for creation of private streets*

Housing Element Update Required Components

- Evaluate existing Housing Element policies & programs
- Affirmatively Further Fair Housing (AFFH)
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
- Community Engagement

Meeting Schedule

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

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%

February 2023 Draft Sites Inventory

Specific Plan

Area Name

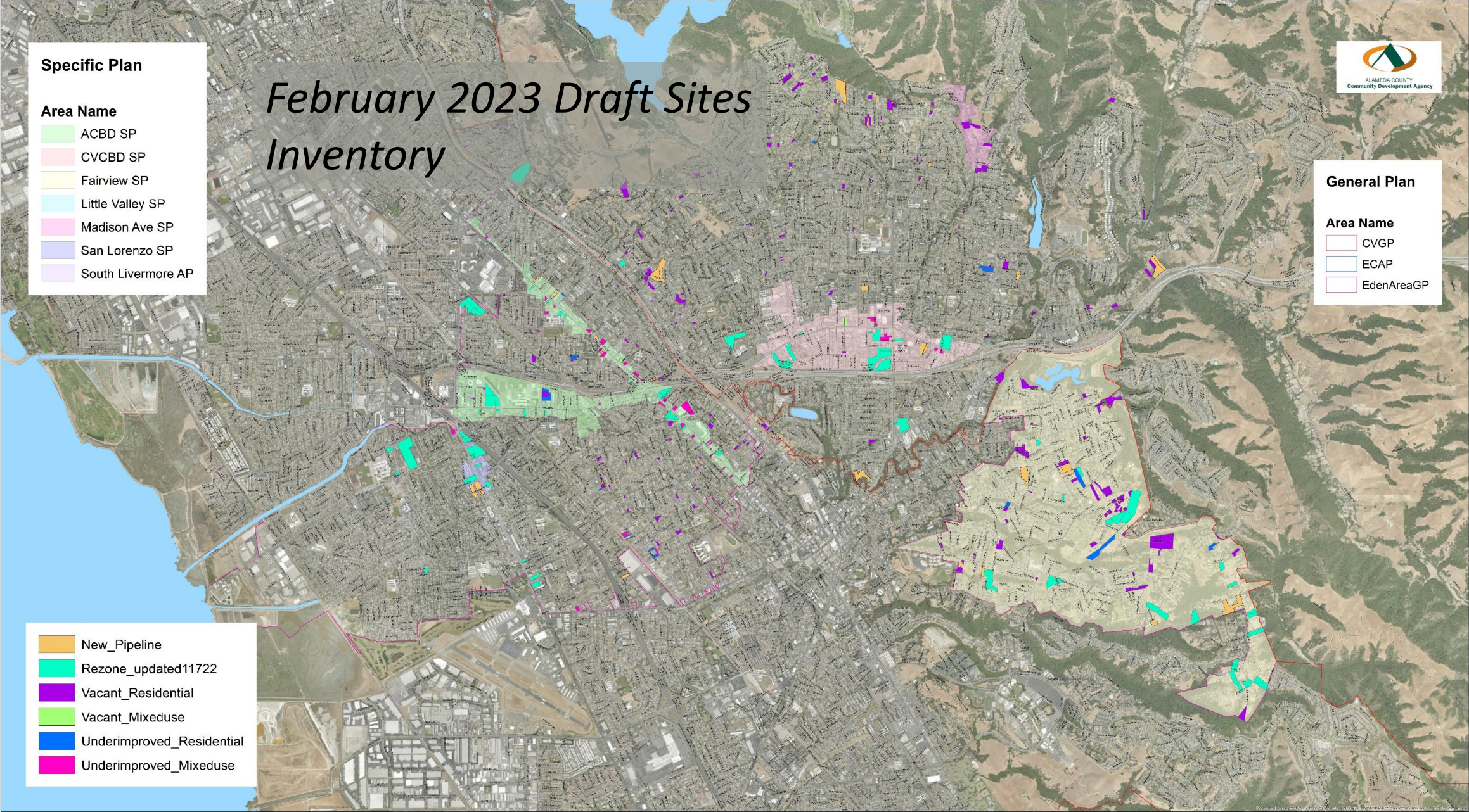
- ACBD SP
- CVCBD SP
- Fairview SP
- Little Valley SP
- Madison Ave SP
- San Lorenzo SP
- South Livermore AP

General Plan

Area Name

- CVGP
- ECAP
- EdenAreaGP

- New_Pipeline
- Rezone_updated11722
- Vacant_Residential
- Vacant_Mixeduse
- Underimproved_Residential
- Underimproved_Mixeduse



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

Why your Properties were selected for Potential Rezoning (1)

There are two main reasons the County is considering rezoning properties.

1. The County needs to implement zoning changes to comply with state laws.
 - SB 6 allows for housing within a zone where office, retail, or parking are a principally permitted use, if specified conditions are met.
 - SB 2011 By Right-Streamlining of housing development that meets specified objective standards and affordability and site criteria, including being located within a zone where office, retail, or parking are a principally permitted use.
 - We will likely have to allow up to 100% residential use as well as residential use on at least 50% of the floor area of a mixed-use project for high density/low income sites in the Sites Inventory

Why your Properties were selected for Potential Rezoning (2)

2. The County identified your parcels as opportunities for higher density housing than what is currently allowed in the General Plan and/or Zoning Code.
 - Many of these parcels are considered 'underutilized.'
 - Staff believe that these parcels are located advantageously for housing.

Note about Income and Unit Density

Density Allowed by Zone	Income Level
Generally less than 20 dwelling units/acre	Above Moderate
Minimum 20 dwelling units/acre	Moderate
Minimum 30 dwelling units/acre	Low and Very Low

State law requires that we assign income levels to projected housing units and sites included in the Sites Inventory.

What this means for you

The County hopes that you see possible changes in zoning as an opportunity to provide an important resource to your community and to create more value on your property.

This Housing Element update is for the period of 2023 through 2031; you do not need to decide right now if housing construction is something you're interested in on your property.

While the Planning Department's goal is to facilitate and enable more housing development, the changes proposed today in no way obligate you to develop housing.

Next Steps

Stay up-to-date

- Please stay up-to-date on our entire Housing Element process by joining our listserv: <https://www.acgov.org/cda/planning/housing-element/housing-element.htm>

Send a letter of support!

- Staff will follow up next week via email with a letter template you can use.
- Reach out to us at: housingelement@acgov.org

Contact Information

Liz McElligott: Elizabeth.mcelligott@acgov.org
Contact with general Housing Element questions

Rodrigo Orduña: rodrigo.orduna@acgov.org
Contact regarding development possibility

Albert Lopez: albert.lopez@acgov.org
Contact with general Housing Element questions

Olivia Ortiz: olivia.Ortiz@acgov.org
Contact with general Housing Element questions

Leave additional comments: 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>

Q & A
