

Housing Element Public Review Draft

Eden Area MAC

August 8, 2023



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Project Status

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

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

September 21st, the Board will be asked to authorize sending 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

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

Consequences of Not Fulfilling RHNA

- SB 35 (Weiner 2017) - Where construction of new housing units by developers has not met a jurisdiction's RHNA, cities and counties are required to offer a ministerial approval process for multi-family residential developments under certain circumstances:
 - 2/3 of the units must be residential
 - Must be located in urban area
 - Percentage must be affordable
 - Must comply with adopted "objective standards"
 - Subject to prevailing wage for construction workers
 - Must engage in Tribal Consultation
 - Public Hearings not required because a ministerial process



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.)

Inventory Sites Identified

- 472 total sites
- 250 vacant sites
- 81 sites identified as underimproved
- 67 sites to be rezoned (to increase density allowed or to add housing as an allowed use)
- 74 sites with “pipeline” housing projects

Unincorporated Community	Units Per Area	% Of Total Units	Above Moderate Income Units	Above Moderate Units As % Of Total Units Per Area	Moderate Income Units	Moderate Units As % Of Total Units Per Area	Low And Very Low Income Units Per Area	Low And Very Low Income Units As % Of Total Units Per Area
Total	4,706	100.0%	1,956	41.6%	778	16.5%	1,972	41.9%
Eden Area	2,211	47.0%	703	31.8%	586	26.5%	922	41.7%
Ashland	1,358	28.9%	231	17.0%	267	19.7%	860	63.3%
Cherryland	215	4.6%	72	33.5%	81	37.7%	62	28.8%
Hayward Acres	47	1.0%	17	36.2%	30	63.8%	-	-
San Lorenzo	591	12.6%	383	64.8%	208	35.2%	-	-
Castro Valley	1,978	42.0%	767	38.8%	187	9.5%	1,024	51.8%
Fairview	323	6.9%	292	90.4%	5	1.5%	26	8.0%
Unincorporated Pleasanton	194	4.1%	194	100.0%	-	0.0%	-	-
Additional units (projected ADUs)	328		32		98		198	
Total Units Including ADUs	5,034		1,988		876		2,170	

Key Inventory Sites

- Bay Fair & Castro Valley BART station parking lots
- 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.
- San Lorenzo Village area
- Pipeline site in East County inside the Urban Growth Boundary east of the City of Pleasanton.

Key Inventory Sites continued

- Crunch Fitness parking area
- Former Cherryland Place development at Hampton/Mattox Road and Mission Blvd
- Field behind Grant Elementary School, closest to the corner of Via Enrico and Washington Ave
- Carpenters Local Union 713 parking area

Reminders about sites

For sites in the sites inventory, excluding projects in the Pipeline:

- There are no existing plans or details for possible development.
- When and if projects are proposed at these sites, they will go through the requisite public processes.
- The addition of housing to a site does not mean the existing use must go away.
- Development is up to the owner of the site.

Entitled and Proposed Developments

Proposed Rezone Sites

Sites Inventory

Multiple Income Categories, at greater than 30 units per acre

"Above Moderate" Income Units, or generally less than 20 units per acre

"Moderate" Income, or generally 20-30 units per acre

"Low" and "Very Low" Income Units, or greater than 30 units per acre

Unincorporated Communities

Ashland

Hayward Acres

Fairview

San Lorenzo

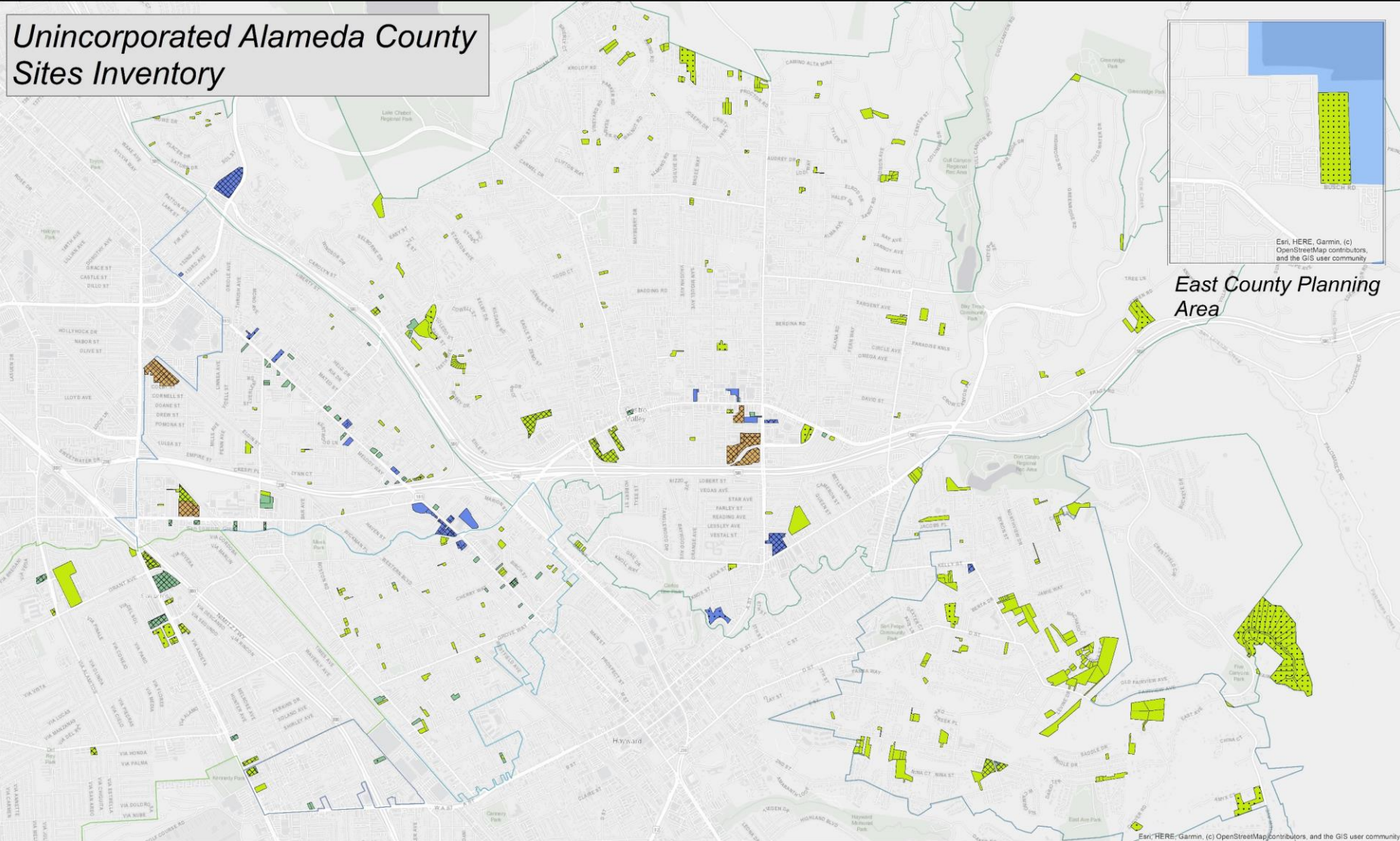
Castro Valley

Cherryland

East Alameda County



*Unincorporated Alameda County
Sites Inventory*



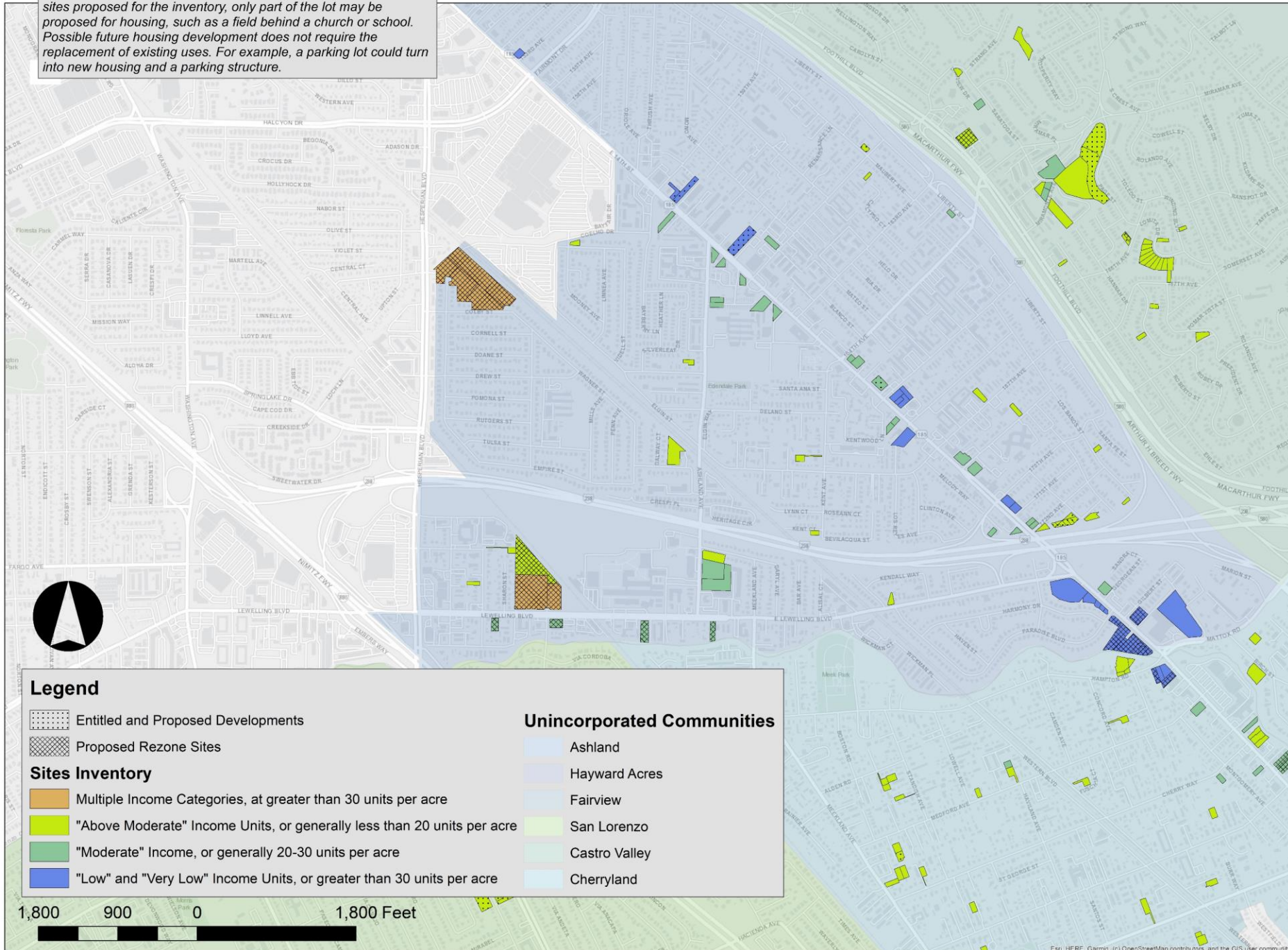
East County Planning Area

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

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Unincorporated Alameda County July 2023 Sites Inventory

Note: the sites outlined in this map show the shape of the parcels, not the footprint of potential future housing development. For some sites proposed for the inventory, only part of the lot may be proposed for housing, such as a field behind a church or school. Possible future housing development does not require the replacement of existing uses. For example, a parking lot could turn into new housing and a parking structure.



Legend

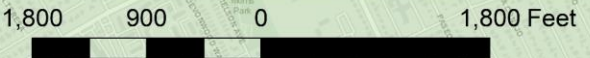
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


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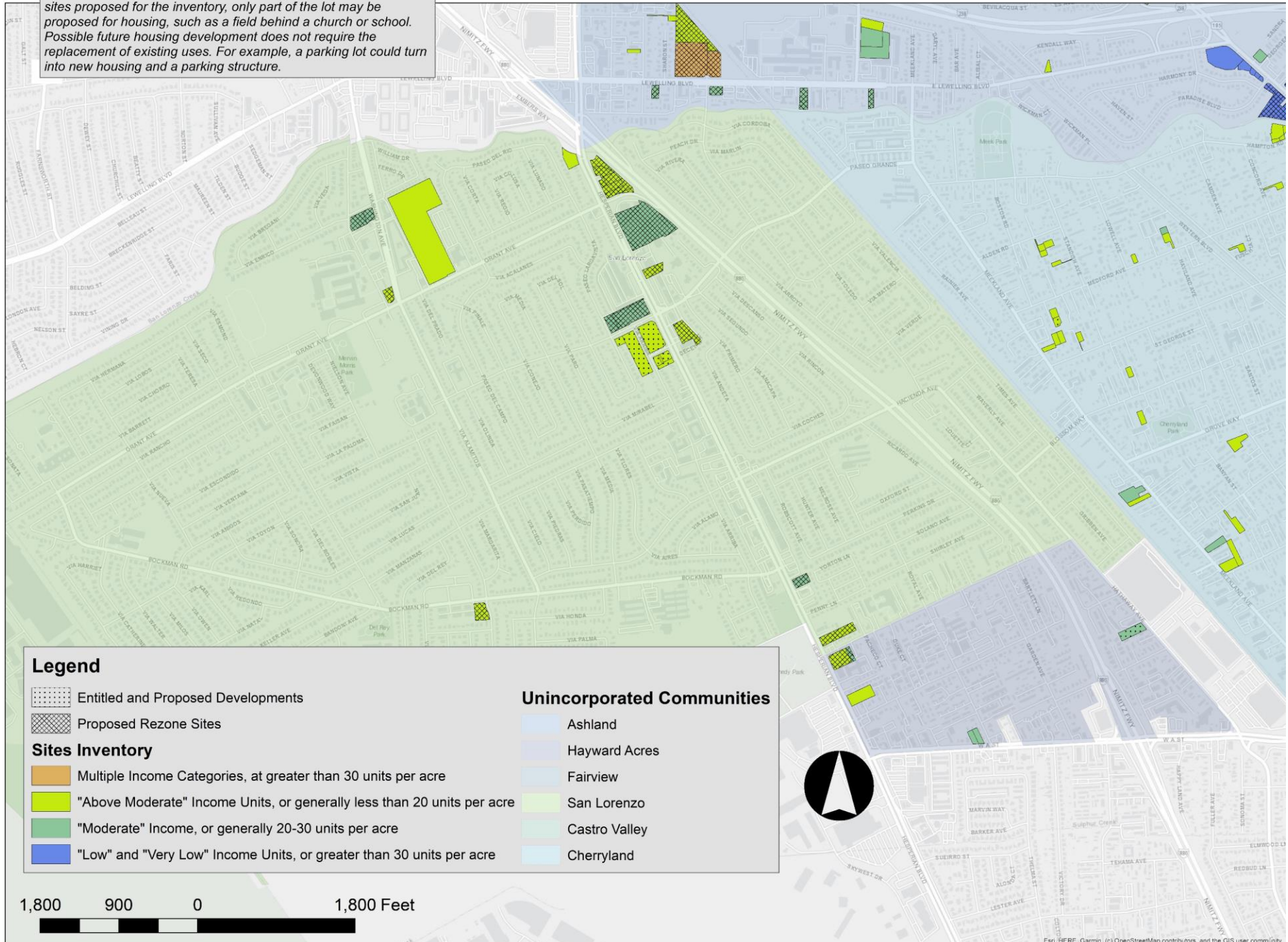
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1,800 900 0 1,800 Feet





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



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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.
 - Goals indicate the County's direction and intent on housing-related needs.
 - Policies are statements that describe the County's preferred course of action among a range of other options.
 - Programs provide actionable steps to implement the goals and further progress toward meeting the County's housing allocation.

Draft Goals

- Goal 1: Accommodate a range of housing for persons of all income levels in accordance with the County's Regional Housing Needs Allocation (RHNA).
- Goal 2: Ensure a wide range of housing types to accommodate the housing needs of moderate- and lower-income residents and households.
- Goal 3: Mitigate constraints to housing development and affordability.
- Goal 4: Create housing opportunities for people with special needs.
- Goal 5: Conserve and improve the existing housing stock to enhance quality of life and provide greater housing stability.
- Goal 6: Ensure fair housing opportunity for all persons without discrimination in accordance with state and federal law.
- Goal 7: Minimize the adverse environmental impacts of housing and encourage sustainability measures.

Current Meeting Schedule

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

We want to
hear from you!

Housing Element Website (*access draft document after August 3rd & sign up for email notices.*):

<http://www.acgov.org/cda/planning/housing-element/housing-element.htm>

Submit comments by email: housing.element@acgov.org

Help set priorities and submit comments using online engagement tool: <https://alamedacounty.consider.it/>

Call us at (510) 670-5400 or mail us your comments at 224 West Winton Avenue, Room 111, Hayward, CA 94544.