

**HOUSING ELEMENT UPDATE  
COUNTY OF ALAMEDA  
PUBLIC REVIEW DRAFT**

**August 2023**

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Appendix A: Housing Needs Assessment

Appendix B: Sites Inventory and Methodology

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Appendix D: Existing Programs Review

Appendix E: Public Participation Summaries

Appendix F: Affirmatively Furthering Fair Housing Assessment

Appendix G: Housing Resources

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## **Section I                      Introduction**

### **I.A                      Community Context**

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Alameda County was established in 1853 and is located in northern California, across the Bay from San Francisco. Historically, the land on which the County is located has experienced many iterations: from Native American tribal lands to Spanish and then Mexican ranches; then from Californian farms, ranches, and orchards to the urban Bay Area cities (including Oakland, the County Seat) and suburbs that exist today.<sup>1</sup> Much of what is now an intensely urban region was initially developed as a trolley car suburb of San Francisco in the late 19th and early 20th centuries.

Unincorporated Alameda County includes six Census Designated Places: Ashland, Castro Valley, Cherryland, Fairview, San Lorenzo, and Sunol. Unincorporated Alameda County also includes other communities located in the foothills of the Coastal Range and in the eastern part of the County. Unincorporated Alameda County prides itself on its growing, diverse population of almost 150,000 people and its wealth of natural resources.

### **I.B                      Housing Element Purpose**

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The State of California has stated that the availability of decent and suitable housing for every California family is “a priority of the highest order” (California Government Code §54220). This objective has become increasingly urgent in recent years as communities across the State, including Alameda County, struggle to meet the housing needs of all their residents. State Housing Element Law, established in 1969, recognizes the vital role local governments play in the supply and affordability of housing and requires all cities and counties in California to establish a long-range plan to meet their fair share of regional housing needs. Cities and counties are charged with planning for the welfare of their citizens, including ensuring that the existing and projected demands for housing are adequately met.

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<sup>1</sup> For an in-depth review of the history of housing in Alameda County, see Section F.6 in Appendix F.

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*High housing costs — and related housing instability issues — **increase health care costs** (for individuals and the State), **decrease educational outcomes** (affecting individuals, as well as the State’s productivity), **and make it difficult for California businesses to attract and retain employees.***

*– State of California 2025 Statewide Housing Assessment*

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The Housing Element is the primary tool used by the State to ensure local governments are appropriately planning for and accommodating enough housing across all income levels. This Housing Element covers the planning period 2023-2031. The Housing Element is a mandatory part of a jurisdiction’s General Plan, but differs from other General Plan elements in two key aspects. The Housing Element must be updated every eight years for jurisdictions within a metropolitan planning organization (MPO) that is on a four-year regional transportation plan (RTP) cycle, such as the Association of Bay Area Governments (ABAG). The Housing Element must also be reviewed and approved (i.e., certified) by the California Department of Housing and Community Development (HCD) to ensure compliance with statutory requirements. Certification also ensures that the County remains eligible for various State and federal funding sources.

In practical terms, the Housing Element provides the County with an opportunity to assess its housing needs and to develop policies and actions that effectively respond to those needs. Amongst other groups, the Housing Element affects teachers in our schools, employees in our local businesses, older residents on fixed incomes, parents and their adult children who want to remain in or return to Alameda County, and young persons wishing to live in the community. Ultimately, the supply and cost of housing affect the entire Bay Area economy and people’s quality of life in the region.

At the time of publication, the COVID-19 crisis has impacted the Bay Area in significant ways. The pandemic has made the issue of housing security even more acute as residents face job loss, housing cost pressures, and disparate health impacts from the pandemic. This Housing Element has had to respond to these conditions by transitioning the public outreach process to reflect the limitations brought on by COVID-19. These actions are detailed in this report.

## **I.C                    Organization of the Housing Element**

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Per California Government Code §65580-65589, a housing element must consist of the following components:

- **Existing Programs Review:** An 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 Needs Assessment:** An analysis of the existing and projected housing needs of the community. It provides a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs, such as seniors, farmworkers, homeless, large households, and female-headed households.



- **Sites inventory and Methodology:** An inventory listing adequate sites that are suitably zoned and available within the planning period to meet the County's fair share of regional housing needs across all income levels.



- **Housing Resources:** An identification of resources to support the development, preservation, and rehabilitation of housing.



- **Housing Constraints:** An assessment of impediments to housing production across all income levels covering both governmental (e.g., zoning, fees, etc.) and nongovernmental (e.g., market, environmental, etc.) constraints.



- **Affirmatively Furthering Fair Housing Assessment:** AB 686 requires cities and counties to take deliberate actions to foster inclusive communities, advance fair and equal housing choice, and address racial and economic disparities through local policies and programs. The goal of AB 686 is to achieve better economic and health outcomes for all Californians through equitable housing policies. The assessment of affirmatively furthering fair housing documents compliance with AB 686.





- **Goals, Policies, and Programs:** This Section provides a statement of the community’s goals, quantified objectives, and policies to maintain, preserve, improve, and develop housing, as well as a schedule of implementable actions to be taken during the planning period to achieve the goals, objectives, and policies. Quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e., very low, low, moderate, and above moderate) are included to make sure that both the existing and the projected housing needs are met, consistent with the County’s share of the Regional Housing Needs Allocation (RHNA).

This Section I provides an overview to the Housing Element and relevant regulation. Section II provides a summary of the projected housing need. Section III summarizes the adequacy of housing sites and housing resources with reference to relevant appendices. Section IV contains goals, policies, and actions related to housing in Alameda County. The comprehensive research and analysis supporting the development of Section IV, are compiled in appendices to this Housing Element. These appendices contain the full set of information used to inform the County’s goals, policies, and programs:

- Appendix A: Housing Needs Assessment
- Appendix B: Sites Inventory and Methodology
- Appendix C: Housing Constraints
- Appendix D: Existing Programs Review
- Appendix E: Public Participation Summaries
- Appendix F: Affirmatively Furthering Fair Housing Assessment
- Appendix G: Housing Resources

## **I.D Data Sources and Methods**

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This Housing Element was updated in accordance with California Department of Housing and Community Development (HCD) guidelines for the 6th Housing Element Cycle, incorporating additional considerations required under new State housing-related legislation. Specific documents are referenced throughout the Housing Element, including but not limited to the Eden Area General Plan, Castro Valley General Plan, and East County Area Plan and Alameda County Municipal Code. The analyses and findings in this document relied on data compiled from various sources, including:

- US Census Bureau (American Community Survey, Longitudinal Employer-Household Dynamics)

- California Department of Housing and Community Development (HCD)
- California Department of Finance (DOF)
- US Department of Housing and Urban Development (HUD)
- Consumer Financial Protection Bureau (CFPB)
- Association of Bay Area Governments (ABAG) pre-certified data

This document was also informed by information provided by residents, housing developers and service providers, local institutions, County staff, and County officials.

## **I.E Summary of Public Participation**

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Public participation is crucial in shaping Alameda County’s housing strategy. Understanding the needs of the community enables the development of housing strategies that are most appropriate and effective. Public outreach also allows the County to identify concerns unique to certain interest groups and service providers that may not have been initially apparent. As part of the development of this Housing Element, the County’s public participation program included... For detailed public outreach summaries, please see Appendix E.

[This Section will be updated as public participation is ongoing.]

### **Website**

The County’s website hosted a dedicated Housing Element Update webpage (<https://www.acgov.org/cda/planning/housing-element/housing-element.htm>) to provide information on the Housing Element update process and timeline, resources (e.g., reference material, draft documents, etc.), meeting notices and materials, and County contact information. Any person could sign up to receive email notifications about upcoming meetings and availability of information.

### **Public Outreach and Events, including Affirmatively Furthering Fair Housing (AFFH)-Targeted Outreach**

#### ***Online Office Hours***

From November 2022 to January 2023, County staff held online office hours to discuss Housing Element questions with a variety of groups.

#### ***Ashland Cherryland Healthy Community Collaborative***

County staff presented information regarding the Housing Element at the November and December 2022 meetings of the Ashland Cherryland Healthy Community Collaborative (ACHCC) as a means of (1) educating attendees about why the County was going through the Housing Element process, (2) inviting attendees to further discuss their organizations’ needs in relation to housing, and (3) advertising open surveys.

### ***Interviews***

County staff reached out to the following organizations to discuss the Housing Element and met with all except for the Eden Community Land Trust and Community Resources for Independent Living:

- Eden Community Land Trust
- East Bay Housing Organizations (EBHO)
- The Supportive Housing Community Land Alliance (SHCLA)
- REACH Ashland Youth Center
- Resources for Community Development (RCD)
- My Eden Voice (MEV)
- DSAL
- Community Resources for Independent Living
- Alameda County Probation

### ***Public Workshop***

On February 9, 2023, the County hosted a workshop for property owners of sites in the sites inventory to explain what the Housing Element is and why their properties were included in the inventory. Workshop attendees were also encouraged to participate in the Housing Element survey, share their housing story, and to sign up for emails on the project website.

### ***Online Survey and Housing Story***

The County provided an online survey to residents that included 12 questions and was available in English and Spanish. In addition, to add personal context to the history of fair housing in Alameda County (described in more detail in Appendix F) the County solicited resident feedback by asking residents to share their written housing stories.

### ***Municipal Advisory Council Meetings***

County staff presented to the Fairview, Eden Area, and Castro Valley Municipal Advisory Councils (MACs), the Sunol Citizens' Advisory Council (Sunol CAC), and the Agricultural Advisory Committee (AAC) to both inform members and to solicit feedback from members and the public on the Housing Element. Initial presentations were made by staff at meetings held from July to October 2022. Additional meetings also took place as follows:

- Fairview MAC – February 7, 2023
- Eden Area MAC – February 14, 2023
- Castro Valley MAC – February 27, 2023
- Agricultural Advisory Committee – May 23, 2023

Attendees were encouraged to participate in the Housing Element survey, share their housing story, and to sign up for emails on the project website.

### ***Planning Commission***

County staff presented updates on the status of the Housing Element to the Planning Commission on December 5, 2022 and February 21, 2023. The intent of the meetings was to provide opportunities for Planning Commission and public input and discussion for incorporation into the draft Housing Element. Attendees were also encouraged to participate in the Housing Element survey, share their housing story, and to sign up for emails on the project website.

### ***Board Unincorporated Services Committee***

County staff presented updates on the status of the Housing Element to the Unincorporated Services Committee on July 27, 2022 and February 22, 2023. The intent of the meetings was to provide opportunities for Unincorporated Services Committee and public input and discussion for incorporation into the draft Housing Element. Attendees were also encouraged to participate in the Housing Element survey, share their housing story, and to sign up for emails on the project website.

### ***Board of Supervisors***

[This Section will be updated as public participation is ongoing.]

## **Summary of Public Comments**

A summary of key themes from public comments is presented below. Please see Appendix E for comprehensive summaries regarding the above community engagement events.

[This Section will be updated as public participation is ongoing.]

## **Integration of Comments into the Housing Element**

The comments provided have been incorporated and addressed in the updated Housing Element, specifically through the Housing Needs Assessment (Appendix A), the Sites Inventory and Methodology (Appendix B), Affirmatively Furthering Fair Housing (Appendix F), and through programs. Additionally, the County expanded outreach efforts to directly target underrepresented populations and populations disproportionately impacted by fair housing issues based on comments received early in the process. Various programs that address comments include the following:

[This Section will be updated as public participation is ongoing.]

## **I.F Consistency with Other General Plan Elements**

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The Housing Element is one of the elements of the County's General Plan, which in fact comprises three long-range planning documents that provide guidance for future development in Alameda County: the Eden Area General Plan, Castro Valley General Plan, and East County Area Plan. For the General Plan to provide effective guidance on land use issues, the goals, policies, and programs of each element must be internally consistent with other elements. This Housing Element builds upon the existing General Plan and is consistent with its goals and policies. Various Housing Element programs require Zoning Code amendments, and some will require

amendments to the General Plan for consistency. As those Housing Element programs are implemented, the General Plan will be amended concurrently to ensure consistency across planning documents. In the event an element of the General Plan is amended, the County will consider the impacts of the amendment on the other elements to maintain consistency across all documents.

## **I.G Other Statutory Requirements**

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### **Water and Sewer Priority**

Government Code §65589.7 requires each public agency or private entity providing water or sewer services to grant a priority for the provision of these services to proposed developments that include lower income housing units. In Alameda County, water service is provided by East Bay Municipal Utilities District and Zone 7 Water Agency, while sewer services are provided by Castro Valley Sanitary District, the Cities of San Leandro and Hayward, and the Union and Oro Loma Sanitary Districts. A discussion of water and sewer infrastructure and availability is included in Appendix C (Housing Constraints), Section C.4.2. The County has not denied, applied conditions, or reduced the amount of sewer service for a development that includes housing affordable to lower-income households consistent with State law. As part of this Housing Element, the County will adopt written policies and procedures that grant a priority for sewer hook-ups and service to developments that help meet Alameda County's share of the regional need for lower-income housing (see Program 2.J).

Government Code §65589.7 also requires adopted housing elements to be immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential. The County will provide the adopted Housing Element to the East Bay Municipal Utilities District (EBMUD), Zone 7 Water Agency, Castro Valley Sanitary District, the Cities of San Leandro and Hayward, and the Union and Oro Loma Sanitary Districts.

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## **Section II Projected Housing Need**

### **II.A Introduction/Overview of ABAG Methodology**

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State Housing Element law (Government Code §65580 et. seq.) requires regional councils of governments to identify for each member jurisdiction its "fair share allocation" of the Regional Housing Needs Assessment provided by the California Department of Housing and Community Development (HCD). In turn, each city and county must demonstrate the capacity to accommodate their local share of regional housing needs in the community's housing element. Each jurisdiction's responsibility for meeting the overall regional housing need is established as a Regional Housing Needs Allocation (RHNA).

The Association of Bay Area Governments (ABAG), the council of governments with jurisdiction over Alameda County's RHNA, adopted its final 6<sup>th</sup> Cycle RHNA allocation methodology in

December 2021. ABAG considered several factors in preparing the methodology, which weighed both projected and existing need. Projected need was informed by the target vacancy rate, the rate of overcrowding, and the share of cost-burdened households, future vacancy need, and replacement need, while existing need considered transit accessibility and job accessibility. The distribution of the RHNA across the four income categories factored in a social equity adjustment, which allocated a lower proportion of lower-income RHNA to jurisdictions that already had a high concentration of such households in comparison to the County, as well as the goal to Affirmatively Further Fair Housing (AFFH), which adjusted the distribution of RHNA in jurisdictions considered either very low or very high resource areas. Since Unincorporated Alameda County has a relatively more racially diverse population and lower relative household incomes, the equity adjustment reduced Unincorporated Alameda County’s RHNA by 47 units (30 very low-income units and 17 low-income units). Please see Table II-2: 6<sup>th</sup> Cycle RHNA for Unincorporated Alameda County’s final RHNA numbers by income category.

**II.B Alameda County Income Limits**

The projected housing needs are broken down by income category based on definitions in the California Health and Safety Code (§50079.5). HCD calculates “acutely low”, “extremely low”, “very low”, “low”, “median”, “moderate”, and “above moderate” income limits, and publishes these limits at the county level. Alameda County’s 2021 income limits for households of one to four persons are shown in Table II-1. See Appendix A, Table A-7, for a table listing income limits for households of up to eight persons.

**Table II-1: Alameda County 2021 Income Limits**

Number of Persons in Household	1	2	3	4
<b>Extremely Low (0-30% of AMI)</b>	\$28,800	\$32,900	\$37,000	\$41,100
<b>Very Low (30-50% of AMI)</b>	\$47,950	\$54,800	\$61,650	\$68,500
<b>Low (50-80% of AMI)</b>	\$76,750	\$87,700	\$98,650	\$109,600
<b>Median (80-120% of AMI)</b>	\$87,900	\$100,500	\$113,050	\$125,600
<b>Moderate (120% of AMI)</b>	\$105,500	\$120,550	\$135,650	\$150,700
<i>Source: Department of Housing and Community Development, 2021</i>				

**II.C Regional Housing Needs Allocation**

The RHNA for Unincorporated Alameda County is shown in Table II-2. The County has a total allocation of 4,711 units for the 2023 to 2031 planning period.

**Table II-2: 6th Cycle RHNA**

Income	Unincorporate Alameda County		Alameda County		ABAG	
	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent
<b>Total</b>	<b>4,711</b>	<b>100%</b>	<b>88,997</b>	<b>100%</b>	<b>441,176</b>	<b>100%</b>
<b>Extremely Low and Very Low<sup>1</sup></b>	1,251	27%	23,606	27%	114,442	26%
<b>Low</b>	721	15%	13,591	15%	65,892	15%
<b>Moderate</b>	763	16%	14,438	16%	72,712	17%
<b>Above Moderate</b>	1,976	42%	37,362	42%	188,130	42%
<sup>1</sup> "Extremely Low" included in "Very Low" Category, assumed to be 50% of the Very Low allocation.						
Source: ABAG, LWC						

The County is not responsible for the actual construction of these units (i.e., the County is not a housing developer). The County is, however, responsible for creating a regulatory environment in which developers are allowed and encouraged to build housing, including both market rate units and below market rate units. The County creates this regulatory environment through General Plan policies, zoning standards, County programs, and/or economic incentives to encourage the construction of various types of units. The programs in Section IV (Housing Plan) are intended to encourage the production of housing in the County.

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## Section III Housing Resources

### III.A Introduction

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There are a variety of resources available to support the County in the implementation of its housing strategy, landowners and developers seeking to provide affordable housing, and residents in need of housing assistance in Alameda County. This Section provides a summary of land resources available to accommodate future housing in the County. The detailed housing capacity analysis and methodology is contained in Appendix B. This Section also includes a list of local, regional, State, and federal programs that provide financial and related assistance to support the County in meeting its housing goals.

### III.B Land Resources

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A critical part of the Housing Element is the sites inventory, which identifies a list of sites that are suitable for future residential development. State law mandates that each jurisdiction ensure availability of an adequate number of sites that have appropriate zoning, development standards, and infrastructure capacity to meet its fair share of regional housing need (i.e., RHNA) at all income levels. The inventory is a tool that assists in determining if the jurisdiction has enough land to meet its RHNA given its current regulatory framework.

#### Identification of Sites Suitable for Housing

The sites identified in the site inventory (Appendix B) are comprised of parcels located in various areas and zones within Alameda County.



Each site has undergone an assessment to determine development potential and residential unit capacity given existing zoning standards, potential capacity under new zoning regulations, and development trends. For detailed information, please see Appendix B.

#### Summary of Adequate Sites

Tables III-1 and III-2 summarize the County's methods for satisfying its RHNA. Based on accessory dwelling unit (ADU) projections, approved/entitled projects, and available land (i.e., 6<sup>th</sup> Cycle sites), the County does not have enough capacity in any income categories to meet its RHNA obligations. Therefore, the County proposes Program 1.A to rezone sufficient sites to accommodate its RHNA at all income levels.

Assumptions and methodology for this determination and a detailed list of sites are included in Appendix B.

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Table III-1: Residential Development Potential and RHNA – WITHOUT REZONING

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	See Very Low	1,251	721	763	1976	4,711
ADUs	See Very Low	99	99	98	32	328
Entitled/Proposed Projects (new net units) <sup>1</sup>	0	0	187	27	522	736
<b>Sum of ADUs and Entitled/Proposed Projects</b>	See Very Low	99	286	125	554	1,064
<b>Remaining RHNA</b>	See Very Low	1,152	435	638	1,422	3,647
Site Inventory (new net units)	See Very Low/Low	358		311	640	1,309
<b>Surplus / (Shortfall)</b>	<b>See Very Low/Low</b>	<b>(1,229)</b>		<b>(327)</b>	<b>(782)</b>	<b>(2,338)</b>

<sup>1</sup>: Approved/Entitled Projects describe projects that are under review, have current preliminary applications, have been approved, or are under construction.

Source: County of Alameda

Table III-2: Residential Development Potential and RHNA – WITH REZONING

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	See Very Low	1,251	721	763	1,976	4,711
ADUs	See Very Low	99	99	98	32	328
Entitled/Proposed Projects (new net units) <sup>1</sup>	0	0	187	27	522	736
<b>Sum of ADUs and Entitled/Proposed Projects</b>	See Very Low	99	286	125	554	1,064
<b>Remaining RHNA</b>	See Very Low	1,152	435	638	1,422	3,647
Site Inventory (new net units)	See Very Low/Low	358		311	640	1,309
Rezoning	-	1,427		440	794	2,661
<b>Total Proposed Units</b>	<b>See Very Low/Low</b>	<b>2,170</b>		<b>876</b>	<b>1,988</b>	<b>5,034</b>
<b>Surplus / (Shortfall)</b>	<b>See Very Low/Low</b>	<b>198</b>		<b>113</b>	<b>12</b>	<b>323</b>

<sup>1</sup>: Approved/Entitled Projects describe projects that are under review, have current preliminary applications, have been approved, or are under construction.

Source: County of Alameda

### **III.C Analyzing Sites Through a Fair Housing Lens**

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Throughout California, amenities and access to opportunities are not always readily accessible or attainable due to different social, economic, or cultural barriers in society. Because of this imbalance, it is important to ensure that sites for housing, particularly lower-income units, are distributed to improve access to amenities and opportunities, rather than concentrated in areas of high segregation and poverty. To ensure this, the County assessed accessibility to jobs, transportation, and good education and health services relative to the land resources, or housing sites, identified in this Housing Element. Appendix F provides a more detailed fair housing assessment to affirmatively further fair housing (AFFH). It compares the sites inventory to several of these indicators to determine how the inventory affects fair housing conditions and access to opportunity.

### **III.D Financial and Administrative Resources**

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Appendix G 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. Availability of these resources is dependent on governmental priorities, legislation, and continued funding, which may be subject to change at any time.



### **III.E Opportunities for Energy Conservation**

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The cost of energy can greatly impact housing affordability, as energy costs can constitute a significant portion of total housing costs. High energy costs also particularly impact low-income households that are less likely to have the ability to cover increased expenses. Please refer to Appendix G to see a list energy conservation programs available at the local, regional, State, and federal levels.

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## Section IV Housing Plan

### IV.A Goals, Policies, and Programs

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The Housing Plan of the Housing Element serves as the County’s strategy for addressing its housing needs. This Section describes the housing goals, policies, and programs of the Housing Element for Alameda County.



Goals are aspirational purpose statements that indicate the County’s direction and intent on housing-related needs. Each goal encompasses several policies, which are statements that describe the County’s preferred course of action among a range of other options. Each goal also includes programs, which provide actionable steps to implement the County’s goals and to further the County’s progress towards meeting its housing allocation. Some programs contain quantified objectives, which represent measurable outcomes that can be used to benchmark the success of each program.

This Housing Element contains actions intended to significantly increase the amount and types of housing for all income levels in Alameda County. These efforts are expected to be initiated throughout the planning period, which is from January 31, 2023, to January 31, 2031. In accordance with State law, the County will also evaluate the progress and effectiveness of Housing Element programs on an annual basis. Together, these actions reflect the County’s commitment to increasing affordable housing and improving existing housing conditions.

The following list of goals, policies, and programs includes a combination of strategies, including a continuation of existing successful policies and programs as well as new policies and programs to tackle emerging opportunities and constraints, address changes in State law, and provide innovative approaches to accommodate the larger RHNA.

### **Goal 1: Accommodate a range of housing for persons of all income levels in accordance with the County’s Regional Housing Needs Allocation (RHNA).**

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#### **Policies**

##### **Policy 1.1: Utilize Public Land for Affordable Housing to Provide a Range of Housing**

Consider all County-owned and other public lands for their suitability as housing sites and adopt and support land use plans, disposition agreements and development programs to provide a range of housing on appropriate sites.

**Policy 1.2: Maintain Sites Inventory**

Maintain an inventory of land that is appropriately zoned for a mix of housing types, including multi-family and single-family, rental and sale housing which is consistent with the demand for these types of units and the County’s RHNA.

**Policy 1.3: Annual Progress Reports**

Provide timely reports on the status of housing development in the Unincorporated County to the Planning Commission, Board of Supervisors and State HCD.

**Policy 1.4: Revise Zoning to Increase Densities**

Review underutilized potential residential development sites and revise zoning, as appropriate, to increase densities while ensuring compatibility with surrounding uses.

**Policy 1.5: Accessory Dwelling Units**

Support the development of Accessory Dwelling Units.

**Policy 1.6: Support Mixed-Use Residential and Commercial Development**

Review and, as appropriate, revise or create zoning districts and regulations, and site development and planned development district standards and guidelines to support appropriate mixed-use residential/commercial development.

**Policy 1.7: High-Density Residential Development in Transit Corridors**

Identify areas adjacent to or in close proximity to transit and transportation corridors that are appropriate for high-density residential development. Re-zone as appropriate to increase densities.

**Policy 1.8: Support Research for Data Collection**

Encourage and support research to enable more rapid data collection and analysis in the field of housing.

**Programs**

**Program 1.A: Rezone Sites to Meet RHNA**

Rezone sites to increase maximum allowable densities to accommodate the County’s Regional Housing Needs Assessment (RHNA) of 4,711 units, as specified in Appendix B. Consistent with SB 166 (No Net Loss) (Government Code §65863), monitor housing sites to ensure adequate sites to accommodate the remaining unmet RHNA by each income category are maintained at all times throughout the planning period (January 31, 2023 – January 31, 2031).

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Rezone sites January 2024. Maintain adequate sites throughout the planning period (January 2023 - January 2031)

**Quantified Objective:** Rezone sites to accommodate RHNA of 4,711 units as described in Appendix B.

**Program 1.B: San Lorenzo Village Specific Plan Priority Development Area Grant**

Apply for Priority Development Area (PDA) Grants to update the San Lorenzo Village Center Specific Plan to (1) allow for increased density and the number of housing units in the Specific Plan area, and (2) allow mixed-use to encourage commercial and residential uses in downtown San Lorenzo. As part of this program, the County will remove the cap on residential development within the SLVCSP to facilitate the construction of housing.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** Metropolitan Transportation Commission PDA Grant

**Time Frame:** February 2025.

**Quantified Objective:** Administer grant (received spring 2023)

**Geographic Targeting:** San Lorenzo Village Specific Plan

**Program 1.C: Facilitate Housing at Bay Fair and Castro Valley BART Sites**

Adopt zoning standards consistent with the Bay Area Rapid Transit (BART) Transit Oriented Development (TOD) Place Type: Neighborhood/Town Center for AB 2923-eligible parcels within a half-mile of the Bay Fair and Castro Valley BART stations. This includes requiring a minimum of 75 dwelling units per acre, minimum five stories, minimum floor-to-area ratio (FAR) of 3.0, no minimum parking, maximum 1.0 parking spaces per residential unit or lower, maximum 2.5 parking spaces per 1,000 square feet of office space or lower, allowing shared parking (neither prohibited or required), and minimum one secure bike parking space per residential unit or higher.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:**

- Amend the Eden Area General Plan and Castro Valley General Plan, respectively, for these sites and rezone the site to facilitate development of below-market-rate housing by January 2024.
- Coordinate with BART and (for Bay Fair Station) San Leandro staff to develop RFPs and enter into exclusive negotiating agreement with selected development partners.
- At time of writing, Planning staff have requested a 2026 development date for Bay Fair Station and a 2029 development date for Castro Valley Station regarding BART's next work plan.

**Geographic Targeting:** Bay Fair and Castro Valley BART Sites

**Program 1.M: Facilitating Sheriff’s Radio Facility Development**

The Alameda County Sheriff Department will dispose of its radio dispatch site at 2000 150<sup>th</sup> Ave, San Leandro (APN 080A015301200) in 2028 to promote the development of housing at this site. In preparation for the disposition of this site, the County will amend the Castro Valley General Plan for this site and rezone approximately 5.6 acres of the 7-acre site to facilitate development of below-market-rate housing. In addition, the County will issue a request for proposals for the identification of regulations, programs, infrastructure projects, feasibility, and financing measures necessary to develop below-market-rate housing at the site. The County will then enter into an exclusive negotiating agreement with development partners to build 301 lower-income units at the site. See Section B.3.2 in Appendix B for more information.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame**

- Amend the Castro Valley General Plan for this site and rezone the site to facilitate development of below-market-rate housing by January 2024.
- Coordinate with Alameda County General Services Agency to develop an RFP and enter into exclusive negotiating agreement with selected development partners by December 2026.
- Issue building permits by December 2028.

**Quantified Objective:** Designate this site in the Castro Valley General Plan or prepare a new specific plan for this site to accommodate at least 301 lower-income units.

**Geographic Targeting:** Sheriff’s Radio Site.

**Program 1.E: Web Based Zoning and Planning Information**

Continue to update the Public Access Map to provide a centralized, accessible, web-based information service for each parcel in Unincorporated Alameda County to reflect planning and zoning updates.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Ongoing

**Program 1.F: Online Permitting and Streamlining**

Continue to accept building and land use permit applications online via Maintstar system to streamline the permitting process for housing projects.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Ongoing

**Quantified Objective:** Launch specific permit types on Maintstar by August 2024.

**Program 1.G: Lower-Income Sites Modifications to Address Shortfall**

Because the standards are not in place to accommodate the RHNA obligation at the time of Housing Element adoption, the County has a shortfall of sites. Consistent with California Government Code Section 65583.2(h) and (i), sites identified in the sites inventory for lower-income units will also be modified to:

1. Allow owner-occupied and rental multi-family use by-right for developments in which 20 percent or more of the units are affordable to lower-income households;
2. Accommodate a minimum of 16 units per site;
3. Establish a minimum density of 20 units per acre; and
4. Require residential use occupancy of at least 50 percent of the total floor area of any mixed-use project on these sites.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Amend the Zoning Ordinance as described above by January 2024.

**Geographic Targeting:** Lower-income units in the sites inventory.

**Program 1.H: General Plan Consistency**

To ensure consistency between the County’s Eden Area General Plan, Castro Valley General Plan, and East County Area Plan and the Zoning Ordinance, the County will amend the Eden Area General Plan, Castro Valley General Plan, and East County Area Plan to allow the uses and densities as proposed under the Housing Element in Programs 1.A, as specified.

**Objective:** Maintain consistency in County regulatory and policy documents.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Amend the Zoning Ordinance as described above by January 2024.

**Program 1.I: Monitor and Facilitate Pipeline Housing Projects**

Monitor progress of the entitled or proposed (i.e., pipeline) projects identified in Table B-4 of Appendix B: Sites Inventory & Methodology and coordinate with applicants to facilitate remaining approvals and permits to ensure completion of these projects within the planning period (by January 31, 2031). If a pipeline project is not approved, the County will ensure adequate capacity for the remaining RHNA is provided through monitoring of no net loss during annual reporting and rezone if necessary to comply with State law (see Program 1.J).

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Annual review and assessment of no net loss by April 1; if rezoning action is necessary to comply with no net loss, the County will take rezoning action within the time period specified in State law.

**Quantified Objective:** 736 units as described in Appendix B.

**Geographic Targeting:** Entitled or proposed (i.e., pipeline) projects identified in Table B-4 of Appendix B

**Program 1.J: Rezone 5<sup>th</sup> Cycle Lower-Income Housing Sites**

Under AB 1397, certain rezoning requirements apply if a lower income housing site identified in the sites inventory (Appendix B) was identified as a housing site (for any income level) in a previous housing element’s site inventory. The following vacant and nonvacant lower income sites are subject to the rezoning requirements:

- Vacant lower income sites that have been included in at least two consecutive housing element sites inventories.
- Nonvacant lower income sites that have been included in a prior housing element sites inventory.

The County will make necessary zoning amendments to allow development by right pursuant to Government Code §65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified in Table IV-1. These identified sites meet the density requirements for lower-income households and allow at least 30 units per acre.

**Table IV-1: Previous Housing Element Cycle Sites to be Rezoned**

Address	APN <sup>1</sup>	Parcel Size (ac)	Zone	Lower Income Units Capacity
Dermody Ave San Leandro 94578	80D-563-17	0.88	RS-D15	21
Wagner St San Lorenzo 94580	80D-565-29	1.99	RS-D15	47
Wagner St San Lorenzo 94580	80D-565-30	1.17	RS-D15	28
Wagner St San Lorenzo 94580	80D-568-30	1.57	RS-D15	38
Wagner St San Lorenzo 94580	80D-568-31	1.60	RS-D15	37
Wilbeam Ave Castro Valley 94546	84A-60-14-2	0.75	CVCBD-CVBD-S08	15

<sup>1</sup>All of the parcels in Table IV-1 are mixed-income rezone sites that are BART parking lots subject to Program 1.C.

Source: Alameda County, LWC

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Amend the Zoning Ordinance as described above by January 2024.

**Geographic Targeting:** Lower-income 5<sup>th</sup> cycle BART sites

**Program 1.K: ADU Ordinance Compliance**

Revise the County's ADU ordinance for compliance with State law to address any issues that the California Department of Housing and Community Development (HCD) raises upon review of the County's ordinance. The County anticipates that HCD will be providing comments to the County on its current ordinance.

**Objective:** Encourage the creation of accessory dwelling units by adopting an ordinance that is compliant with State law.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Amend the Zoning Ordinance as described above by January 2024.

**Quantified Objective:** Permit 328 ADUs throughout the planning period.

**Program 1.L: Update Castro Valley Business District Specific Plan**

Update the Castro Valley Business District Specific Plan to allow for additional multi-family and mixed-use residential opportunities.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** July 2025.

**Geographic Targeting:** Castro Valley Business District Specific Plan

**Program 1.M: Senate Bill 9 Compliance**

Senate Bill (SB) 9, adopted in 2021, requires proposed housing developments containing no more than two residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain criteria. SB 9 also requires local agencies to ministerially approve a parcel map for an urban lot split subject to certain criteria. The County will adopt an ordinance to allow up to four housing units in single-family zones consistent with SB 9 (in the case of a qualifying "urban lot split"), including allowing missing middle housing typologies.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Amend the Zoning Ordinance as described above by July 2025.

**Geographic Targeting:** Single-family zones.

**Program 1.N: Allow Religious Institution-Affiliated Housing**

Amend the Zoning Ordinance to allow religious institution-affiliated housing development projects by right as accessory to permitted religious institution uses, consistent with Assembly Bills 1851

and 2244. The California legislature passed AB 1851 in 2020 and AB 2244 in 2022, which encourage the use of religious facility sites (including parking lots) for housing developments and prohibit jurisdictions from requiring replacement parking when used for qualified development. State law defines “religious institution affiliated housing” as housing that is on religious institution property and is eligible for a State density bonus, meaning it has elements of affordability.

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund.

**Time Frame:** January 2026.

**Geographic Targeting:** Religious institution sites.

## **Goal 2: Ensure a wide range of housing types to accommodate the housing needs of moderate- and lower-income residents and households.**

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### **Policies**

#### **Policy 2.1: Countywide Affordable Housing Assistance**

Use existing and develop new methods of providing economic assistance for the provision of affordable housing for persons residing in the County.

#### **Policy 2.2: Affordable Housing Trust Fund Program**

Identify key projects to support with the Affordable Housing Trust Fund Program (funded from Residual Tax Increment / former Redevelopment Funding “Boomerang”).

#### **Policy 2.3: Incentives for Affordable Housing Development**

Promote the use of density bonuses and other incentives to facilitate the development of new housing for extremely low-, very low-, and low-income households.

#### **Policy 2.4: State and Federal Housing Program Participation**

Leverage State and Federal housing programs to advance the production and sustainability of new affordable housing units.

#### **Policy 2.5: Local Funding Resources**

Research and develop and promote local funding mechanisms to finance affordable housing development such as boomerang funds.

#### **Policy 2.6: Community Reinvestment Act**

Continue to support the Community Reinvestment Act to encourage financial institutions to provide loans in high-risk areas and for affordable housing developments.

**Policy 2.7: Assist Housing Developers in Identifying Sites for Affordable Housing Development**

Assist housing developers in identifying and consolidating suitable sites for the development of housing affordable to a wide range of households.

**Policy 2.8: State Funding Resources**

Pursue State funding sources, such as tax-exempt bond and low-income tax credit allocations, to ensure that the County receives its fair share of statewide funding. Coordinate with developers and other partners to maximize the competitiveness of County supported affordable housing project applications.

**Policy 2.9: Support Legislation for Affordable Housing**

Sponsor and support legislation to provide and expand funding for affordable housing; including a replacement for tax increment funding (former redevelopment set aside funding), continued support for federal tax incentive programs like Low Income Housing Tax Credits, Mortgage Credit Certificates, and tax-exempt financing, as well as new programs that may be proposed.

**Policy 2.10: Coordination with Water and Sewer Providers**

Coordinate planning efforts with local water and sewer providers, particularly for lower-income housing developments.

**Policy 2.11: Monitor Retention of Existing Federally Subsidized Housing**

Monitor and encourage Federal and State efforts to ensure retention of existing federally subsidized housing stock.

**Policy 2.12: Evaluate Feasibility of Local Resource Allocation**

Evaluate the feasibility of allocating local resources to preserve existing affordable housing units and prevent the displacement of low- and moderate- income households.

**Policy 2.13: Research Impacts of Public and Private Projects**

Evaluate potential impacts of public and private projects on the existing housing supply. Restrict development or require that adequate replacement housing be provided when projects will result in substantial losses of low and moderate cost housing units.

**Policy 2.14: Maintain System for Tracking Affordable Housing**

Continue to maintain a system for keeping track of all subsidized low and moderate-income units.

## Programs

### Program 2.A: Density Bonus

Consistent with AB 2345, amend the Zoning Ordinance to increase the density bonus from 35 percent to 50 percent for qualifying projects and ensure the density bonus ordinance complies with State law.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** January 2025.

### Program 2.B: Small Lot Consolidation

Modify Density Variable (DV District) incentives to promote lot consolidation to facilitate housing development for lower-income units on sites greater than 0.5 acres but smaller than 10 acres.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Ongoing.

**Geographic Targeting:** Parcels zoned RS-DV in Cherryland, Hayward Acres, and San Lorenzo.

### Program 2.C: ADU One-Stop-Shop

Continue to partner with Hello Housing to operate the ADU one-stop-shop. Hello Housing provides free feasibility and project management support for residents of Unincorporated Alameda County. This includes property evaluations and guidance in locating professionals and navigating the permitting process.

**Responsible Party:** Community Development Agency (CDA) - Housing and Community Development

**Funding Source:** General Fund

**Time Frame:** Ongoing.

### Program 2.D: Park Fee Waiver

Continue to waive the park fee for affordable housing projects to support their financial feasibility.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Ongoing.

### Program 2.E: AC Boost First Time Homebuyer Down Payment Assistance

Continue to provide shared appreciation loans of up to \$210,000 to first-time homebuyers who live, work in, or have been displaced from Alameda County. Provide other resources and

periodically update the County website as new information and programs become available for first-time homebuyers. The website includes links to both state and federal homeownership resources, as well as information on predatory lending and financial literacy. Measure A-1 funding served 157 first-time homebuyers Countywide as of 2023. This program is administered by the non-profit organization Hello Housing, on behalf of Alameda County Housing & Community Development Department.

**Responsible Party:** Community Development Agency (CDA) - Housing and Community Development, Hello Housing

**Funding Source:** Measure A-1.

**Time Frame:** Ongoing.

**Quantified Objective:** Serve 5 first-time homebuyers during the planning period.

### **Program 2.F: Affordable Housing Trust Fund “Boomerang” Program**

Continue to use the Boomerang Fund to provide services throughout the planning period. The Boomerang Fund provides approximately \$5 million annually to develop and implement housing policies to support low-income households and homeless persons. Services provided include a the AC affordable housing web portal, AC housing secure tenant legal support, a downtown streets team, tiny homes, expanded winter shelters, a safe parking program, and a navigation center. The County will continue to use the Boomerang Fund to provide these services throughout the planning period.

**Responsible Party:** CDA - Housing and Community Development

**Funding Source:** General Fund

**Time Frame:** Ongoing.

### **Program 2.G: Measure A-1 Funding**

Continue to support the use Measure A-1 funds to support household rehabilitation/preservation, the construction of rental units serving people with specific housing needs, homebuyers with down payments, and programs and services for people experiencing homelessness. Measure A-1 funds have added 3,054 affordable units to the County pipeline, as part of the 3,800 rental unit goal throughout Alameda County. County-wide, as of 2023, 83 families have received home preservation help (through the program RenewAC) and 157 households have received down payment assistance (through the program AC Boost).

**Responsible Party:** CDA - Housing and Community Development

**Funding Source:** Measure A-1.

**Time Frame:** Ongoing.

### **Program 2.H: Provide Sewer Priority for Lower-Income Housing**

The County will adopt written policies and procedures that give priority for sewer hook-ups and service to lower-income housing developments. The County will also increase coordination with utility companies regarding projects in the development pipeline to adequately plan for utilities early in the development process.

**Responsible Parties:** Community Development Agency (CDA) – Planning, Public Works Agency

**Funding Source:** General Fund

**Time Frame:** January 2025.

**Quantified Objective:** Meet biannually in June and December with Ora Loma Sanitation District, Castro Valley Sanitation District, EBMUD, Zone 7, PG&E, and Public Works to inform them of projects that require utility services to facilitate housing development.

### **Program 2.I: Community Development Block Grant (CDBG) and HOME Funding**

Continue to participate in the CDBG, HOME and related programs. CDBG funds may be used to provide a suitable living environment by expanding economic opportunities and providing decent housing to low-income households. Eligible uses of HOME funds include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of rental housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing.

**Responsible Party:** CDA - Housing and Community Development

**Funding Source:** CDBG, HOME funding.

**Time Frame:** Ongoing

### **Program 2.J: ADUs with Multi-Family Developments**

Encourage the construction of ADUs as part of multi-family housing developments.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** July 2026.

### **Program 2.K: Preserve At-Risk Housing**

Continue to preserve the affordability of housing at-risk of conversion to market rate by various means:

- Maintain a database of subsidized housing units in order to monitor the status of units at risk of conversion;
- Pursue funding from private, State and Federal programs to assist in preserving at risk housing;

- Provide assistance via the Section 8 Housing Choice Voucher Program to households displaced due to the expiration of affordability restrictions;
- Discuss preservation options with at-risk project owners;
- Contact nonprofit housing developers to collaborate on projects that preserve units at risk;
- Provide financial assistance to nonprofit housing developers to either acquire or rehabilitate units at risk of conversion;
- *Evaluate the feasibility of allocating other local resources to preserve existing affordable housing units and prevent the displacement of low- and moderate- income households.*
- Ensure that property owners comply with State laws requiring them to notify tenants one year in advance of their intent to terminate their subsidy contract or affordability covenants; and
- Provide technical assistance to tenants to access other affordable housing resources.

Also see Section A.5.4 of Appendix A for more information regarding at-risk housing.

**Responsible Party:** Community Development Agency – Housing and Community Development and Housing Authority of the County of Alameda

**Funding Source:** General Fund, Housing and Urban Development, HOME, and Section 8

**Time Frame:** Ongoing.

**Quantified Objective:** Preserve 128 at-risk units as identified in Table A-24 of Appendix A that are at moderate and high risk of conversion in the next 10 years.

**Geographic Targeting:** At-risk households throughout Unincorporated Alameda County, including renter and senior households, but especially those housing development identified in Table A-24 of Appendix A that are at-risk of conversion in the next 10 years.

### **Program 2.L: Protect Existing Affordable Housing Units**

Study the legal and programmatic feasibility of amending the Zoning Code to limit the redevelopment of existing affordable housing projects to other uses and to require that adequate replacement housing be provided when projects will result in substantial losses of low- and moderate-income housing units.

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund.

**Time Frame:** January 2026.

## **Goal 3: Mitigate constraints to housing development and affordability.**

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## **Policies**

### **Policy 3.1: Identify Constraints**

Review ordinances and requirements that may unnecessarily increase the cost of housing or impede implementation of the Housing Element.

### **Policy 3.2: Clear Objective Development Standards and Approval Procedures**

Maintain and administer clear development standards, and approval procedures for residential development.

### **Policy 3.3: California Environmental Quality Act**

Seek strategies to streamline or expedite the environmental review process required under the California Environmental Quality Act (CEQA).

### **Policy 3.4: Intergovernmental Coordination**

Promote intergovernmental coordination in review and approval of residential development proposals when more than one governmental agency has jurisdiction.

### **Policy 3.5: State-Level Affordable Housing Policies**

Pursue policy changes at the State level to remove barriers to the production of affordable housing.

### **Policy 3.6: Modular and Mobile Homes**

Enforce provisions of the County Zoning Ordinance and the County Building Code which permit the placement of pre-1976 modular homes and mobile homes on a permanent foundation to be located on any site on which a conventional dwelling unit is permitted.

### **Policy 3.7: Height Limit Modification**

Increase the height limit to be consistent with BART TOD in transit-oriented mixed-use development districts and high-density residential districts to ensure that multi-family housing can be effectively built. Allow exceptions to this maximum through the use of Conditional Use Permits.

### **Policy 3.8: State and Regional Housing Designations**

Pursue program and policy changes to successfully qualify for programs like the HCD Pro-Housing Designation or comply with policies such as the MTC Transit-Oriented Communities Policy to increase access to funding for housing.

## **Programs**

### **Program 3.A: Streamline Parking Requirements**

Incorporate parking rates established by the Residential Design Standards and Guidelines (adopted in 2014) into the Zoning Code for all base zoning districts and Specific Plans to remove unnecessary costs to housing projects. See Appendix C for more information.

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund

**Time Frame:** January 2025.

### **Program 3.B: Planning Commission Streamlining Subcommittee**

In 2022, the Planning Commission created a Permit Streamlining subcommittee tasked with looking at various regulations that are considered hinderances to development projects. A subcommittee of three Planning Commissioners developed the following list of items they believe, if implemented, would streamline development projects. Below is a summary of the items, subject to review at the community level.

1. Site Development Review (SDR)
  - a. Recommendation: Only require an SDR when a project does not comply with the General Plan, Specific Plan, Design Guidelines.
    - i. Expedited approval of projects that comply with standards.
    - ii. Greater reliance on approved Plans, Standards, Guidelines and Ordinances.
    - iii. More efficient use of staff time.
    - iv. Shows Alameda County is taking proactive steps to address the housing crisis.
2. Lot size consistency
  - a. Recommendation: Eliminate Lot Size Consistency and defer to zoning for minimum lot sizes.
    - i. Resolve the “lot size consistency” during the pre-application meeting. This is too important an issue to be left to the formal review phase. Provide guidelines and examples to applicant on how to prepare a lot size consistency analysis for the County’s review and approval during the pre-application meeting phase.
3. Private Streets
  - a. Recommendation: Require Public Streets when a project has greater than a certain number of parcels.
    - i. Private roads may be allowed by Public Works Agency when a public street requirement would have a detrimental effect on the development yield.

These changes proposed by the Planning Commission Permit Streamlining Subcommittee can be implemented programmatically within the Housing Element document. It is expected that these recommendations would be discussed at the community level at the various advisory bodies, to determine final language and approaches to implementation.

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund

**Time Frame:** Intermittent meeting schedule; complete task by 2025

**Quantified Objective:** Bring recommendations to the public by August 2024.

**Program 3.C: Allow Residential Care Facilities and Community Care Facilities Consistent with State Law**

Amend the Zoning Code to permit residential care facilities and community care facilities in the A, R-1, and SD zoning districts to be compliant with State law. Additionally, all Specific Plans should be revised to ensure compliance with State law, referring back to the Zoning Ordinance where appropriate.

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund.

**Time Frame:** January 2026.

**Quantified Objective:** Permit one residential care facility and community care facility with the goal of providing facility capacity for 10 persons during the planning period.

**Program 3.D: SB 35 Processing and Permit Streamlining**

California Senate Bill 35 (SB 35) (Government Code Section 65913.41) became effective January 1, 2018. The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 requires cities and counties that have not made sufficient progress toward meeting their affordable housing to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process. The County complies with the requirements of SB 35 as part of project review as projects are proposed. The County will adopt local procedures consistent with SB 35 to ensure continued compliance and to facilitate the review process.

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund.

**Time Frame:** January 2026.

**Quantified Objective:** Create an SB 35-specific process within Maintstar by January 2026.

**Program 3.E: Objective Design Standards**

California state laws, including SB 35 (2017), SB 330 (2019), and SB 8 (2021) require housing development projects to be reviewed against objective design standards. Staff will develop and propose for adoption

**Responsible Party:** Community Development Agency – Planning,

**Funding Source:** General Fund

**Time Frame:** December 2024

**Goal 4: Create housing opportunities for people with special needs.**

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## **Policies**

### **Policy 4.1: Special Needs Housing Development**

Facilitate housing development for special needs households, including seniors, farmworkers, persons with disabilities and the homeless through unit set-asides in County supported projects and programs.

### **Policy 4.2: Emergency Shelters**

Continue to allow emergency shelters without a conditional use permit or other discretionary permit in the R-4 Zone subject to appropriate development standards pursuant to Government Code Sec. 65583.a.4.

### **Policy 4.3: Accessible Design**

Encourage the use of “accessible design” existing residential units, and ensure that new units comply with accessibility standards subject to applicable ordinances.

### **Policy 4.4: Permanent Supportive Housing Development**

Support and encourage the development of permanent supportive housing including affordable housing opportunities for households with incomes less than 30% of area median income (AMI).

### **Policy 4.5: Accessibility Improvements**

Continue to provide accessibility improvements under housing rehabilitation programs to increase the ability of physically disabled people to a) obtain and retain appropriate housing, and b) live independently.

### **Policy 4.6: Supportive Housing**

In accordance with State law, require that supportive housing be treated as a residential use.

### **Policy 4.7: Remove Constraints to Housing for Persons with Disabilities**

Remove governmental constraints upon the development, maintenance, and improvement of housing for persons with disabilities.

### **Policy 4.8: Programs for Persons with Disabilities**

Develop programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities.

### **Policy 4.9: Private Sector Coordination**

Coordinate with the private sector in the development of affordable and special needs housing for rental and homeownership. When appropriate, promote such development through incentives.

## Programs

### Program 4.A: Emergency Shelters

The Zoning Code permits emergency shelters, defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. Government Code Section 65583(a)(4) requires cities to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit that have sufficient capacity to accommodate the need for emergency shelters in the community. The County allows emergency shelters by-right in the R-4 zoning district but, most of the parcels zoned R-4 are nonvacant. As described in Appendix C, the parcels in the R-4 district do not have sufficient capacity to meet the need for emergency shelters. Therefore, the County will rezone additional parcels that have sufficient capacity to be (re)developed into emergency shelters into the R-4 district to accommodate the need, consistent with State law.

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund.

**Time Frame:** June 2025.

**Quantified Objective:** Amend the Zoning Map to accommodate sufficient emergency shelter capacity.

### Program 4.B: Low Barrier Navigation Centers

The Zoning Code does not address low barrier navigation centers (LBNCs), defined as Housing First, low-barrier, service enriched shelters focused on moving people into permanent housing that provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing (Government Code Section 65660). State law requires LBNCs to be permitted by-right in areas zoned for mixed-use and nonresidential zones permitting multi-family uses provided they satisfy the provisions established by AB 101 (see Government Code Section 65662). Therefore, the County will amend its Zoning Code to allow Low Barrier Navigation Centers in the following zoning districts:

- Base residential zoning districts: MU
- ACBDSP zoning districts: DMU, BC, CMU-C, CMU-R, and CN-C, CN, and R
- CVBDSP zoning districts: subareas 2 and 4-11
- SLVCSP zoning districts: entire plan area

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund.

**Time Frame:** June 2025.

### Program 4.C: Transitional and Supportive Housing

Transitional and supportive housing must be allowed in all zones that allow residential uses and are subject to the same development standards that apply to other residential uses of a similar

type within these zones. They are also allowed by-right in all zones where single-family, multi-family, and mixed-use developments are permitted, with the exception of the A, R-1, and SD zoning districts. Therefore, the County will amend its Zoning Code to permit transitional and supportive housing for up to six persons by-right in the A, R-1, and SD zoning districts to be in compliance with State law. Additionally, all Specific Plans will be revised to be in compliance with State law, referring back to the Zoning Code when appropriate.

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund.

**Time Frame:** June 2025.

**Program 4.D: Farmworker/Employee Housing**

Remove the Site Development Review requirement in the A zoning district for agricultural employee housing so that it is allowed by-right, consistent with State law. See Appendix C for more information.

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund

**Time Frame:** January 2026.

**Program 4.E: Farmworker Housing Analysis**

The County Agricultural Advisory Committee shall meet with agricultural organizations and other stakeholders to discuss the need for farmworker housing, determine whether the pursuit of funding for this type of housing is needed, and identify opportunities for collaboration and resource sharing.

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund

**Time Frame:** June 2024

**Program 4.F: Require Americans with Disabilities Act-Compliant Housing Units**

Continue to require that a minimum percentage of units that conform to ADA standards be built for each housing project: projects using HOME require that 10 percent of units be physically accessible, 3 percent of units be vision accessible, and 3 percent of units be hearing accessible.

**Responsible Party:** Community Development Agency – Housing and Community Development

**Funding Source:** General Fund

**Time Frame:** January 2026.

**Program 4.G: Assist Seniors and Disabled Persons to Maintain and Rehabilitate their Homes**

Seek, maintain, and publicize a list of resources or service providers to help seniors maintain and/or rehabilitate their homes. In addition, the County will create Universal Design standards to be usable by all people without the need for adaptation or specialized design. This allows for equitable use, flexibility in use, and simple and intuitive use. Examples could include no step entry, one-story homes, wide doorways and hallways, extra floor space, floors and bathtubs with non-slip surfaces, etc.

**Responsible Body:** Community Development Agency – Housing and Community Development; Community Development Agency – Planning

**Funding Source:** General Fund

**Time Frame:** January 2026.

**Program 4.H: Housing Opportunities for Persons with Disabilities**

Encourage the development of supportive housing for persons with disabilities, including developmental disabilities, through the following actions:

- Enforcing building code provisions requiring accessible design;
- Seeking State and Federal monies for permanent supportive housing construction and rehabilitation;
- Providing regulatory incentives, such as expedited permit processing and fee waiver, to projects targeted for persons with disabilities;
- Reaching out to developers of supportive housing, and as funding becomes available;
- Encouraging development of projects targeted for persons with disabilities; and
- Working with local resource agencies to implement an outreach program informing families of housing and services available for persons with disabilities.

**Responsible Party:** Health Care Services Agency, Regional Centers, Community Development Agency – Housing and Community Development, Community Development Agency – Planning, and Community Development Agency – Economic and Civic Development

**Funding Source:** General Fund

**Time Frame:** Ongoing.

**Program 4.I: Housing Opportunities for the Homeless**

Promote the availability and increase the supply of housing opportunities for homeless persons by:

- Continuing to provide assistance as described in the County’s 10-Year Plan to End Homelessness and Continuum of Care program; and
- Facilitating housing opportunities for homeless persons.

EveryOne Home is a collective impact initiative and Alameda County's Continuum of Care that unites the efforts of city and county government partners, nonprofit service providers, individuals with lived experience, and community members to address homelessness in Alameda County. Also see Programs 4.A and 4.B above for information on other ways the County is seeking to help homeless persons.

**Responsible Party:** Community Development Agency – Housing and Community Development, Community Development Agency – Planning, Behavioral Health Care Services, EveryOne Home

**Funding Source:** General Fund.

**Time Frame:** Annually.

#### **Program 4.J: Accessibility Grants**

Continue to provide accessibility grants to qualified seniors or persons with special needs to install ramps, railings, doorways, counter height modifications, etc. Tenants and/or property owners may apply for assistance.

**Responsible Party:** Community Development Agency – Healthy Homes Department, Community Development Agency – Housing and Community Development

**Funding Source:** CDBG

**Time Frame:** Ongoing.

#### **Program 4.K: Community Benefits Agreements (CBAs)**

Complete research of and adopt policy for a community benefits agreement process. Facilitate process of bringing relevant stakeholders together to create and implement CBAs as is required by the policy.

**Responsible Party:** Community Development Agency – Planning, Community Development Agency – Housing and Community Development

**Funding Source:** General Fund

**Time Frame:** Propose policy by 2025.

### **Goal 5: Conserve and improve the existing housing stock to enhance quality of life and provide greater housing stability.**

---

#### **Policies**

##### **Policy 5.1: Provide Support for Community Improvement**

Stimulate neighborhood and community improvement by providing financial and technical assistance in the form of capacity building grants, low interest loans, technical assistance, and code enforcement.

**Policy 5.2: Support Programs for Rehabilitating Deteriorated Units**

Continue to support programs designed to rehabilitate deteriorated units and encourage the maintenance and minor repair of structurally sound housing units to prevent their deterioration.

**Policy 5.3: Enforcement of Housing and Building Codes**

Enforce applicable provisions of the housing and building codes.

**Policy 5.4: Support Legislation for Funding Housing Rehabilitation Programs**

Sponsor and support legislation that would increase funding available to low- and moderate-income housing rehabilitation programs.

**Policy 5.5: Neighborhood Preservation Ordinance**

Enforce the Neighborhood Preservation Ordinance.

**Policy 5.6: Capital Improvement Program**

Continue to provide ongoing infrastructure maintenance in existing residential neighborhoods through the capital improvement program (CIP).

**Programs**

**Program 5.A: Minor Home Repair**

Continue to provide rehabilitation grants to qualified lower income homeowners. Alameda County provides grants for emergency repairs of plumbing, carpentry, electrical, railings, grab bars, toilets, water heaters, furnaces, doors, locks and more. The applicant must be the owner of record and the combined income of the household must meet program requirements (i.e., lower-income households).

**Responsible Party:** Community Development Agency – Housing and Community Development, Community Development Agency –Healthy Homes Department, Community Development Agency – Economic and Civic Development

**Funding Source:** CDBG

**Time Frame:** Ongoing.

**Quantified Objective:** Assist 4 lower-income homeowners during the planning period.

**Program 5.B: Renew AC Rehabilitation Loans**

Renew AC provides low-income homeowners in Alameda County with one percent interest rate loans of \$15,000 to \$150,000 to complete home improvement projects ranging from correcting health and safety hazards to accessibility upgrades and structural rehabilitation. No monthly payments are required. Renew AC is operated by Habitat for Humanity East Bay/Silicon Valley, on behalf of Alameda County Housing & Community Development Department and funded by Measure A-1.

**Responsible Party:** Community Development Agency – Housing and Community Development, by Habitat for Humanity East Bay/Silicon Valley

**Funding Source:** Measure A-1

**Time Frame:** Ongoing.

**Quantified Objective:** Assist 50 lower-income homeowners during the planning period.

### **Program 5.C: Code Enforcement**

Continue to enforce the Alameda County Municipal Code and other State and federal codes to promote safe housing conditions. The Code Enforcement Division is responsible for enforcement of the Zoning Ordinance, the Neighborhood Preservation Ordinance, the Abandoned Vehicle Abatement Ordinance, the Building Code, the Housing Code, and sections of the Fire Code, as well as land use regulations. Complaints usually derive from an illegal activity on or use of a property, such as operating a business in a residential district or an illegal dwelling unit. Investigations of violations occur on a complaint basis.

**Responsible Party:** Community Development Agency – Planning, Code Enforcement Division

**Funding Source:** General Fund and Planning Fees

**Time Frame:** Ongoing.

### **Program 5.D: Rental Inspection Pilot**

Code Enforcement will collect data through a complaint-based rental inspection pilot. Code Enforcement staff will respond to tenant complaints of habitability and substandard conditions in the Unincorporated Alameda County and inspect corresponding housing units. Staff will follow enforcement and abatement procedures from Ordinance 6.65 of the Neighborhood Preservation Ordinance and/or Chapter 15.28 of the Building Code.

**Responsible Party:** Community Development Agency – Planning, Code Enforcement Division

**Funding Source:** American Rescue Plan Act Funds

**Time Frame:** 2023-2025

**Quantified Objectives:** Submit yearly reports to the Board of Supervisors Transportation and Planning committee regarding efficacy of pilot.

### **Program 5.E: Condominium Conversion**

Continue to enforce the Condominium Conversion Guidelines. The County's apartment housing stock represents an important source of affordable housing to lower and moderate-income households. Loss of apartment housing due to conversion to common interest developments (such as condominiums) compromises the County's ability to address rental housing needs. However, condominiums may also provide affordable housing opportunities. In response to these concerns, in 1979 the County drafted guidelines to regulate the condominium conversion process.

The guidelines list specific performance standards that must be met prior to conversion which include requirements for parking, open space, and energy efficiency. The guidelines also establish provisions for protecting the rights of tenants currently residing in units that are approved for conversion. These provisions include specific purchasing rights for tenants, as well as eviction clauses to which the owners must adhere.

**Responsible Party:** Community Development Agency – Planning, Public Works Agency – Development Services

**Funding Source:** Planning and Permit Fees, General Fund

**Time Frame:** Ongoing.

## **Goal 6: Ensure fair housing opportunity for all persons without discrimination in accordance with State and federal law.**

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### **Policies**

#### **Policy 6.1: Prevent Exclusionary Housing Actions**

Prevent exclusionary housing actions that promote fair housing policies.

#### **Policy 6.2: Analysis of Fair Housing Impediments**

Continue to develop analysis of impediments to fair housing.

#### **Policy 6.3: Support Fair Housing Organizations**

Continue to support organizations that are active in fair housing education and counseling and housing discrimination investigation.

#### **Policy 6.4: Education for Fair Housing Rights**

Facilitate the education of residents about their fair housing rights and of the process to make appropriate referrals for fair housing complaints.

#### **Policy 6.5: Community Engagement for Housing Solutions**

Encourage participation at the neighborhood level towards housing solutions through seminars, community meetings and dialogue with local officials.

#### **Policy 6.6: Alleviate Homeownership Issues**

Continue to support efforts to alleviate individual and community issues associated with foreclosures to preserve homeownership and promote neighborhood stability.

#### **Policy 6.7: Information on Rental Housing Availability**

Maintain and update information on area rental housing availability in assessing demand for rentals.

**Policy 6.8: Education on Affordable Housing**

Provide information and education on the need for affordable housing as a means of changing ingrained attitudes against the provision of housing for low and moderate-income households.

**Programs**

**Program 6.A: Housing Outcomes Analysis**

Developing a Housing Outcomes Analysis to direct Alameda County HCD’s policymaking in support of affirmatively further fair housing. This program will support the 2020 County of Alameda Regional Analysis of Impediments to Fair Housing Choice. HUD requires that every five years, grant recipients conduct an analysis of impediments to fair housing choice to assess fair housing issues and develop strategies to address them.

**Responsible Party:** Community Development Agency (CDA) - Housing and Community Development

**Funding Source:** Housing and Urban Development, General Fund

**Time Frame:** Ongoing.

**Program 6.B: Fair Housing Referrals (ECHO Housing)**

Continue to refer discrimination complaints to Eden Council for Hope and Opportunity (ECHO) Housing, a Countywide non-profit agency. If mediation fails and enforcement is necessary, tenants may be referred to the State Department of Fair Employment and Housing or HUD, depending on the complaint. Alameda County HCD maintains a dedicated website to refer discrimination complaints to ECHO Housing.

**Responsible Party:** Community Development Agency (CDA) - Housing and Community Development, Community Development Agency (CDA) – Planning, ECHO Housing

**Funding Source:** General Fund

**Time Frame:** Ongoing.

**Objective:** Continue the County’s referral arrangement with ECHO Housing on fair housing issues and discrimination complaints.

**Program 6.C: Rent Review Program**

Continue to require owners of residential rental properties of three or more units or of any rented mobile homes in Unincorporated Alameda County to include specified language on the availability of rent mediation services on rent increase notices to tenants.

**Responsible Party:** Community Development Agency (CDA) - Housing and Community Development, Community Development Agency (CDA) – Planning, ECHO Housing

**Funding Source:** General Fund

**Time Frame:** Ongoing.

**Program 6.E: HACA Section 8 Housing Program**

Refer prospective applicants to the Housing Authority of the County of Alameda for access to Section 8 Housing Choice Voucher and Project-Based Voucher programs, as well as the Family Self-Sufficiency program.

**Responsible Party:** Community Development Agency (CDA) - Housing and Community Development and Planning, Housing Authority of the County of Alameda

**Funding Source:** Housing and Urban Development – Section 8

**Time Frame:** Ongoing.

**Quantified Objective:** Refer 10 households during the planning period.

**Program 6.F: HIV/AIDS Housing and Services**

Continue to provide assistance to low-income persons with HIV/AIDS and their families. Funded services include affordable housing development, tenant-based rental assistance, short-term housing and housing placement. Measure A1 funding served 32 individuals county-wide as of 2020.

Alameda County’s HIV/AIDS housing and service system is supported primarily by two federal programs: the Housing Opportunities for Persons with AIDS (HOPWA) program of the U.S. Department of Housing and Urban Development, and the Ryan White Comprehensive AIDS Resources Emergency (CARE) Act, a program of the Health Resources and Services Administration of the U.S. Department of Health and Human Services. Locally, HOPWA funds are administered by the Housing and Community Development Department of the Alameda County Community Development Agency, and Ryan White funds are administered by the Office of AIDS Administration in the Alameda County Public Health Department.

**Responsible Party:** Community Development Agency (CDA) – Housing and Community Development, Public Health Department

**Funding Source:** Measure A-1, Housing Opportunities for Persons with AIDS, Ryan White Comprehensive AIDS Resources Emergency (CARE) Act

**Time Frame:** Ongoing.

**Quantified Objective:** Serve 5 persons with HIV/AIDS during the planning period.

**Program 6.G: Displacement Protection**

Provide tenants at risk of eviction or displacement with services through Alameda County Housing Secure, a collaborative of legal service providers partnering to prevent the displacement of community members throughout Alameda County. Bay Area Legal Aid, Centro Legal de la Raza, East Bay Community Law Center, Eviction Defense Center, Legal Assistance for Seniors, and Housing and Economic Rights Advocates provide free legal services to low-income tenants and homeowners disproportionately impacted by the region’s housing affordability crisis and County residents who are vulnerable to displacement to stabilize their housing.

**Responsible Party:** Community Development Agency (CDA) – Planning, Community Development Agency (CDA) – Housing and Community Development

**Funding Source:** General Fund

**Time Frame:** Ongoing.

#### **Program 6.H: Fair Housing Services**

Continue to support tenants through Alameda County Housing Secure (ACHS) to reduce housing discrimination through fair housing education. ACHS now serves as the primary outreach platform for tenant education and hosts monthly “know your rights” trainings for tenants and coordinates outreach campaigns with local community-based organizations and tenant organizations. ACHS provides outreach, capacity building, training, and legal services (see Program 6.F above).

**Responsible Party:** Community Development Agency (CDA) – Planning, Community Development Agency (CDA) – Housing and Community Development

**Funding Source:** General Fund

**Time Frame:** Ongoing.

#### **Program 6.I: Alameda County Housing Portal**

Continue to operate the Alameda County Housing Portal to help lower-income households, seniors, persons with developmental disabilities, and other special needs households, such as households experiencing or at risk of homelessness, find high-quality, affordable housing opportunities located throughout Alameda County. The Alameda County Housing Portal is a County-wide affordable housing rental registry that promotes housing mobility.

**Responsible Party:** Community Development Agency (CDA) – Housing and Community Development

**Funding Source:** General Fund

**Time Frame:** Ongoing.

#### **Program 6.J: Mobile Home Rent Stabilization Ordinance**

Continue to enforce the Mobile Home Rent Stabilization Ordinance, which limits the annual standard increase in space rent to a maximum of four percent, requires sufficient notice for tenants of all proposed rent increases, and establishes other procedures for rent increases for mobile home park spaces in the unincorporated areas of the County.

**Responsible Party:** Community Development Agency (CDA) – Housing and Community Development, Community Development Agency (CDA) – Planning

**Funding Source:** General Fund

**Time Frame:** Ongoing.

**Program 6.K: Inclusionary Housing**

Adopt an inclusionary housing ordinance to promote new housing choices and affordability. Inclusionary housing requires provision of affordable housing on-site or off-site, or payment of an affordable housing in-lieu fee, as part of an otherwise market-rate housing development. The County will evaluate establishing inclusionary housing requirements for new multi-family housing development, which would require affordable housing development. The County should also consider alternatives, such as land dedication and/or payment of an in-lieu fee, with the fee adequately calibrated to be equivalent to the cost of constructing an affordable unit.

**Responsible Party:** Community Development Agency (CDA) – Housing and Community Development, Community Development Agency (CDA) – Planning  
**Funding Source:** General Fund  
**Time Frame:** July 2026.

**Program 6.L: Translate Housing and Development Applications**

The County will translate housing and development applications to Spanish, Cantonese, Tagalog, and other languages as appropriate to create a more inclusive development process for non-English speakers.

**Responsible Party:** Community Development Agency (CDA) - Planning  
**Funding Source:** General Fund  
**Time Frame:** July 2026

**Program 6.M: Innovative and Unconventional Housing Types Ordinance**

Continue to allow tiny homes and other home types affordable to lower-income households. On September 24, 2019, the Board of Supervisors approved amendments to the County Zoning Ordinance to permit and regulate the development of innovative or unconventional housing types, such as tiny homes, to expand the County’s ability to address the homelessness crisis in the unincorporated area. The zoning ordinance amendments facilitated implementation of a pilot program at First Presbyterian Church in Castro Valley which included the development of six tiny homes to house homeless members of the community on the church site.

**Responsible Party:** Community Development Agency (CDA) - Planning  
**Funding Source:** General Fund  
**Time Frame:** Ongoing

**Program 6.N: Foreclosure Prevention**

Provide up to date information about avoiding and dealing with foreclosure. Alameda County HCD hosts resources about preventing foreclosure. In addition Housing and Economics Rights Advocates (HERA) operates a County-awarded CDBG funded Foreclosure Prevention Program that provides mortgage support to low income homeowners. The County will refer

**Responsible Party:** Community Development Agency (CDA) – Housing and Community Development, Community Development Agency (CDA) – Planning

**Funding Source:** CDBG, General Fund

**Time Frame:** Ongoing.

## **Goal 7: Minimize the adverse environmental impacts of housing and encourage sustainability measures.**

---

### **Policies**

#### **Policy 7.1: Vehicle Miles Traveled and Greenhouse Gas Emission Policies**

Evaluate current policies to ensure consistency and compliance with statewide efforts to reduce vehicle miles traveled and greenhouse gas emissions.

#### **Policy 7.2: Supportive Strategies for Adaptive Reuse**

Support innovative strategies for the adaptive reuse of residential, commercial, and industrial buildings to provide for a variety of housing types and residential uses.

#### **Policy 7.3: Develop Programs for Environmental Resources**

Continue specific policies and guidelines for development in areas of significant environmental resources and hazards.

#### **Policy 7.4: Development of Infill Housing**

Work with cities, community organizations and neighborhood groups to facilitate infill housing development in conjunction with neighborhood revitalization.

#### **Policy 7.5: Review and Revise Development Fees and Assessments**

Review and, as appropriate, revise service-related development fees and assessments to encourage development in areas where minimal improvements to infrastructure would be required.

#### **Policy 7.6: Enforce Subdivision Map Act**

Enforce requirements of the Subdivision Map Act and "Title 24" of the State Building Code and any other requirements providing for solar access and energy conservation.

### **Programs**

#### **Program 7.A: Healthy Homes Program**

Continue to integrate healthy homes messages into education and outreach and to train public healthy home visitors and housing program staff in the principles of a healthy home. Education includes topics such as pests, mold, ventilation issues causing asthma triggers, fire and carbon monoxide detectors, lead paint, and other safety hazards.

**Responsible Party:** Community Development Agency – Healthy Homes Department  
**Funding Source:** Housing and Urban Development, Environmental Protection Agency, Centers for Disease Control, Department of Health Services  
**Time Frame:** Ongoing.

**Program 7.B: Environmental Review Streamlining**

Continue the use of CEQA exemptions (e.g., Class 32 Categorical CEQA exemptions) for housing when appropriate to support housing development, particularly infill/housing near transit, and to streamline the entitlement process. Due to the County’s urban growth boundary, most construction in the County is infill.

**Responsible Party:** Community Development Agency - Planning  
**Funding Source:** General Fund  
**Time Frame:** Ongoing.

**Program 7.C: Update the Community Climate Action Plan**

Implement the policies of the 2023 Community Climate Action Plan, especially as they relate to housing, the built environment, and transportation, to support the County’s greenhouse reduction goals.

**Responsible Party:** Various County Agencies.  
**Funding Source:** General Fund  
**Time Frame:** Ongoing.  
**Quantified Objective:** Adopt Community Action Plan in 2024.

**IV.B Quantified Objectives**

Table IV-2 presents the County’s quantified objectives for construction, preservation, and rehabilitation for the 2023 – 2031 planning period that will be achieved through the policies and programs described above.

**Table IV-2: Quantified Objectives**

Program Type/Affordability	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>New Construction</b>	625 <sup>1</sup>	626	721	763	1,976	4,711
<b>Rehabilitation</b>	6	6	6	0	0	18
<b>Conservation/Preservation</b>	0	128	0	0	0	128
<b>Total</b>	631	760	727	763	1,976	<b>4,857</b>

<sup>1</sup> The County estimates 50% of the very low households would qualify as extremely low income.

# Appendix A: Demographics and Housing Needs Assessment

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## Section A.1 Introduction and Summary

### A.1.1 Introduction

This Appendix forms the foundation for understanding Unincorporated Alameda County’s housing needs. It analyzes a range of demographic, economic, and housing-related variables to determine the extent and context of the County’s housing-related need. Information gathered through this section provides a basis from which to build housing goals, policies, and programs to address those needs.



This needs assessment includes an analysis of the County’s population, special needs groups, employment, housing stock, and housing affordability.



The main source of data used to form the majority of this section is HCD pre-certified local housing data provided by ABAG, which relies primarily on the American Community Survey (ACS) 2015-2019, California Department of Finance (DoF), and HUD’s Comprehensive Housing Affordability Strategy (“CHAS”) data.

### A.1.2 Summary

Housing needs are determined by a County’s population and its existing housing stock and provide context for developing housing policy, such as which types of housing and its affordability levels are most needed in the community. The following summarizes key data from this housing needs assessment.

- Unincorporated Alameda County has a lower income population than Alameda County (County). Unincorporated Alameda County’s 2019 median household income was \$91,653, 8.5 percent lower than the County (\$99,406) as a whole. 14.1 percent of

households in Unincorporated Alameda County are extremely low-income, and 41.1 percent of Unincorporated Alameda County households are low-income households (earn less than 80 percent of Area Median Income [AMI]).

- Home prices are higher in Unincorporated Alameda County than in the County. Households must earn \$150,700 (over 120 percent of AMI) to be able to afford to buy an average-priced home in the area. A household must have an annual income of \$68,500 (50 percent of AMI) to be able to afford market rent in Unincorporated Alameda County.
- Approximately 28.9 percent of Unincorporated Alameda County homeowners and 51.5 percent of renters are cost burdened, meaning they spend 30 percent or more of gross income on housing costs. Additionally, 26.3 percent of renters spend 50 percent or more of their income on housing, compared to about 10.6 percent of homeowners. Unincorporated Alameda County has a slightly higher proportion of cost-burdened households (37.5 percent) compared to the County (37 percent).
- Renter householders are more likely to be living in overcrowded conditions than owner-occupied households. In Unincorporated Alameda County, 4.5 percent of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 1 percent of households that own. 9.9 percent of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 3.7 percent for those who own.
- Unincorporated Alameda County's population is 31.6 percent White, 30.5 percent Hispanic or Latinx, 23.6 percent Asian or Pacific Islander, 9.2 percent Black or African American, 4.7 percent Other Race or Multiple Races, and 0.3 percent American Indian or Alaska Native. People of color comprise a higher proportion of Unincorporated Alameda County's population compared to the Bay Area. Black or African American-identified residents experience the highest rates of poverty in Unincorporated Alameda County.
- Unincorporated Alameda County's median age is 40.0, two years higher than the County (38 years). Seniors (65 years and above) make up approximately 14.7 percent of the population. Out of the total senior population, 36.8 percent are cost burdened. Seniors are designated a special needs population under housing element law. Seniors can face higher levels of housing insecurity because they are more likely to be on a fixed income while requiring higher levels of care.
- Unincorporated Alameda County's other special housing needs populations include persons with a disability that may require accessible housing (10.6 percent of residents) and female-headed households who are often at greater risk of housing insecurity (13.2 percent of households).
- Unincorporated Alameda County has 6,476 large households (five or more people), which are generally served by three-bedroom or larger units. Unincorporated Alameda County's housing mix of three-bedroom or larger units (29,884 units) can sufficiently accommodate the number of larger families.

- A variety of housing types is important to meet the needs of all members of the community. Over 75.1 percent of Unincorporated Alameda County’s housing stock is single-family (attached and detached). Multifamily homes have experienced the most growth over the last decade.
- The rate of housing production is relatively slow, with only 423 units permitted in the past 10 years. The largest proportion of Unincorporated Alameda County’s housing units was built from 1940 to 1959. This represents an aging housing stock.

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## Section A.2 Population Characteristics

### A.2.1 Population

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The Bay Area (Region) is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession that began in 2007. Many cities in the Region have experienced significant growth in jobs, wages and population. While these trends have led to a corresponding increase in demand for housing across the Bay Area, the regional production of housing has largely not kept pace with job and population growth.

In 2020, the population of Unincorporated Alameda County was estimated to be 148,452 (see Table A-1), which accounted for 8.9 percent of Alameda County. From 1990 to 2000, the Unincorporated County population increased by 13.1 percent. Since 2000, Unincorporated Alameda County’s population increased by 9.4 percent, which is below the 14.8 percent increase experienced by the Region as a whole during the same period (see Figure A-1).

In Unincorporated Alameda County, approximately eight percent of its population moved during the past year, which was lower than the regional rate of 13.4 percent.

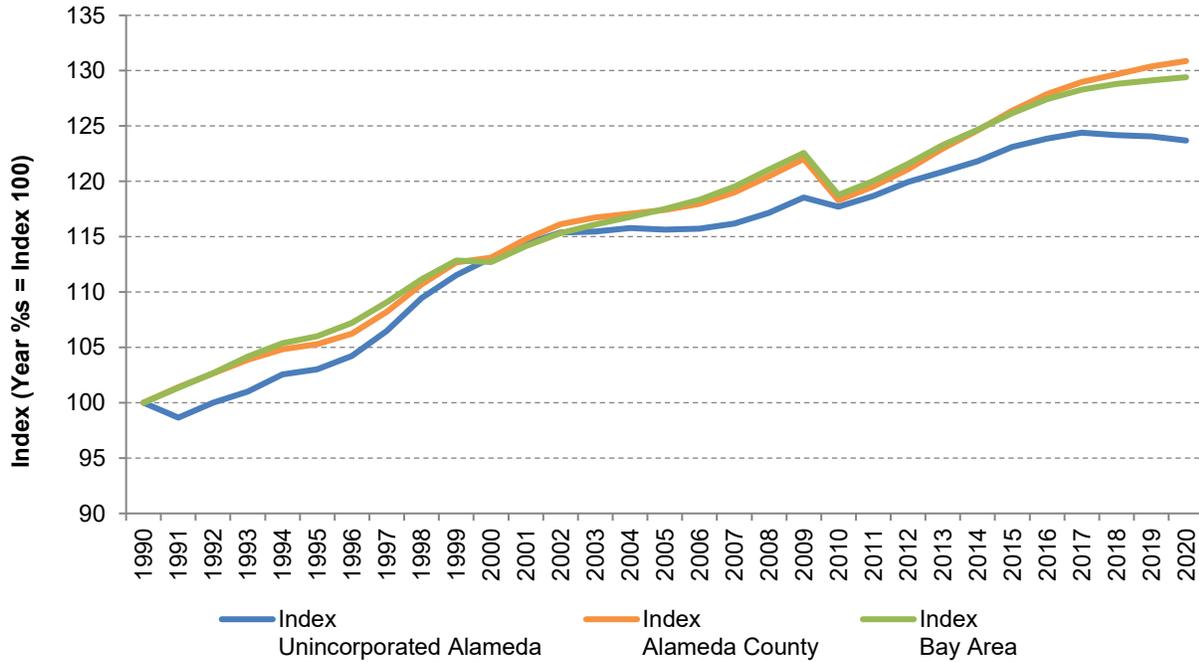
Among the Census Designated Places (CDPs) within Unincorporated Alameda County, San Lorenzo experienced the fastest growth from 2000 to 2020, growing at a rate of 34.8 percent. All other CDPs in Unincorporated Alameda County also grew during this period except Sunol, which experienced a population decline of 31 percent. The population outside of the CDPs also decreased during this time, shrinking by 62.6 percent (see Table A-2).

**Table A-1: Population Growth Trends 1990-2020**

	1990	1995	2000	2005	2010	2015	2020
Unincorporated Alameda County	120,020	123,628	135,717	138,806	141,266	147,777	148,452
Alameda County	1,276,702	1,344,157	1,443,939	1,498,963	1,510,271	1,613,528	1,670,834
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

*Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Finance, E-5 series)*

**Figure A-1: Population Growth Trends 1990-2020**



Note: The data shown on the graph represents population for the jurisdiction, county, and Region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year. For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.

Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Finance, E-5 series)

**Table A-2: Population Growth Trends in Unincorporated Alameda County CDPs 2000, 2010, 2020**

	2000	2010	2020	% Growth 2000 to 2020
Ashland	20,766	21,925	23,823	15%
Castro Valley	57,410	61,388	66,441	16%
Cherryland	13,782	14,728	15,808	15%
Fairview	9,574	10,003	11,341	18%
San Lorenzo	21,947	23,452	29,581	35%
Sunol	1,340	913	922	-31%
Other Unincorporated Alameda County	11,198	8,857	4,191	-63%
Unincorporated Alameda County	136,017	141,266	152,107	12%

Note: Population totals for Unincorporated Alameda County differ from Table A-1 due to use of different sources.  
 Source: 2000, 2010, 2020 U.S. Decennial Census, Table DP1 (year 2000), Table P1 (years 2010 and 2020)

## A.2.2 Age

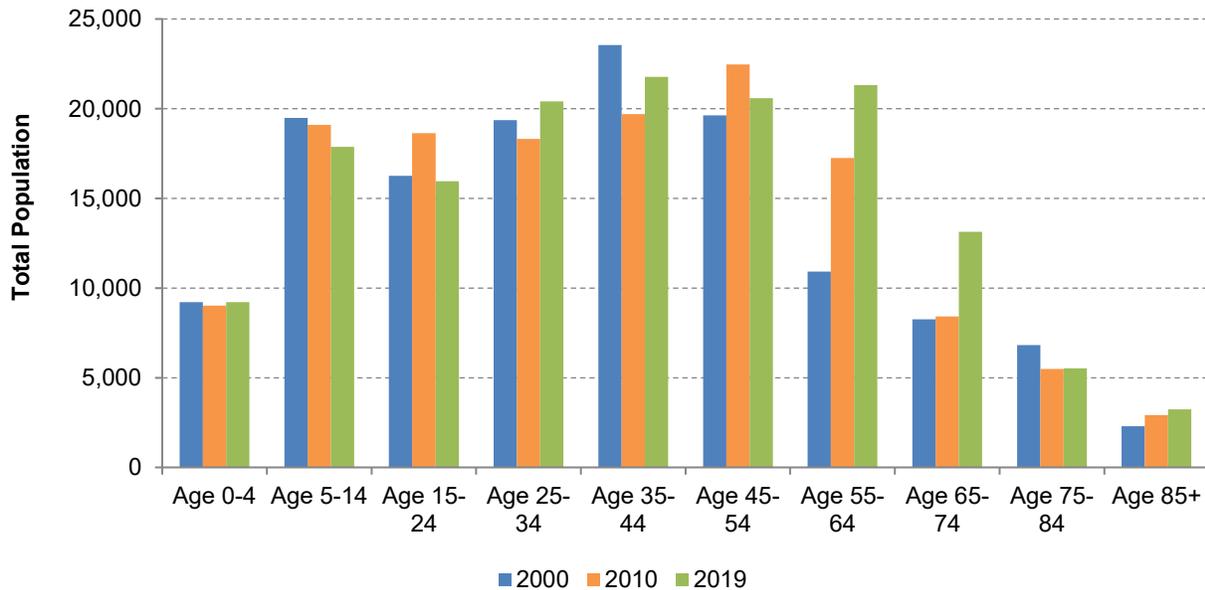
The distribution of age groups in a County influences the types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. Trends indicate an increased desire to age-in-place or downsize in order to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Unincorporated Alameda County, the median age in 2000 was 36 years. By 2019 the median age increased to around 40 years. For the entire Alameda County, the median age was around 38 years old in 2019 (see Figure A-2).

The population of seniors (65 years and above) in Unincorporated Alameda County increased by 26.1 percent from 2010 to 2019 and makes up an estimated 14.7 percent of the total population. Conversely, the Unincorporated Alameda County population of children under the age of 15 decreased by four percent between 2010 and 2019.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color (all non-white racial groups) make up 36.7 percent of seniors and 60 percent of youth under 18 years of age (see Figure A-3).

**Figure A-2: Population by Age, 2000-2019, Unincorporated Alameda County**

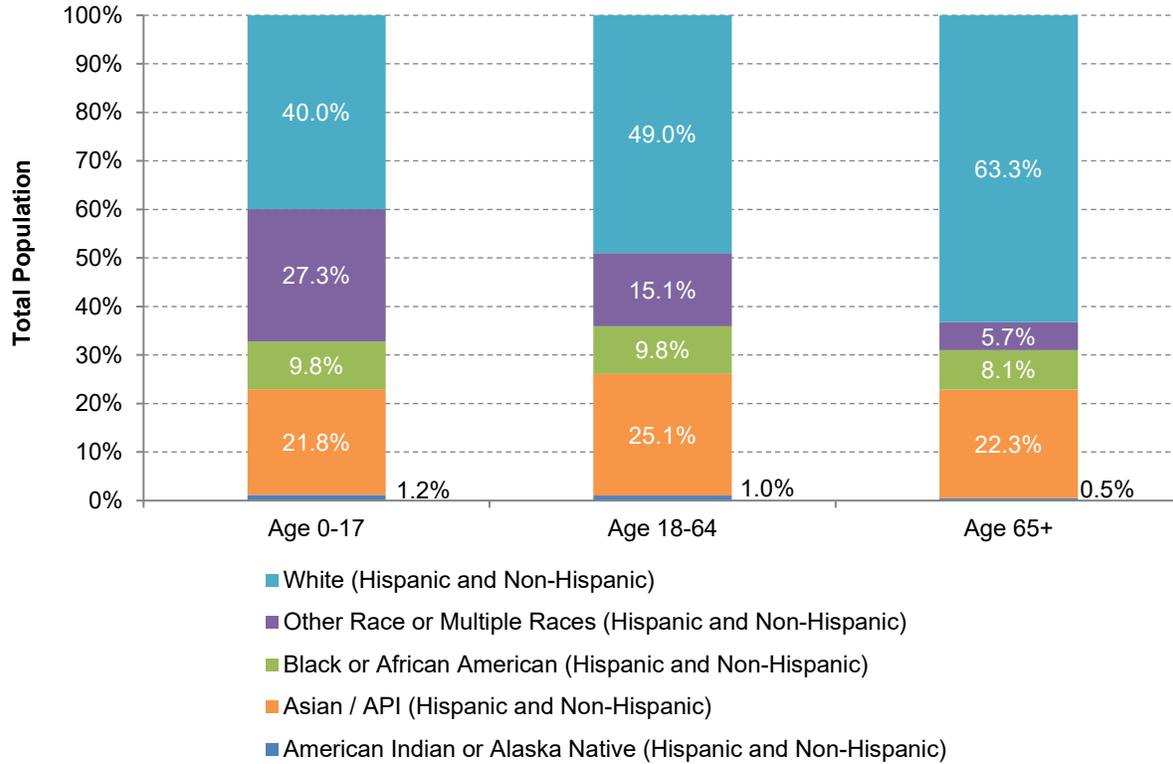


Notes:

Universe: Total population

Source: ABAG 2021 Pre-certified Housing Needs Data ((U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001)

**Figure A-3: Senior and Youth Population by Race, 2019, Unincorporated Alameda County**



Notes:

Universe: Total population

In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.

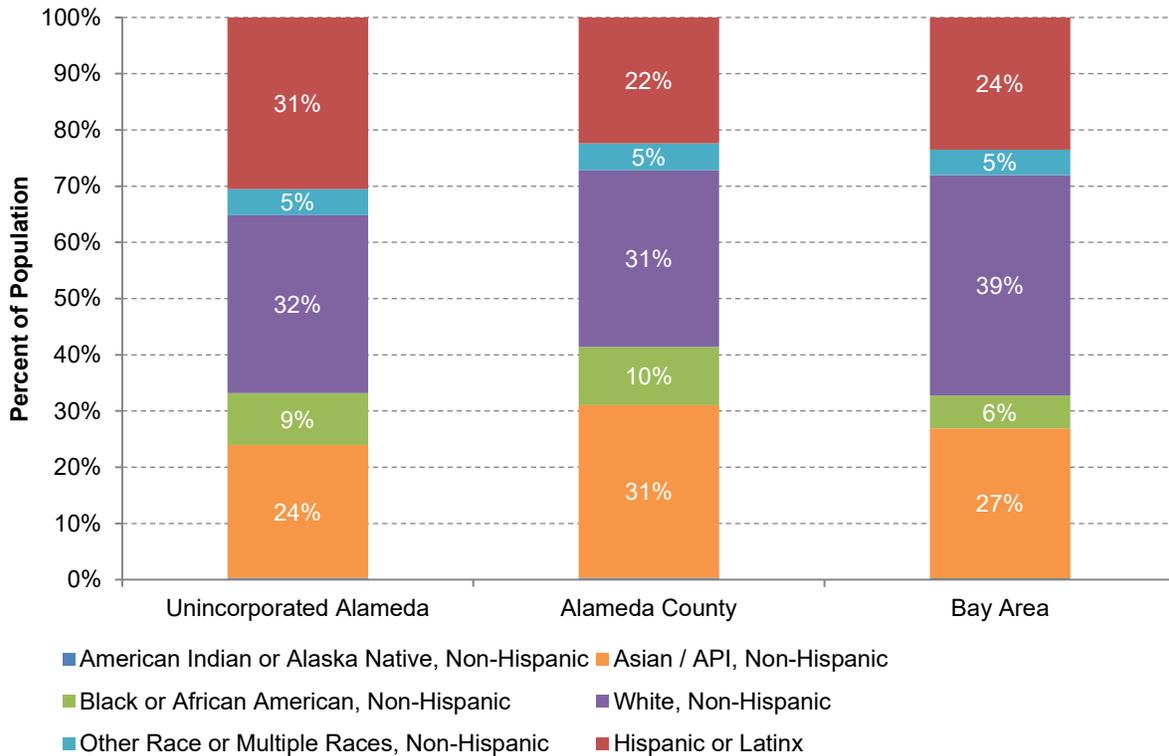
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G))

### A.2.3 Race/Ethnicity

Understanding the racial and ethnic makeup of a County and Region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that have occurred over time and continue to impact communities of color today.

In Unincorporated Alameda County, 31 percent of residents identify as Hispanic or Latinx, a higher share than the County (22 percent) and Region (24 percent). A smaller share of Unincorporated Alameda County residents (24 percent) identify as Asian or Pacific Islander compared to the County (31 percent) and Region (27 percent) (see Figure A-4).

**Figure A-4: Population by Race and Ethnicity, 2019, Unincorporated Alameda County**



**Notes:**

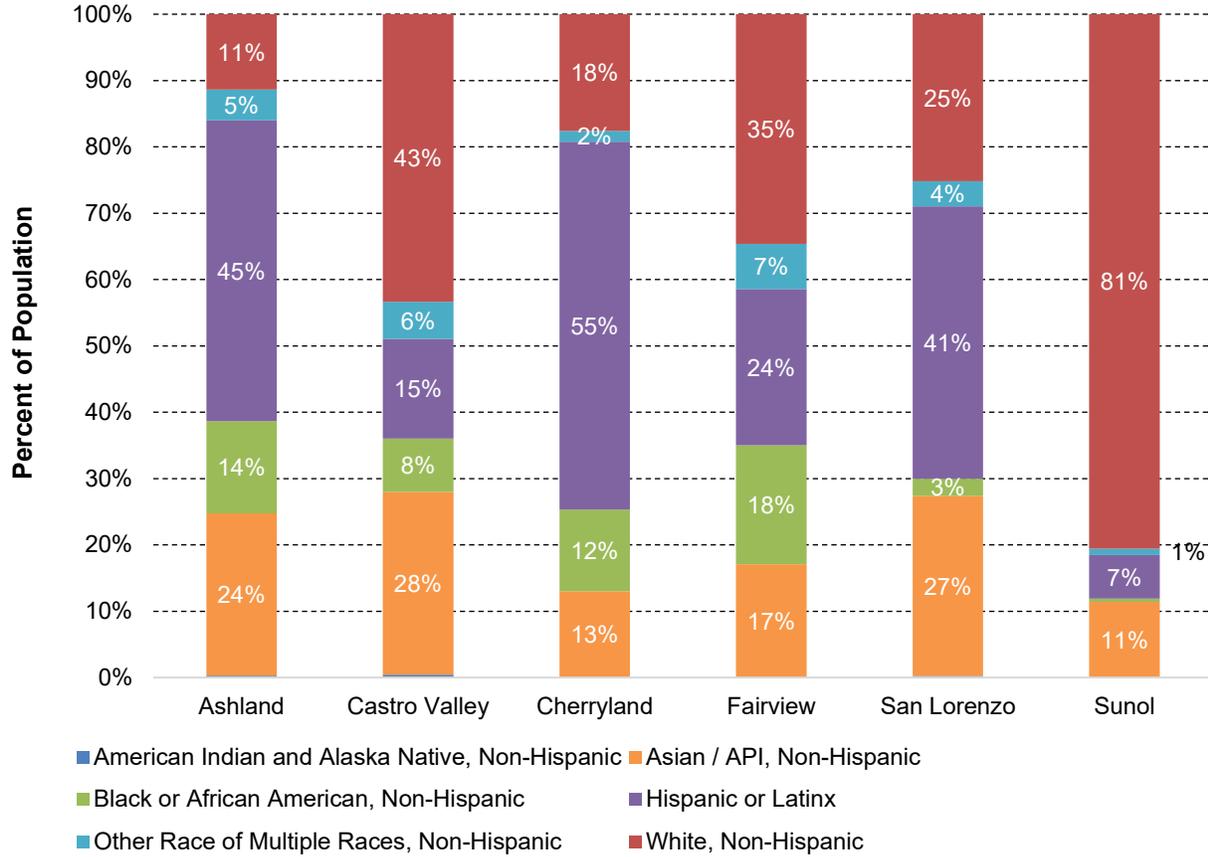
Data for 2019 represents 2015-2019 ACS estimates.

The Census Bureau defines Hispanic/Latinx ethnicity as separate from racial categories. For this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002)

There is a wide range of racial and ethnic distributions in communities within Unincorporated Alameda County. Cherryland, Ashland, and San Lorenzo have comparatively large shares of Hispanic or Latinx populations, and Sunol, Castro Valley, and Fairview have relatively large shares of Non-Hispanic White populations. In 2019, the Hispanic or Latinx population accounted for 55 percent of residents in Cherryland, 45 percent of residents in Ashland, and 41 percent of residents in San Lorenzo. In 2019, the Non-Hispanic White population accounted for 81 percent of residents in Sunol, 43 percent of residents in Castro Valley, and 35 percent of residents in Fairview (see Figure A-5).

**Figure A-5: Population by Race and Ethnicity, 2019, CDPs in Unincorporated Alameda County**



**Note:**

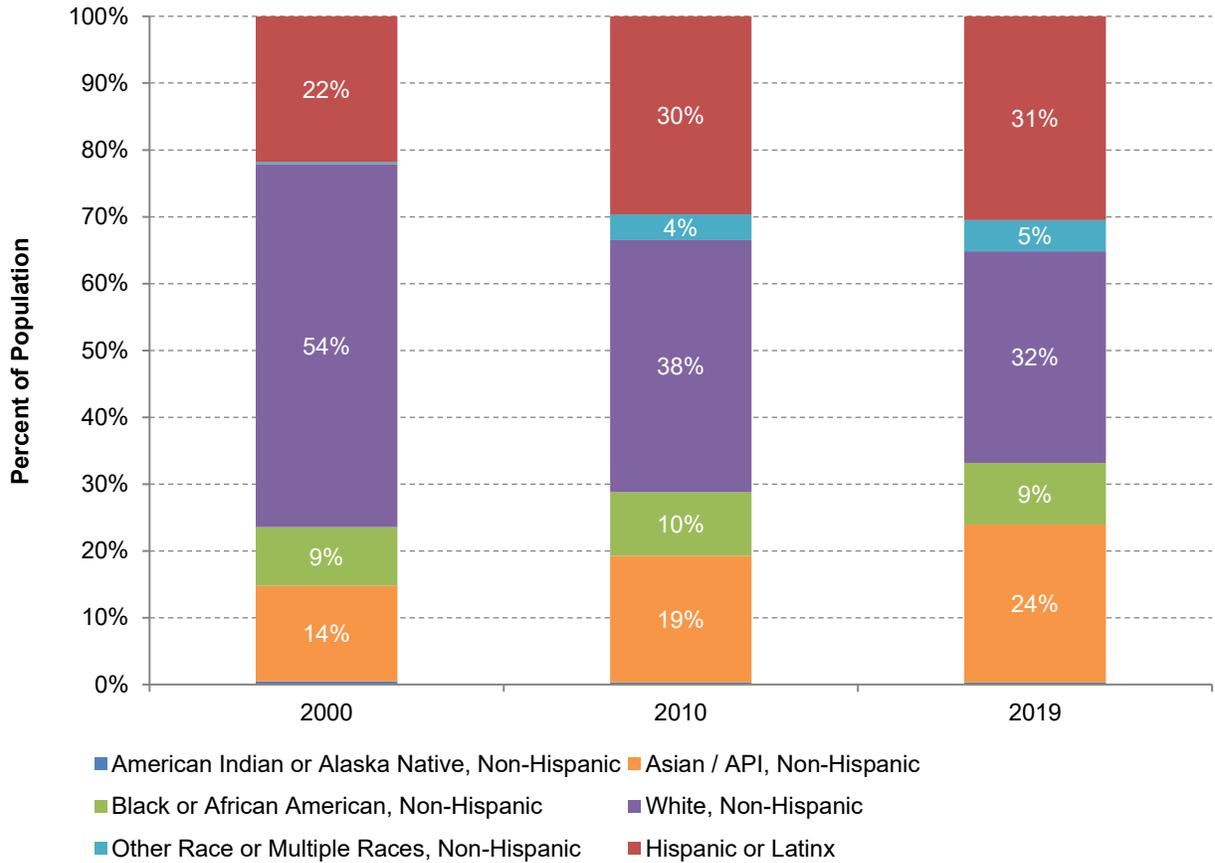
Data for 2019 represents 2015-2019 ACS estimates.

The Census Bureau defines Hispanic/Latinx ethnicity as separate from racial categories. For this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity. The Non-Hispanic American Indian or Alaska Native population accounts for less than one percent of residents in Alameda County, and the Bay Area. In Sunol, individuals identifying as Black or African American, Non-Hispanic account for less than one percent of the total population.

Source: (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002)

Since 2000, the percentage of residents in Unincorporated Alameda County identifying as Non-Hispanic White decreased while the percentage of residents of all other races and ethnicities has increased by 22.7 percentage points (see Figure A-6). The Hispanic or Latinx population increased the most while the Non-Hispanic White population decreased the most.

**Figure A-6: Population by Race and Ethnicity, 2000-2019, Unincorporated Alameda County**



**Notes:**

Data for 2019 represents 2015-2019 ACS estimates.

The Census Bureau defines Hispanic/Latinx ethnicity as separate from racial categories. For this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

The values above do not add up to 100% as they are rounded to the nearest one-tenth.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002)

## A.2.4 Employment

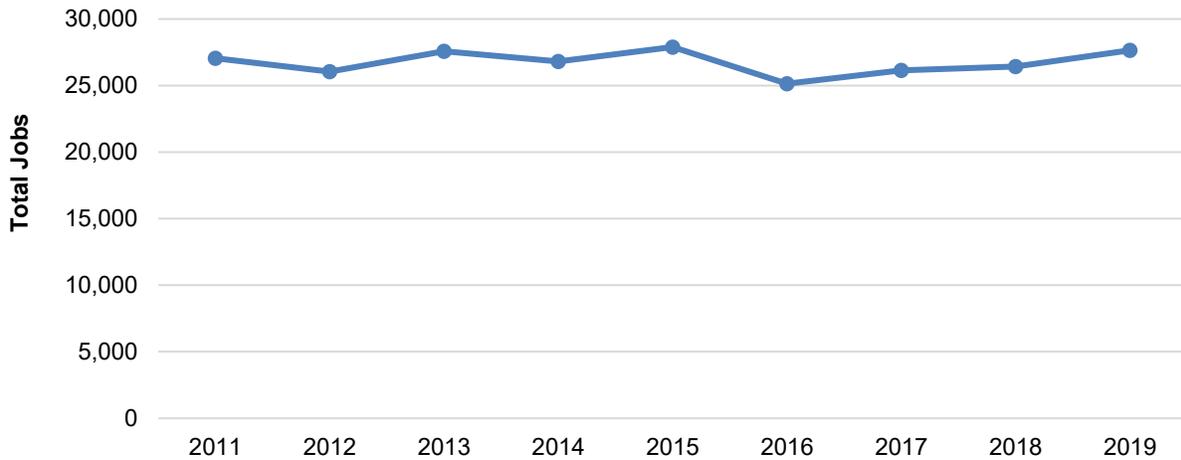
A city or county houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city or county may have job sites that employ residents from the same jurisdiction, but more often employ workers commuting from outside of it. Smaller jurisdictions typically will have more employed residents than jobs there and export workers, while larger jurisdictions tend to have a surplus of jobs and import workers. To some extent, the regional transportation system is set up for this flow of workers to the region’s core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may

be severe, where local jobs and worker populations are out of sync at a sub-regional scale. This imbalance burdens employees who must travel greater distances between their home and place of employment, which also strains the transportation system and has environmental implications.

In 2019, Unincorporated Alameda County had an estimated 27,643 jobs, which represented 3.4 percent of the 807,173 jobs in the County (see Figure A-7). An estimated 13.6 percent of people employed in Unincorporated Alameda County also lived in the area (Longitudinal Employer-Household Dynamics).

Unincorporated Alameda County has experienced little job growth in recent years. From 2011 to 2019, Unincorporated Alameda County experienced a net increase of 585 jobs, a growth rate of two percent and a rate much slower than the overall County, which grew by a rate of 23 percent during the same period.

**Figure A-7: Total Jobs, 2011-2019, Unincorporated Alameda County**



**Notes:**

Universe: Jobs from unemployment insurance-covered employment (private, state, and local government) plus United States Office of Personnel Management-sourced Federal employment

The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, 2011-2019.

Castro Valley is the largest employment center within Unincorporated Alameda County. In 2019, Castro Valley had 12,647 jobs (see Table A-3), which accounted for 46 percent of total jobs in Unincorporated Alameda County. Ashland and San Lorenzo have the next large concentrations of employment with each containing around 3,200 jobs. Although Castro Valley has a large concentration of jobs in Unincorporated Alameda County, since 2011, Castro Valley’s employment declined by six percent. From 2011 to 2019, Other Unincorporated Alameda County, Cherryland, and Ashland experienced the most job growth at rates of 27 percent, 23 percent, and 22 percent respectively.

**Table A-3: Total Jobs, 2011-2019, Unincorporated Alameda County CDPs**

	2011	2012	2013	2014	2015	2016	2017	2018	2019
Ashland	2,619	2,464	2,453	2,539	2,815	2,989	2,962	3,059	3,196
Castro Valley	13,476	13,609	12,794	13,088	13,823	11,220	12,142	12,596	12,647
Cherryland	1,301	1,339	1,355	1,502	1,509	1,536	1,570	1,573	1,600
Fairview	716	677	2,601	781	812	699	691	690	858
San Lorenzo	3,923	3,513	3,455	3,869	3,659	3,285	3,340	3,155	3,170
Sunol	529	574	562	494	510	427	414	451	450
Other Unincorporated Alameda County	4,494	3,862	4,348	4,545	4,766	4,983	5,025	4,897	5,722
Unincorporated Alameda County	27,058	26,038	27,568	26,818	27,894	25,139	26,144	26,421	27,643
Alameda County	656,385	671,397	691,401	716,374	751,240	782,101	793,317	813,406	807,173

Notes:

Universe: Jobs from unemployment insurance-covered employment (private, state, and local government) plus United States Office of Personnel Management-sourced Federal employment

The data is tabulated by place of work, regardless of where a worker lives.

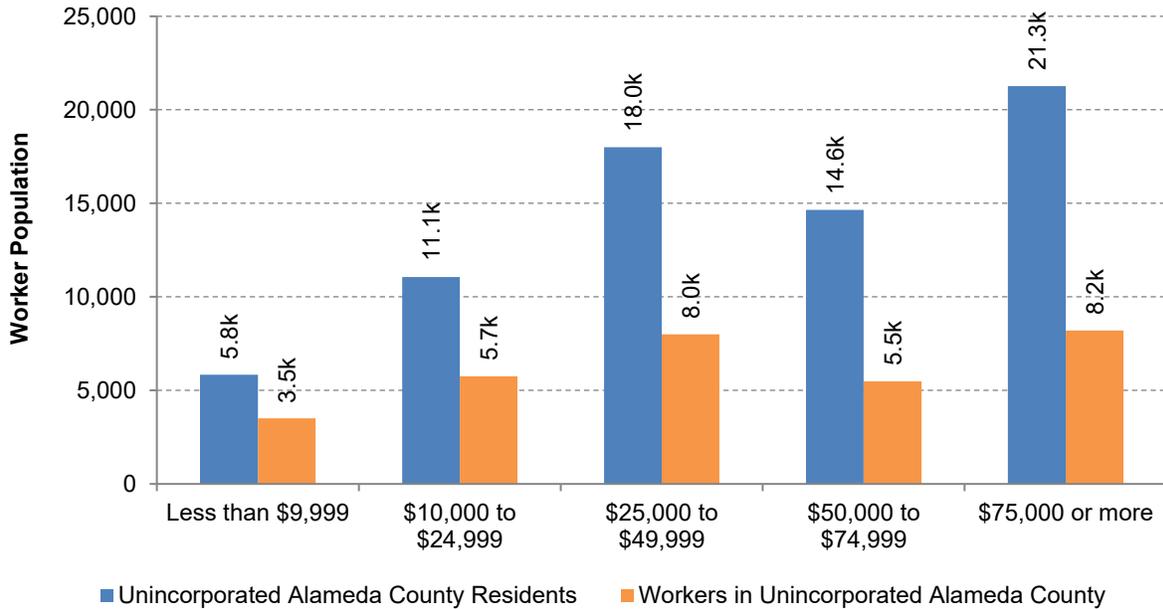
Source: U.S. Census Bureau, *Longitudinal Employer-Household Dynamics, 2011-2019*.

Figure A-8 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment opportunities for relatively low- income workers but have relatively few housing options for those workers. Conversely, it may house residents who are low-wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially unmet demand for housing in particular price categories. A surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear.

Unincorporated Alameda County has more low-wage residents (16,898) than low-wage jobs (9,246), where low-wage refers to jobs paying less than \$25,000. At the other end of the wage spectrum, the area has more high-wage residents than high-wage jobs (where high-wage refers to jobs paying more than \$75,000) (see Figure A-8).<sup>1</sup> The number of workers by wage category was supplied by ABAG and was sourced from the 2019 American Community Survey.

<sup>1</sup> The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

**Figure A-8: Workers by Earnings, Residents and Workers in Unincorporated Alameda County, 2019,**



Notes:

Universe: workers 16 years and over with earnings

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519)

Figure A-9 shows the balance of Unincorporated Alameda County’s resident workers to the jobs located there for different wage groups as a ratio instead – a value of 1 means that a County has the same number of jobs in a wage group as it has resident workers – in principle, a balance. Values close to 0 indicate a jurisdiction will need to export workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the Region.

**Figure A-9: Jobs-Worker Ratios, by Wage Group, 2002-2018, Unincorporated Alameda County**



Notes:

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state, and local government) plus United States Office of Personnel Management-sourced Federal employment

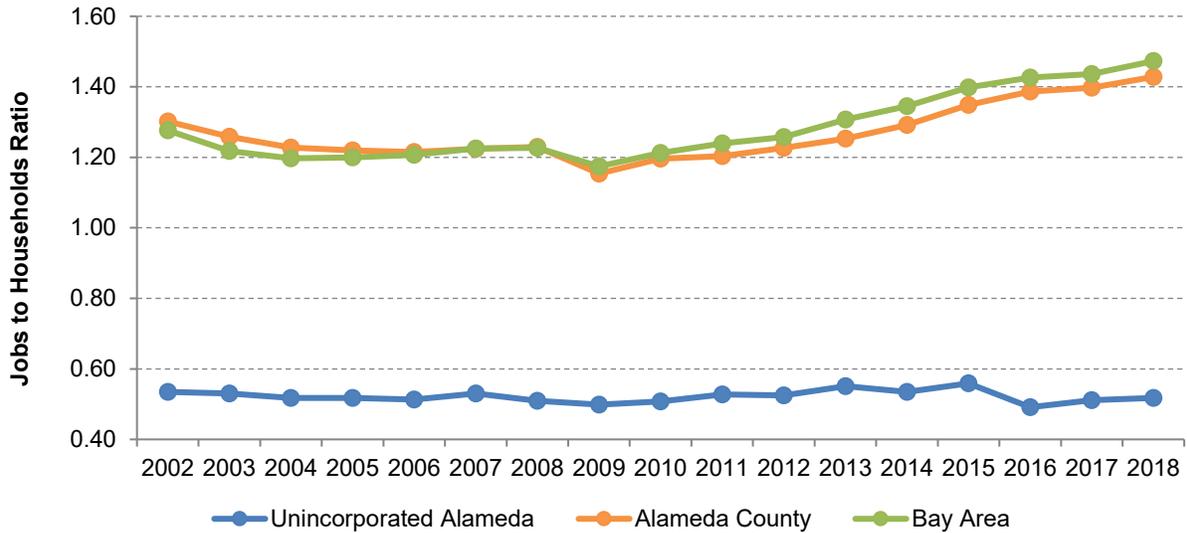
The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018)

Such balances between jobs and workers may directly influence the housing demand in a community. When there is high demand for housing relative to supply at different income levels, workers will compete for a limited supply. As already shown, many workers in Unincorporated Alameda County may be unable to afford to live where they work, particularly when housing growth has been in higher-income markets. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate, it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a County is relatively jobs-rich, typically also with a high jobs-to-household ratio (over 1.0). The jobs-household ratio in Unincorporated Alameda County has remained fairly constant over time, from 0.54 in 2002 to 0.52 jobs per household in 2018 (see Figure A-10). Unincorporated Alameda County’s ratio is significantly lower than both Alameda County (1.43) and the Region (1.47), suggesting the County has a low number of jobs relative to households.

**Figure A-10: Jobs-Household Ratio, 2002-2018**



**Notes:**

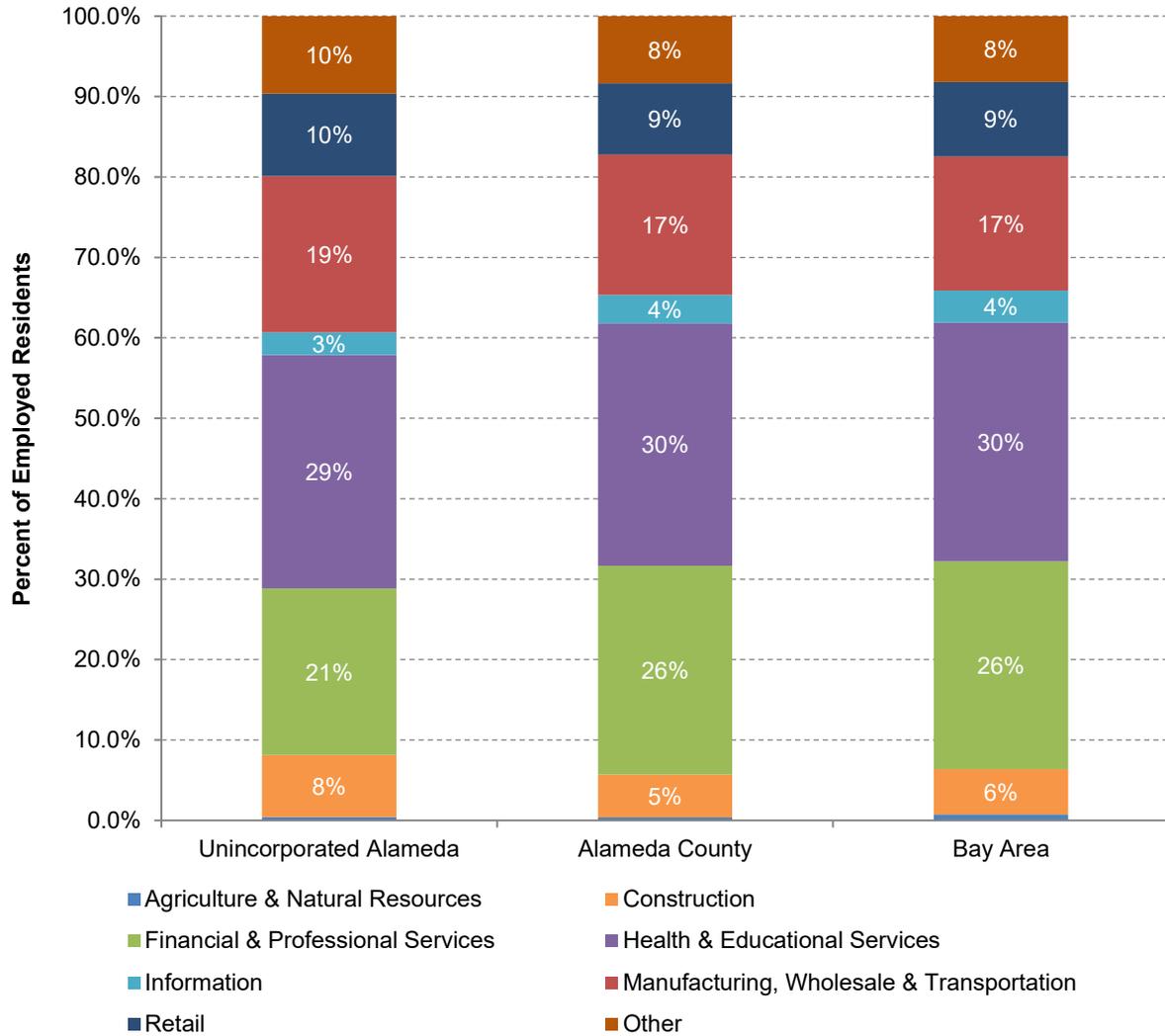
Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state, and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction

The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households))

Health and Educational Services is the largest industry in which Unincorporated Alameda County residents work (see Figure A-11). In 2019, 29 percent of Unincorporated Alameda County residents were employed in Health and Educational Services jobs. Health and Educational Services is also the largest industry sector in the County and the Region.

**Figure A-11: Resident Employment by Industry, 2019**



**Notes:**

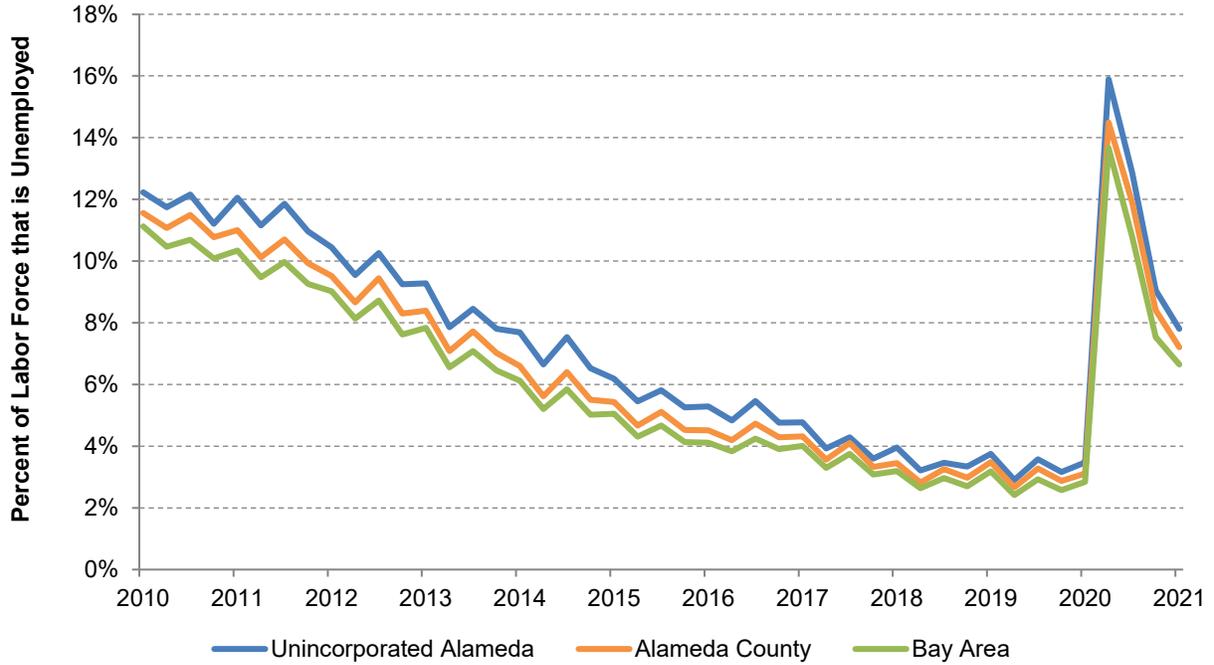
Universe: Civilian employed population age 16 years and over

The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Agriculture and Natural Resources accounts for less than one percent of resident employment in Unincorporated Alameda County, Alameda County, and the Bay Area.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data [2015-2019], Table C24030)

In Unincorporated Alameda County, there was a 4.4 percentage point decrease in the unemployment rate between January 2010 and January 2021 (see Figure A-12). Jurisdictions throughout the Region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, with a general improvement and recovery in the later months of 2020.

Figure A-12: Unemployment Rate, 2010-2021



Notes:

Universe: Civilian employed population age 16 years and over

Unemployment rates for the jurisdiction level are derived from larger-geography estimates.

Source: ABAG 2021 Pre-certified Housing Needs Data (California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021)

## Section A.3 Household Characteristics

### A.3.1 Household Size

In Unincorporated Alameda County, the largest share of households (31 percent) consists of households with two people, while the lowest share of households (13 percent) consists of five-or-more persons (see Table A-4). According to the California Department of Finance, Unincorporated Alameda County had an average household size of 3.0 in 2021. For additional information on household size, see Section A.3.2 (Overcrowding) and A.3.4 (Special Housing Needs).

**Table A-4: Household Size, 2019, Unincorporated Alameda County**

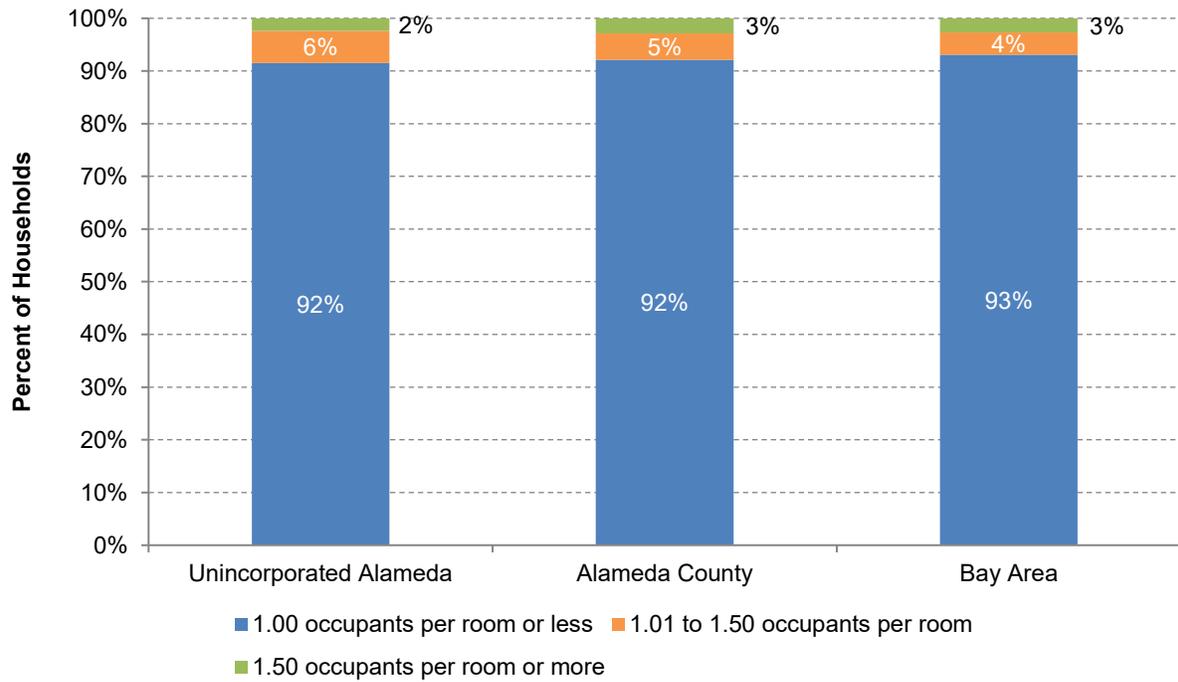
	Owner Occupied	% Owner Occupied	Renter Occupied	% Renter Occupied
1-person household	5,106	17.6%	4,514	25.4%
2-person household	9,595	33.1%	5,054	28.4%
3-person household	5,569	19.2%	2,998	16.9%
4-person household	5,223	18.0%	2,701	15.2%
5-or-more person household	3,484	12.0%	2,519	14.2%
<b>Total occupied housing units</b>	<b>28,977</b>	<b>100.00%</b>	<b>17,786</b>	<b>100.00%</b>
<i>Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009)</i>				

### A.3.2 Overcrowding

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau defines units with more than 1.5 occupants per room to be severely overcrowded.

Overall, Unincorporated Alameda County has a higher rate of overcrowding than the rest of the Region. 8.5 percent of Unincorporated Alameda County residents face overcrowded conditions, compared to eight percent of Alameda County residents and seven percent of Bay Area residents (see Figure A-13).

**Figure A-13: Overcrowding Severity, 2017**



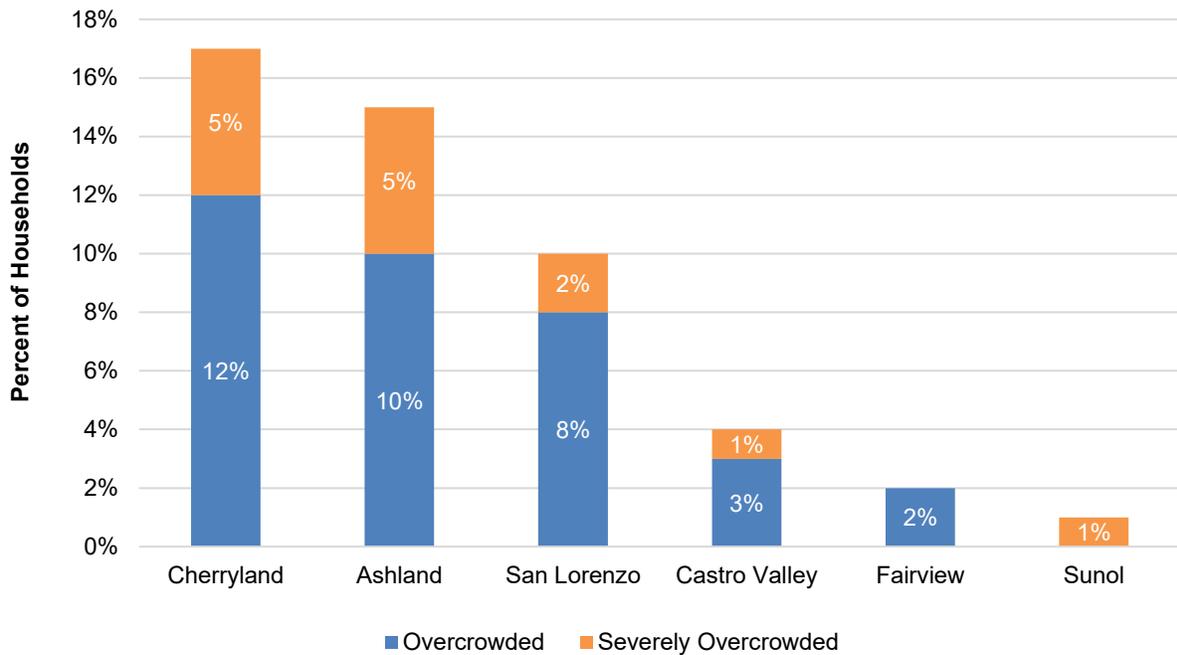
**Notes:**

The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

*Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)*

Within Unincorporated Alameda County, Cherryland, and Ashland have the greatest shares of residents that experience overcrowding. In 2019, 17 percent of residents in Cherryland experienced overcrowding and 15 percent of residents in Ashland experienced overcrowding (see Figure A-14).

**Figure A-14 Overcrowding Severity, 2017, Unincorporated Alameda County CDPs**

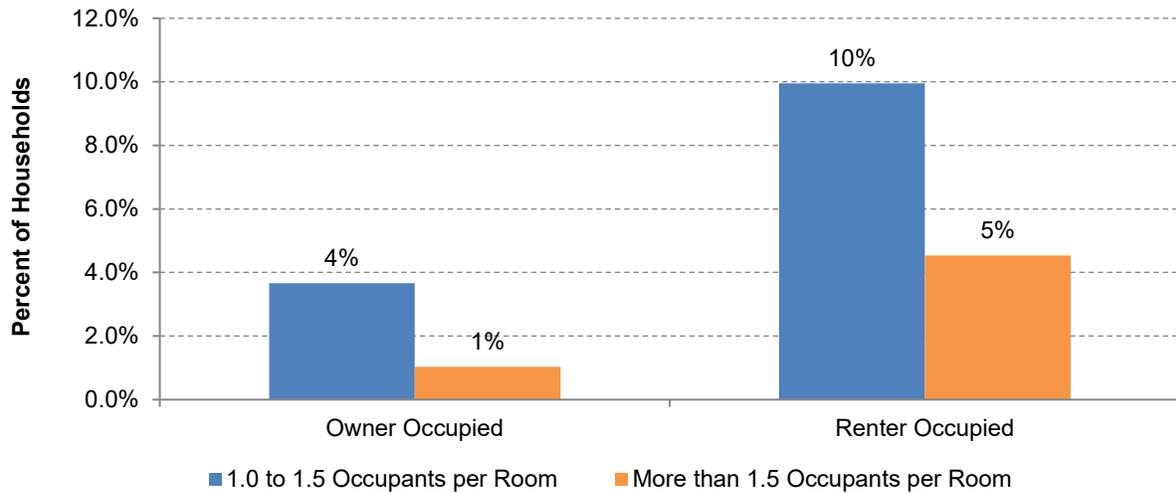


Note: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: Table 3 U.S. Department of Housing and Urban Development (HUD), *Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, renters are more likely to experience overcrowding. In Unincorporated Alameda County, 10 percent of households that rent experienced overcrowding (1 to 1.5 occupants per room), compared to four percent for those that own, and five percent of households that rent are severely overcrowded (more than 1.5 occupants per room) compared to one percent of households that own (see Figure A-15).

**Figure A-15: Overcrowding by Tenure and Severity, 2017, Unincorporated Alameda County**



**Notes:**

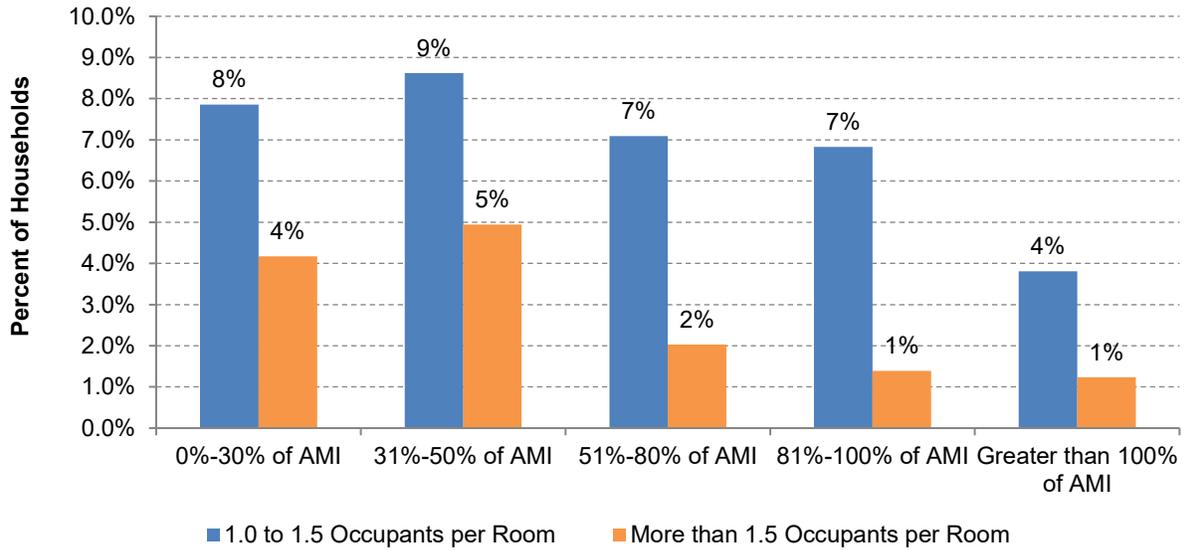
Universe: Occupied housing units

The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Overcrowding often disproportionately impacts low-income households. In 2019, 34.7 percent of households (2,322 households) earning 80 percent AMI or less experienced overcrowding and 11.1 percent of households (739 households) experienced severe overcrowding (see Figure A-16). Among households earning 30 percent AMI or less, 12 percent of households (807 households) experienced overcrowding, and 4.2 percent (280 households) experienced severe overcrowding. Five percent of households earning above 100 percent of the AMI experienced overcrowding, and 1.2 percent experienced severe overcrowding.

**Figure A-16: Overcrowding by Income Level and Severity, 2017, Unincorporated Alameda County**



Notes:

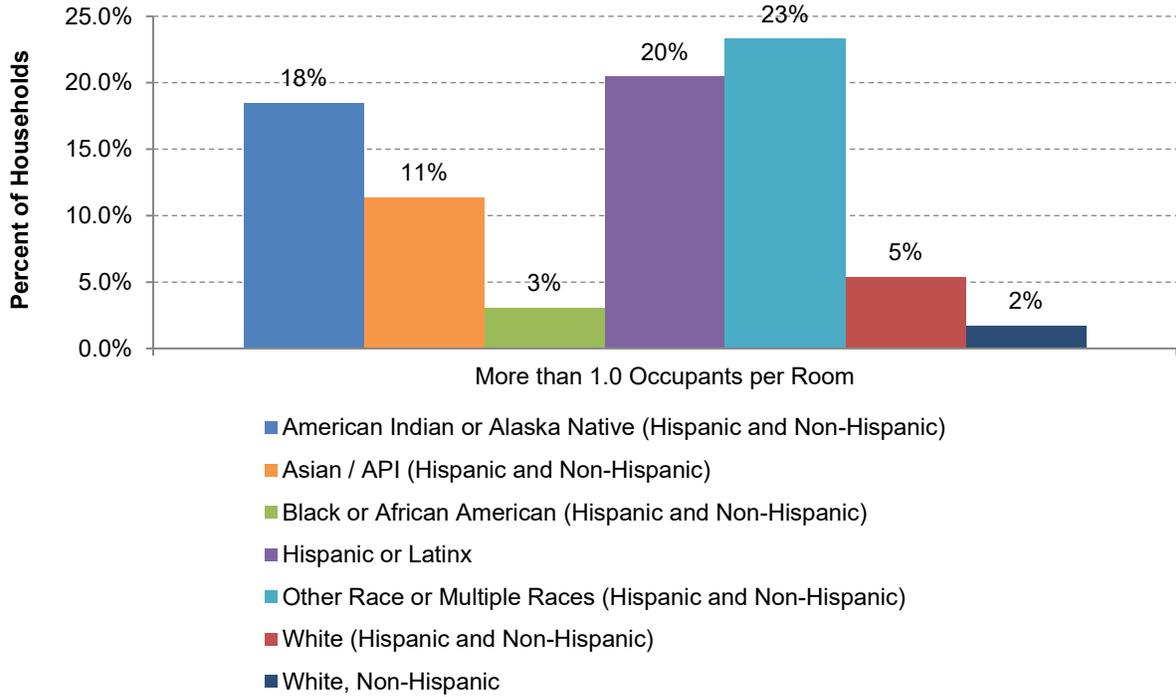
Universe: Occupied housing units

The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

People of color tend to experience overcrowding at higher rates than Non-Hispanic White residents. In Unincorporated Alameda County, two percent of Non-Hispanic White residents experience overcrowding compared to three percent of Black or African American residents (Hispanic and Non-Hispanic), 20 percent of Hispanic or Latinx residents, and 11 percent of Asian residents (Hispanic and Non-Hispanic) (see Figure A-17).

**Figure A-17: Overcrowding by Race, 2019, Unincorporated Alameda County**



Notes:

Universe: Occupied housing units

The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here.

The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labeled “Hispanic and Non-Hispanic” are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014)

### A.3.3 Household Income

Household income is a critical component of housing affordability. Income impacts the decision to rent versus own, unit size, and the location of housing. Overall, household income in Unincorporated Alameda County is somewhat lower than that of Alameda County. Unincorporated Alameda County’s median household income in 2019 was \$91,653, which is 8.5 percent lower than the County’s median income of \$99,406 (see Table A-5). The mean income in Unincorporated Alameda County (\$115,077) is 13.6 percent lower than in Alameda County (\$130,710).

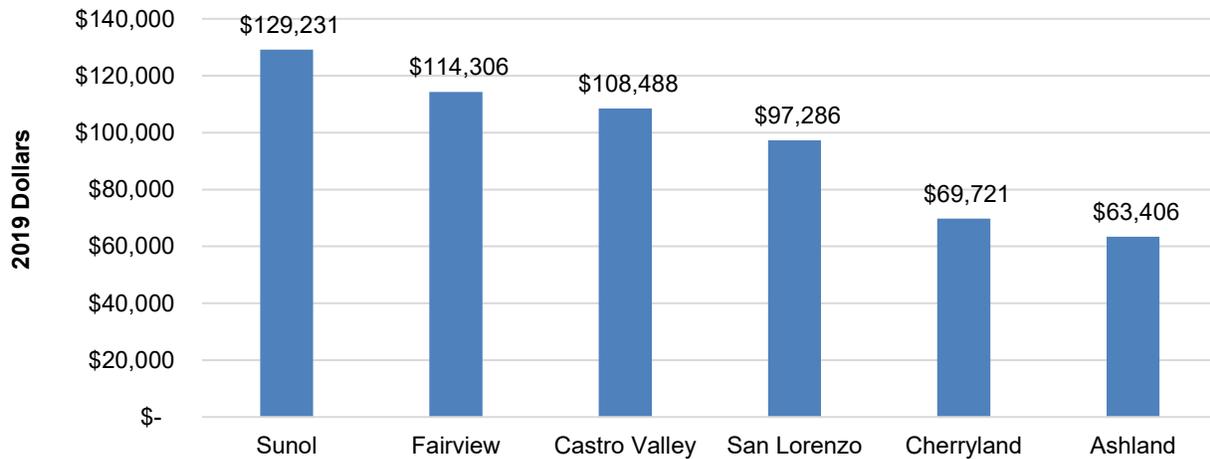
Incomes are generally lower in Ashland and Cherryland compared to other communities in Unincorporated Alameda County. In 2019 the median income was \$63,406 in Ashland and

\$69,721 in Cherryland. In Unincorporated Alameda County, Sunol has the highest median income at \$129,231 (see Figure A-18).

**Table A-5: Median Household Income, Unincorporated Alameda County, 2019**

	Unincorporated Alameda County	Alameda County
<b>Median Income</b>	\$91,653	\$99,406
<b>Mean Income</b>	\$115,077	\$130,710
<i>Source: ACS 5-year estimates (2019), S1901</i>		

**Figure A-18: Median Household Income, 2019, Unincorporated Alameda County CDPs**



*Source: ACS 5-year estimates (2019), S1901*

The Regional Housing Needs Allocation (RHNA) includes specific income categories defined by their respective proportion of the County area median income (AMI). Table A-6 defines these income categories.

**Table A-6: Income Categories as a Percentage of AMI, 2021, Unincorporated Alameda County**

	% of AMI
<b>Extremely Low</b>	0-30%
<b>Very Low</b>	30-50%
<b>Low</b>	50-80%
<b>Moderate</b>	80-120%
<b>Above Moderate</b>	>120%
<i>Source: Department of Housing and Community Development, 2021</i>	

Table A-7 shows the 2021 income limits for these income categories in Alameda County. The above moderate category includes all households earning above the upper limit of the moderate-income category.

**Table A-7: Annual Income Limits by Household Size, 2021, Alameda County**

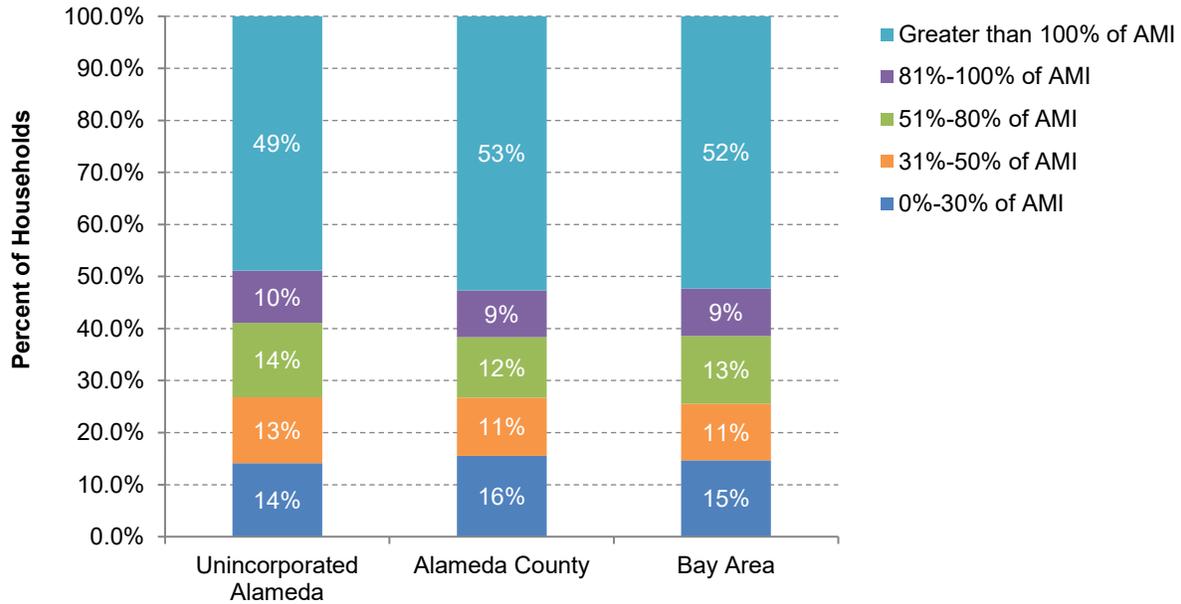
Number of Persons in Household:		1	2	3	4	5	6	7	8
<b>Alameda County Area Median Income: \$125,600</b>	Extremely Low	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
	Very Low Income	47,950	54,800	61,650	68,500	74,000	79,500	84,950	90,450
	Low Income	76,750	87,700	98,650	109,600	118,400	127,150	135,950	144,700
	<b>Median Income</b>	87,900	100,500	113,050	<b>125,600</b>	135,650	145,700	155,750	165,800
	Moderate Income	105,500	120,550	135,650	150,700	162,750	174,800	186,850	198,900

*Source: Department of Housing and Community Development, 2021*

Despite the economic and job growth experienced throughout the Region since 1990, the income gap between high and low-income households has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the State.

In Unincorporated Alameda County, 49 percent of households earn more than 100 percent of AMI, and 14 percent (7,052 households) make less than 30 percent of AMI, which is considered extremely low-income (see Figure A-19). Regionally, more than half of all households make more than 100 percent AMI, while 15 percent make less than 30 percent AMI. Among Unincorporated Alameda County households, 41 percent (20,543 households) are lower income (earning 80 percent of AMI or less), while around 38.5 percent of households in the County and Bay Area are lower income. Many households with multiple wage earners, including food service workers, full-time students, teachers, farmworkers, and healthcare professionals, often fall into lower AMI categories due to relatively stagnant wages in many industries.

**Figure A-19: Households by Household Income Level, 2017**



**Notes:**

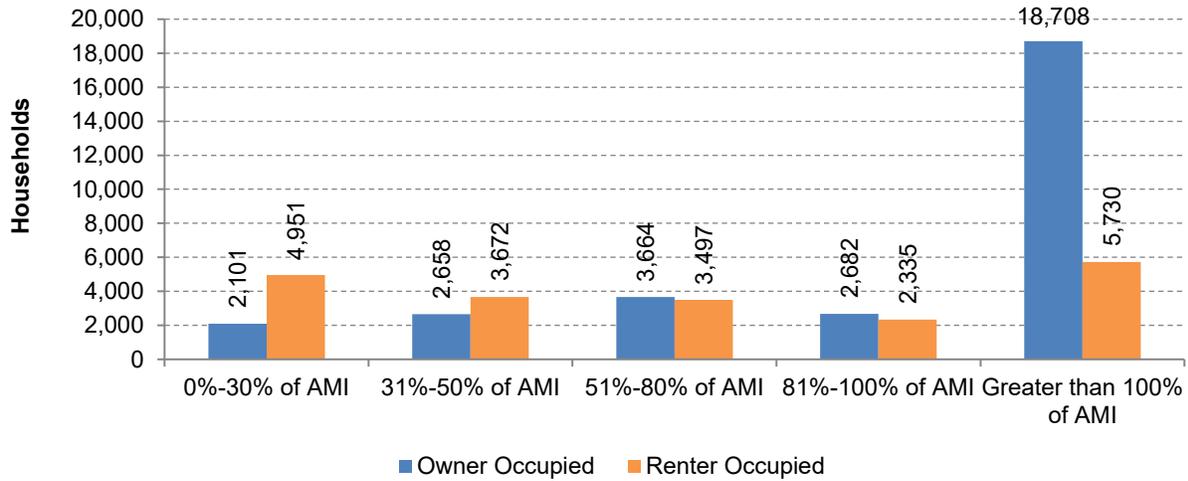
Universe: Occupied housing units

Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine-county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located.

*Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)*

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households. In Unincorporated Alameda County, most households that own their home earn more than the area median income (see Figure A-20). Among households earning 30 percent of AMI, 4,951 households (70 percent) are renters and 2,101 households are homeowners (30 percent), and among households earning between 31 and 50 percent of AMI, 3,672 households (58 percent) rent their home and 2,658 households (42 percent) own their home.

**Figure A-20: Household Income Level by Tenure, 2017, Unincorporated Alameda County**



Notes:

Universe: Occupied housing units

Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine-county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County).

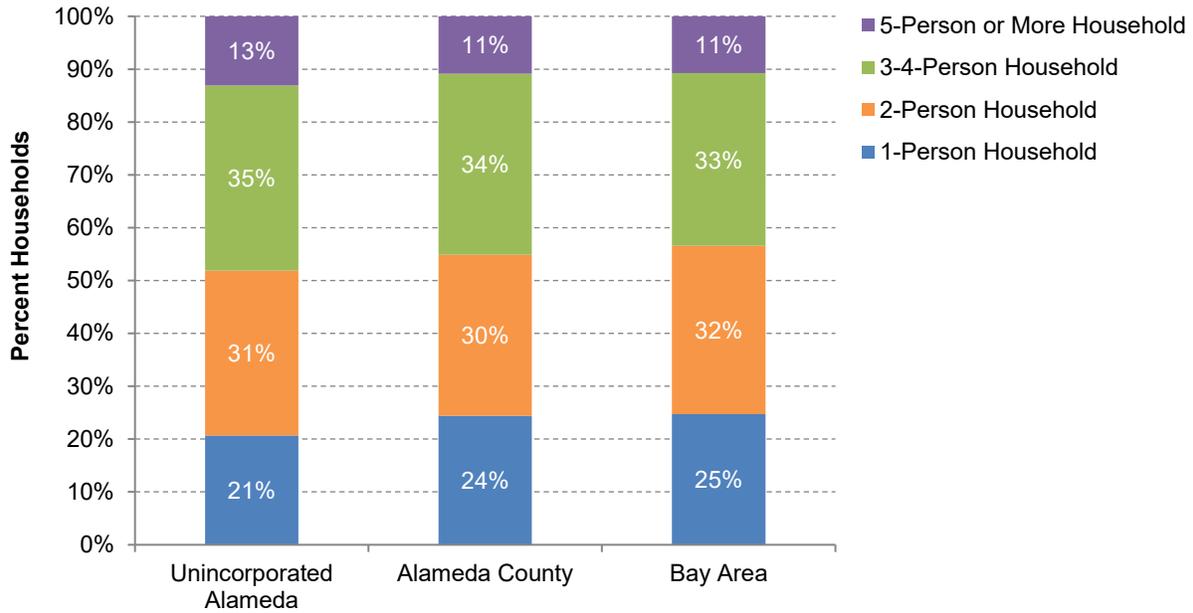
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

### A.3.4 Special Housing Needs

#### Large Families

Large households (defined as those containing five or more persons) often have different housing needs than smaller households. If a city’s housing stock does not include units with enough bedrooms, large households could end up living in overcrowded conditions and overpaying for housing. Of all households in Unincorporated Alameda County, 13.1 percent (6,476 households) are large households, which is somewhat higher than in the County (11 percent) and the Region (11 percent) (see Figure A-21). As noted previously in Table A-4, 59.2 percent of large households in Unincorporated Alameda County live in owner-occupied housing.

**Figure A-21: Household by Household Size, 2019**



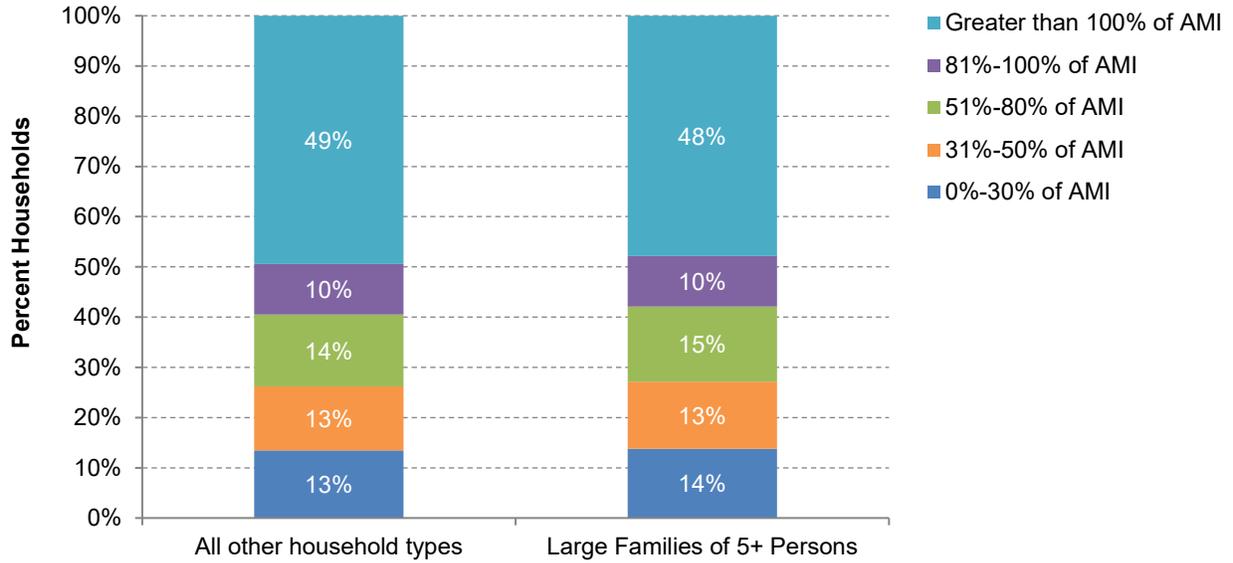
Notes:

Universe: Occupied housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009)

In 2017, 13 percent of all households (6,711 households) were extremely low-income, earning 30 percent or less than AMI (see Figure A-22). Among large households, a slightly larger share, 14 percent, (771 households) were extremely low-income.

**Figure A-22: Household Size by Household Income Level, 2017, Unincorporated Alameda County**



Notes:

Universe: Occupied housing units

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

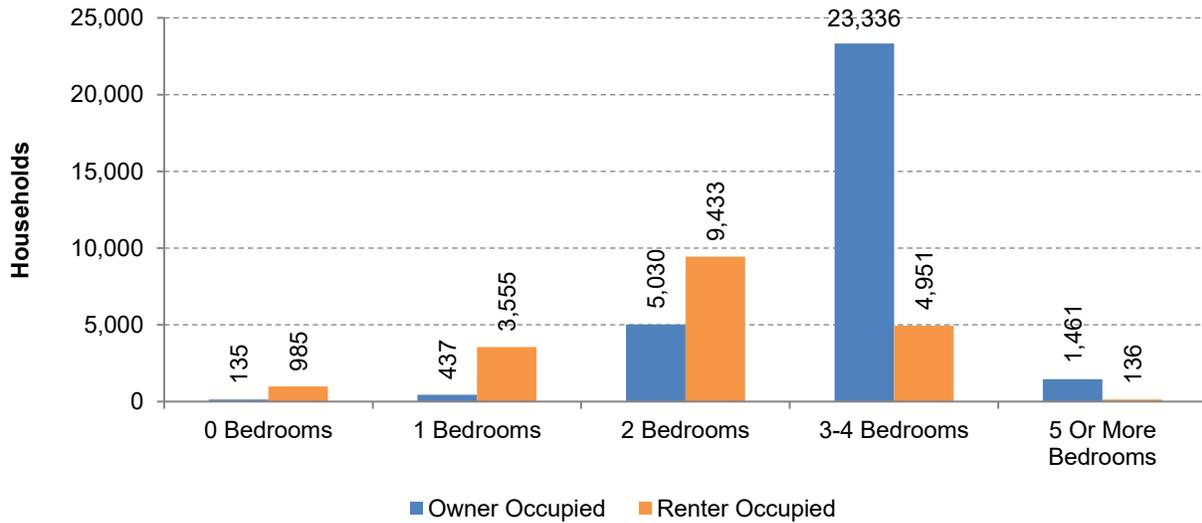
The unit sizes available in a community affect which households can live in a community. Large families are generally served by housing units with three or more bedrooms, of which there are 29,884 units (60 percent of all units) in Unincorporated Alameda County (see Table A-8 and Figure A-23). Among units with three or more bedrooms, 17 percent are renter-occupied, and 83 percent are owner-occupied. Compared to the number of large households, the housing mix of Unincorporated Alameda County is considered adequate to accommodate larger household sizes. However, the limited supply of rental housing for large families is a constraint.

**Table A-8: Housing Units by Number of Bedrooms, 2019, Unincorporated Alameda County**

Number of Bedrooms	Owner Occupied		Renter Occupied		Total Number
	Number	Percent	Number	Percent	
0 Bedrooms	135	12%	985	88%	1,120
1 Bedroom	437	11%	3,555	89%	3,992
2 Bedrooms	5,030	35%	9,433	65%	14,463
3-4 Bedrooms	23,336	82%	4,951	18%	28,287
5 Or More Bedrooms	1,461	91%	136	9%	1,597

*Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042)*

**Figure A-23: Housing Units by Number of Bedrooms, 2019, Unincorporated Alameda County**



Notes:

Universe: Housing units

*Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042)*

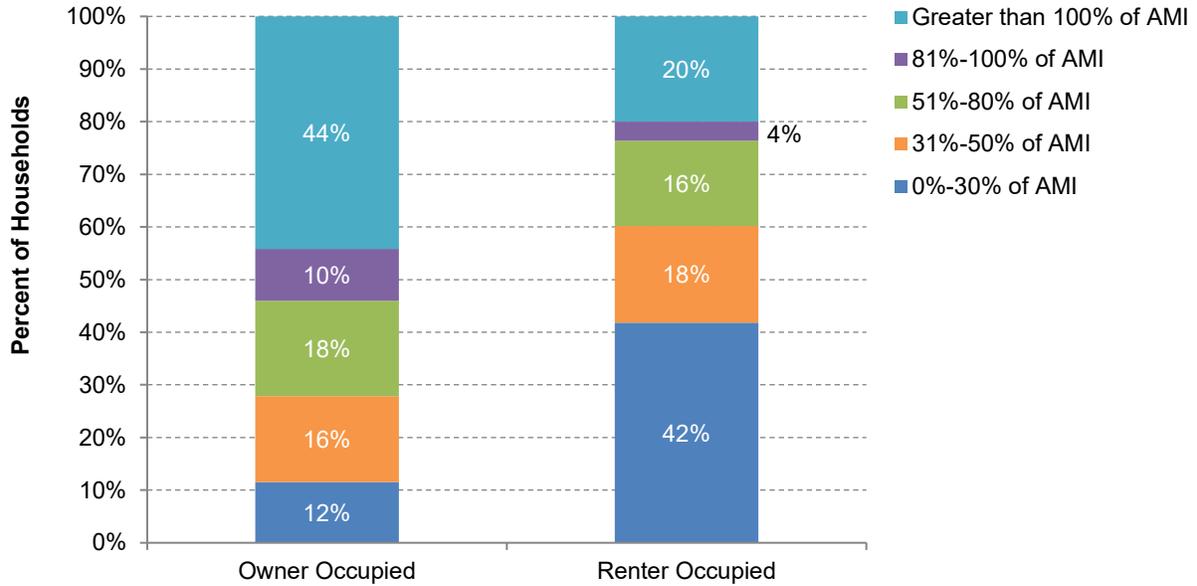
### Senior Households

Senior households often experience a combination of factors that can make accessing or keeping housing affordable a challenge. They frequently live on fixed incomes and are more likely to have disabilities, chronic health conditions, and/or reduced mobility. Seniors who rent their home may be at even greater risk for housing challenges than senior homeowners due to housing cost differences between these groups.

In Unincorporated Alameda County, 42 percent (1,307 households) of senior households that rent are extremely low-income (earning 0-30 percent of the AMI), compared to only 12 percent (1,056

households) of senior households that own their home (see Figure A-24). Extremely low- and very low-income seniors (both renters and owners) are more likely to be cost burdened than higher-earning seniors. 63 percent (4,430 households) of extremely low and low-income senior households are cost burdened (see Table A-9).

**Figure A-24: Senior Households by Income and Tenure, 2017, Unincorporated Alameda County**



**Notes:**

Universe: Senior households

For this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine-county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose- Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County).

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

**Table A-9: Cost-Burdened Senior Households by Income Level, 2017, Unincorporated Alameda County**

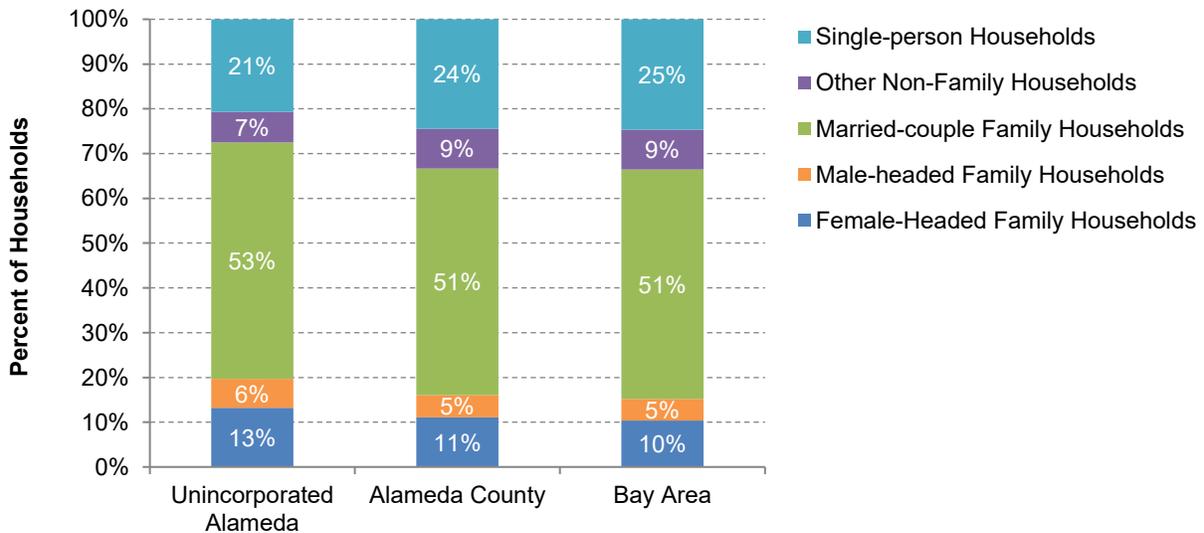
Income Level	0%-30% of Income Used for Housing	30%-50% of Income Used for Housing	50%+ of Income Used for Housing	Total
0%-30% of AMI	680	502	1,181	<u>2,363</u>
31%-50% of AMI	976	478	613	<u>2,067</u>
51%-80% of AMI	1,253	620	290	<u>2,163</u>
81%-100% of AMI	686	227	99	<u>1,012</u>
Greater than 100% of AMI	4,161	432	69	<u>4,662</u>

*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*

### Female-headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Unincorporated Alameda County, most households are married-couple family households (53 percent), followed by single-person households (21 percent). Female-headed family households make up 13 percent of all households (see Figure A-25).

**Figure A-25: Household Type, 2019**



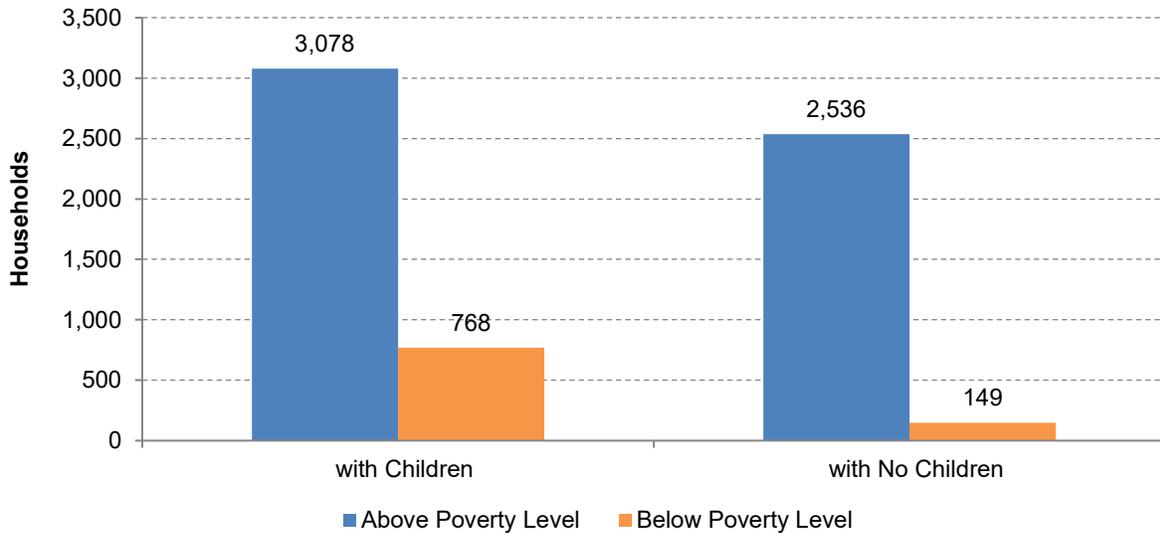
**Notes:**

For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.

*Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001)*

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added cost and need for childcare can make finding a home that is affordable more challenging. Among female-headed households in Unincorporated Alameda County, 59 percent (3,846 households) have children. 20 percent (768 households) of female-headed households with children are below the federal poverty line compared to six percent (149 households) of female-headed households without children (see Figure A-26).

**Figure A-26: Female-Headed Households by Poverty Status, 2019, Unincorporated Alameda County**



**Notes:**

The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012)

**Persons with Disabilities**

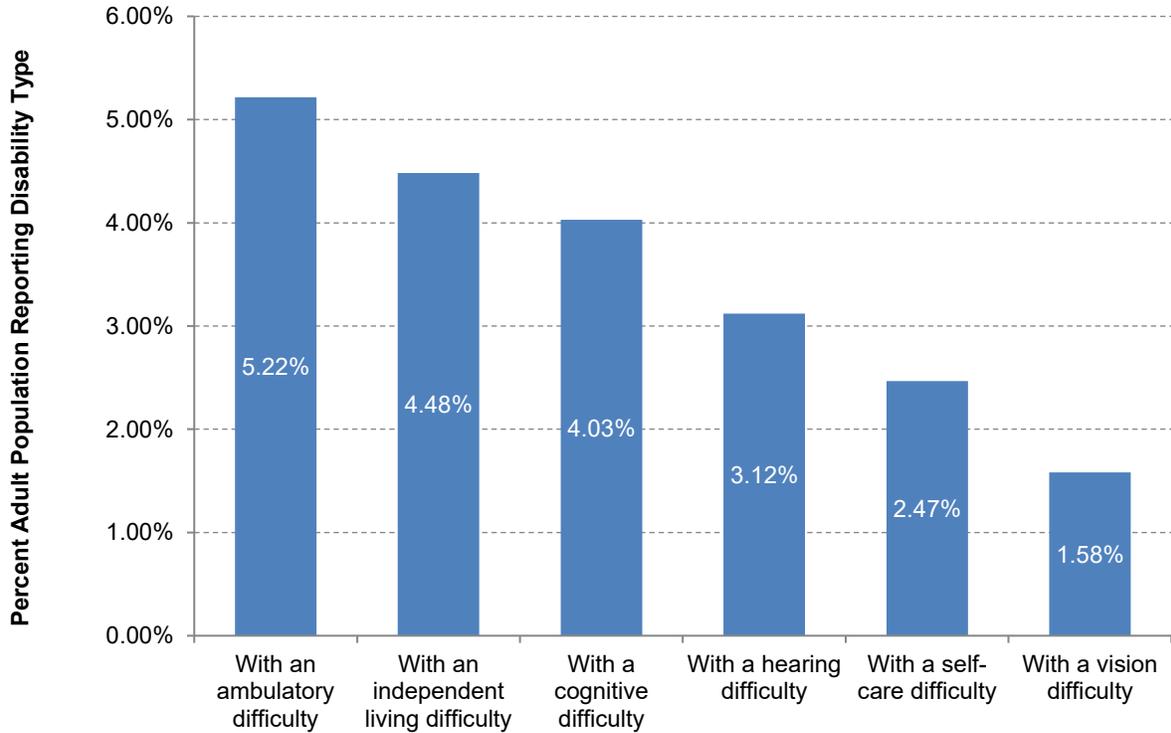
Persons with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and require specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence.

Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose caregivers (such as parents or family members) due to aging. Overall, 15,576 residents in Unincorporated Alameda County (11

percent), have a disability of any kind. Figure A-27 shows the rates at which different disabilities are present among residents of Unincorporated Alameda County.

**Figure A-27: Disability by Type, 2019, Unincorporated Alameda County**



Notes:

Universe: Civilian noninstitutionalized population 18 years and over

*These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.*

*Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107)*

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

In Unincorporated Alameda County, children and teens (under the age of 18) account for 53 percent of residents with a developmental disability, while adults account for 47 percent (see Table A-10). The most common living arrangement for individuals with developmental disabilities in Unincorporated Alameda County is the home of a parent, family member, or guardian (see Table A-11).

**Table A-10: Population with Developmental Disabilities by Age, 2020, Unincorporated Alameda County**

Age Group	Number of People with a Developmental Disability
Age Under 18	944
Age 18+	850
Notes:	
Universe: Population with developmental disabilities	
The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.	
<i>Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020))</i>	

**Table A-11: Population with Developmental Disabilities by Residence, 2020, Unincorporated Alameda County**

Residence Type	Number of People with a Developmental Disability
Home of Parent/Family/Guardian	1,471
Community Care Facility	156
Independent/Supported Living	85
Other	37
Foster/Family Home	30
Intermediate Care Facility	29
Notes:	
The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.	
<i>Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020))</i>	

## Residents Living Below the Poverty Level

The federal poverty level is an estimate of the minimum annual income a household would need to pay for essentials, such as food, housing, clothes, and transportation. This level considers the number of people in a household, their income, and the state in which they live. In Unincorporated Alameda County, 9.0 percent of the total population (12,488 residents) is below the poverty line, slightly lower than the rate of poverty in Alameda County (9.9 percent) (see Table A-12).

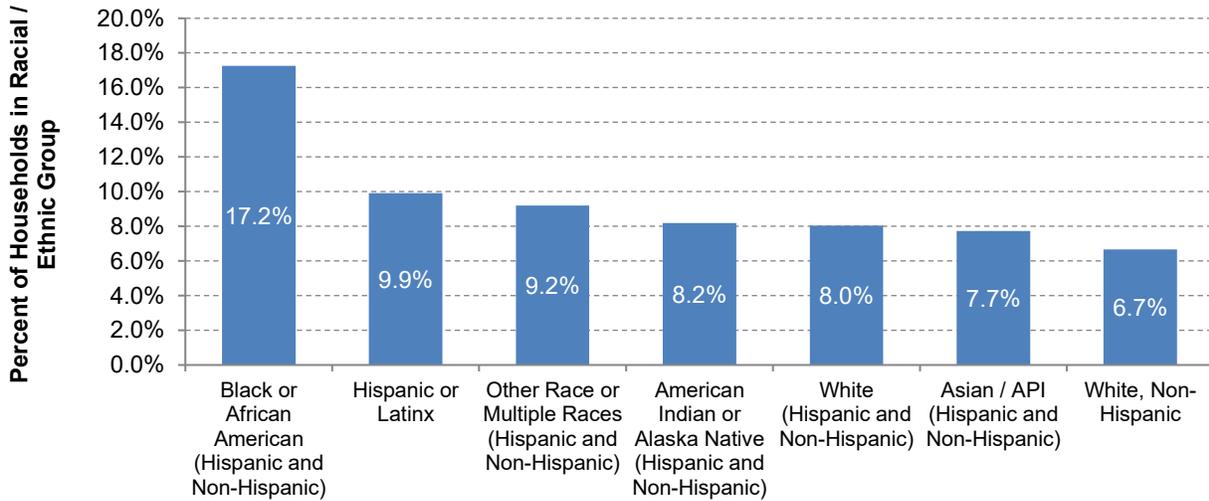
**Table A-12: Poverty Status, 2019**

	Unincorporated Alameda County	Alameda County
<b>% of Population Below Poverty Level</b>	9.0%	9.9%
<i>Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019) Table S1701</i>		

As mentioned above, female-headed households with children experience poverty at a disproportionately higher rate than those without children or the overall population, with 20 percent of female-headed households with children living below the federal poverty level in Unincorporated Alameda County.

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. These economic disparities also leave communities of color at higher risk for housing insecurity, displacement, or homelessness. In Unincorporated Alameda County, Black or African American (Hispanic and Non-Hispanic) residents experience the highest rates of poverty (see Figure A-28).

**Figure A-28: Poverty Status by Race, 2019, Unincorporated Alameda County**



**Notes:**

Universe: Population for whom poverty status is determined

The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labeled “Hispanic and Non-Hispanic” are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I))

**Farmworkers**

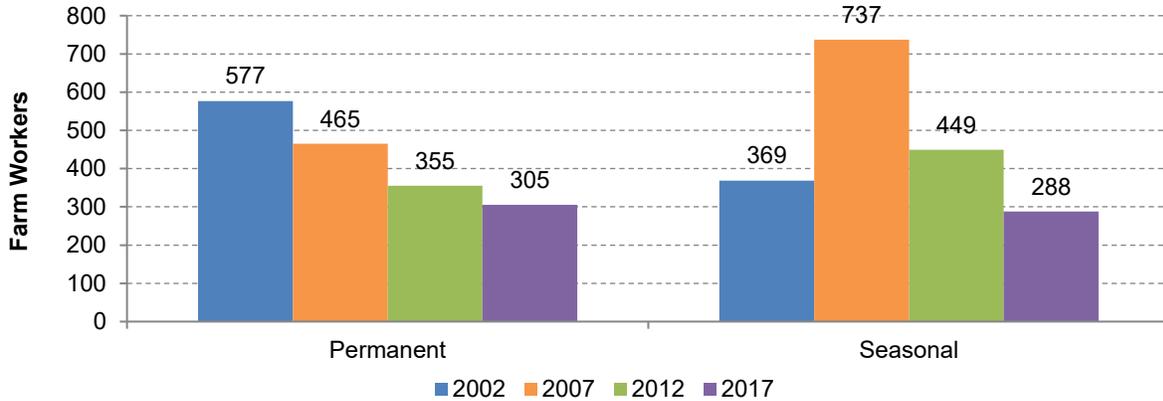
The California Department of Housing and Community Development (HCD) identifies farmworkers as having special housing needs due to their limited income and the unstable nature of their employment.<sup>2</sup> Farmworkers are some of the lowest-paid workers in the U.S., according to a 2021 report from The Economic Policy Institute. On average, farmworkers in 2020 earned about \$14.62 per hour, “far less than even some of the lowest-paid workers in the U.S. labor force.” Farmworkers are also more likely to have temporary and changing housing needs. Over the past two decades, along with efforts to assure overtime pay and a decent wage, there has been a shift to a more permanent workforce for many farms. This trend has shifted the bulk of the housing need from seasonal housing for migrant workers to permanently affordable housing for low-wage working families. Farmworkers commuting to their place of work often experience long commutes, 75 miles on average according to the U.S. Department of Agriculture.

<sup>2</sup>California Department of Housing and Community Development, [Farmworkers](#).

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Alameda County has decreased since 2002, totaling 305 in 2017. The number of seasonal farm workers has also decreased, totaling 288 in 2017 (see Figure A-29).

Although publicly available data does not provide an estimate specifically for the number of farmworkers in Unincorporated Alameda County, less than one percent of residents work in the agriculture and forestry industry according to 2019 ACS data (see Figure A-11).

**Figure A-29: Farm Operations and Farm Labor by County, 2002-2017, Alameda County**



**Notes:**

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

Farm workers are considered seasonal if they work on a farm less than 150 days a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor)

In Unincorporated Alameda County, the migrant worker student population totaled 36 students in the 2019-20 school year and has decreased by 51 percent since the 2016-17 school year. Across the Bay Area, the student migrant worker population declined by 2.4 percent since the 2016-17 school year, and County experienced a 9.6 percent decrease in the number of migrant worker students since the 2016-17 school year (see Table A-13).

**Table A-13: Migrant Worker Student Population, 2016-2020**

Academic Year	Unincorporated Alameda County	Alameda County	Bay Area
2016-17	73	874	4,630
2017-18	91	1,037	4,607
2018-19	44	785	4,075
2019-20	36	790	3,976

Notes:  
 Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools  
 The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.  
 Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020))

## People Experiencing Homelessness

Homelessness remains an urgent challenge in many communities across California, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs of the unhoused population remains a priority throughout the Region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction, and those dealing with traumatic life circumstances. Of the 8,022 reported homeless persons in Alameda County, most are in households without children and are unsheltered (6,276 persons, or 84 percent). Among those experiencing homelessness in households with children, 497 are sheltered in an emergency shelter or transitional housing (see Table A-14).

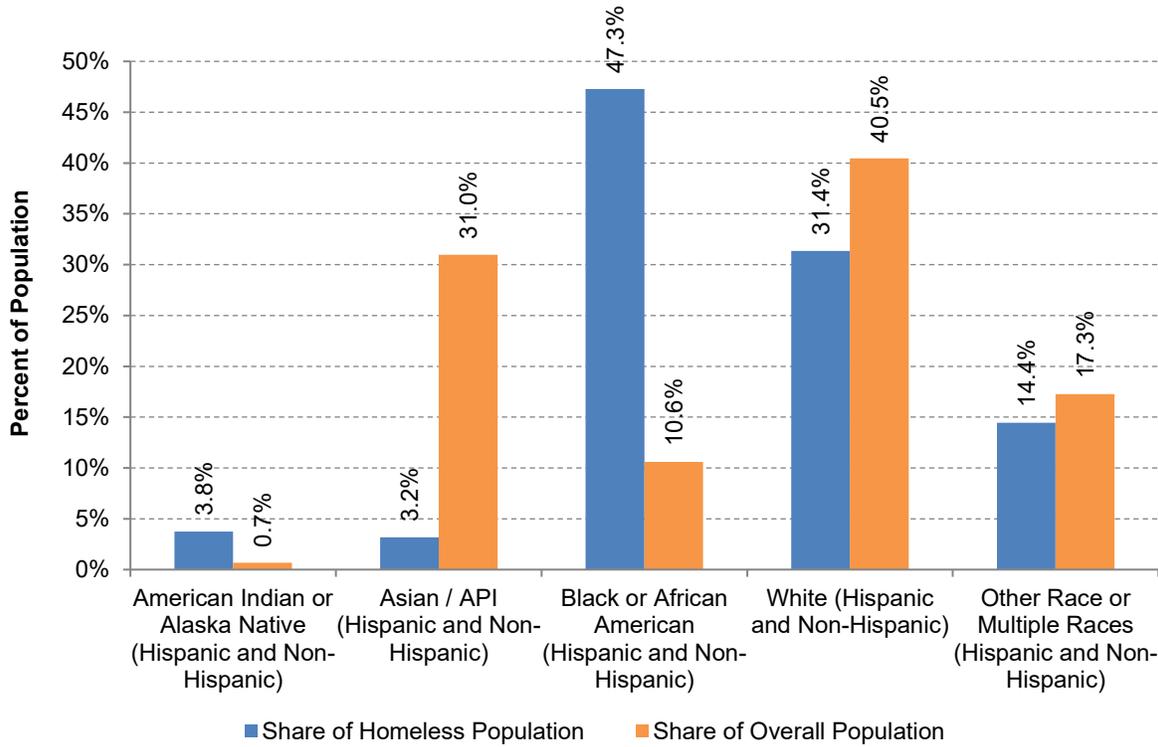
**Table A-14: Homelessness by Household Type and Shelter Status, 2019, Alameda County**

<b>Variable</b>	<b>People in Households Composed Solely of Children Under 18</b>	<b>People in Households with Adults and Children</b>	<b>People in Households without Children Under 18</b>
<b>Sheltered – Emergency Shelter</b>	16	322	825
<b>Sheltered – Transitional Housing</b>	4	175	368
<b>Unsheltered</b>	9	27	6,276
<b>Totals</b>	<b>29</b>	<b>524</b>	<b>7,469</b>
<p>Notes:                      This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January.                      Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level.                      Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)</p>			

As noted previously, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black or African American residents of the Bay Area.

In Alameda County, Black or African American (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 47.3 percent of the homeless population while only making up 10.6 percent of the overall population (see Figure A-30).

**Figure A-30: Racial Group Share of General and Homeless Populations, 2019, Alameda County**



Notes:

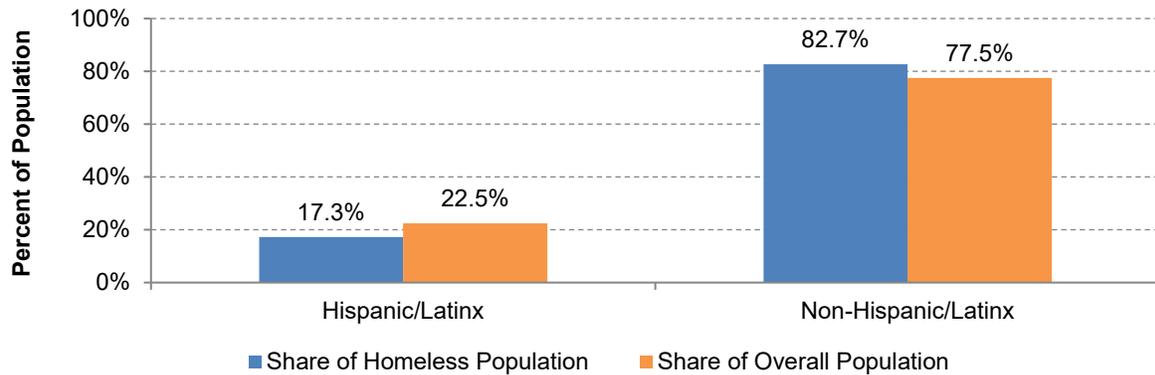
Universe: Population experiencing homelessness

This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I))

In Alameda County, Hispanic or Latinx residents represent 17.3 percent of the population experiencing homelessness, while Hispanic or Latinx residents comprise 22.5 percent of the general population (see Figure A-31).

**Figure A-31: Latinx Share of General and Homeless Populations, 2019, Alameda County**



**Notes:**

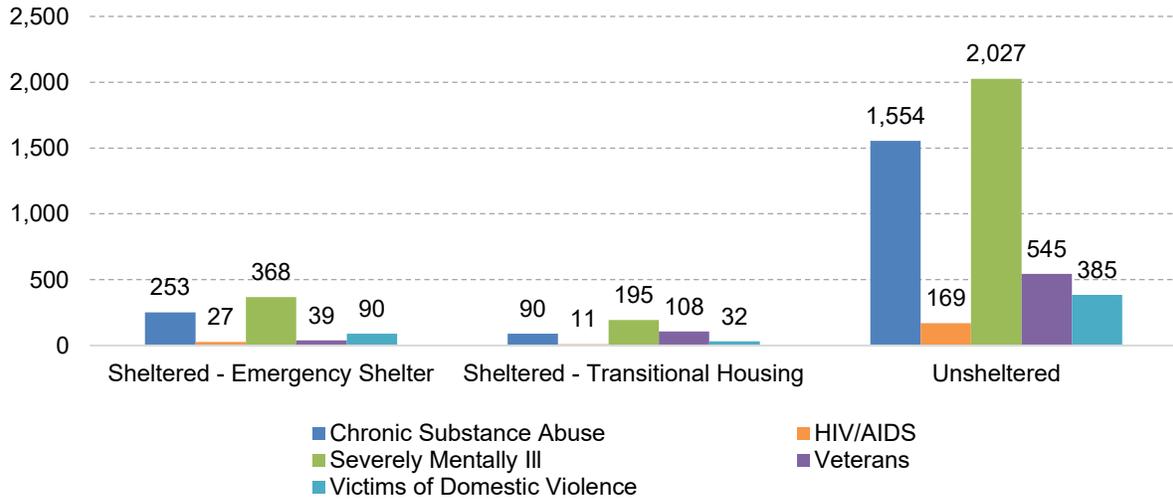
Universe: Population experiencing homelessness

This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

*Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I))*

Many of those experiencing homelessness are dealing with severe health and safety issues including mental illness, substance abuse, and domestic violence, which are potentially life threatening and require additional assistance. In Alameda County, there are many homeless individuals challenged by severe mental illness (2,590 residents). Among those experiencing homelessness with a mental illness, 78.3 percent are unsheltered (see Figure A-32), which adds to the difficulty of providing regular care or access to vital services for these individuals.

**Figure A-32: Characteristics for the Population Experiencing Homelessness, 2019, Alameda County**



Notes:

Universe: Population experiencing homelessness

This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area County is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019))

In Unincorporated Alameda County, the student population experiencing homelessness totaled 451 during the 2019-20 school year (see Table A-15). Across the Bay Area, there were 13,718 students experiencing homelessness. Since the 2016-17 school year the Unincorporated Alameda County student population experiencing homelessness decreased by 13.1 percent, and the Bay Area population of students experiencing homelessness decreased by 8.5 percent.

**Table A-15: Students in Local Public Schools Experiencing Homelessness, 2016-2020**

Academic Year	Unincorporated Alameda County	Alameda County	Bay Area
2016-17	519	3,531	14,990
2017-18	571	3,309	15,142
2018-19	495	3,182	15,427
2019-20	451	2,870	13,718
<p>Notes:</p> <p>Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools</p> <p>The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.</p> <p><i>Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020))</i></p>			

### Emergency Shelters/Transitional Housing

Emergency shelters and transitional housing facilities that serve domestic violence victims and formerly homeless individuals and families located in Unincorporated Alameda County are listed in Table A-16. The Governmental Constraints section (Appendix C) discusses how the County’s zoning code permits emergency shelters.

**Table A-16: Services and Housing Resources for Persons and Families Experiencing Homelessness in Unincorporated Alameda County Homeless Facilities**

Facility	Location	Capacity	Services
Lorenzo Creek	22198 Center St, Castro Valley	9-unit permanent supportive housing for individuals and families with mental illness, chronic substance abuse, or health issues (entire development is 28 units)	Permanent supportive housing assistance
Alameda County Impact Program	N/A	Permanent supportive housing for individuals with history of chronic homelessness or law enforcement	Permanent rental subsidies
Banyan House Transitional Housing	21568 Banyan St, Hayward	24-bed transitional housing units for 8 families with children in Cherryland	Housing services
Bessie Coleman Court/Alameda Point Transitional Housing	2520 Barbers Point Road, Alameda	52-unit permanent supportive housing development for formerly homeless survivors of domestic violence.	Case management, support groups, community gatherings, clothing and household items, and life skills training
Southern Alameda County Housing/Jobs Linkages Program	224 Winton Ave #108, Hayward	Seven agency collaborative program led by Alameda County Housing and Community Development Agency serving 47 families at one time	Transitional housing subsidies, job preparation and placement, case management
Realignment Housing Program	Multiple provider locations	Long-term housing assistance for individuals on probation supervision under Criminal Justice Realignment	Housing case management and assistance
Reciprocal Integrated Services for Empowerment Project	224 Winton Ave #108, Hayward	Agency collaboration providing supportive services to 155 individuals and families per year	Home service visits, permanent housing assistance
Eden Information and Referral	570 B St, Hayward	2-1-1 telephone hotline for healthcare and human services and referrals	Fair Housing counseling and investigation services
Family Emergency Shelter Coalition	21455 Birch St. #5, Hayward	Operates shelters for 60 homeless individuals/families per year	Family needs assessment, case management
Seventh Step Foundation	475 Medford Ave, Hayward	32-bed shelter for men currently serving parole transitioning from prison system	Transitional housing services
Spectrum Community Services	2621 Barrington Ct, Hayward	Meal services for low-income individuals and families	Meal and nutrition services
Community Resources for Independent Living	439 A St, Hayward	Services individuals with disabilities	Independent living support services
Hope 4 the Heart	22035 Meekland Ave, Hayward	Food and household resources for families experiencing food insecurity	Meal and grocery services
Building Opportunities for Self Sufficiency	1918 University Ave #2A, Berkeley	Housing and support services for homeless and low-income individuals and people with disabilities	Shelter Plus Care program, transitional and permanent housing services
Abode Services	40849 Fremont Blvd, Fremont	Transitional and permanent housing provider, homelessness prevention	Housing and homelessness services
Churches	Various	Varies	Lodging and meals

Source: Alameda County, 5<sup>th</sup> Housing Element Cycle

## **Resources for People Experiencing Homelessness**

The Alameda County Continuum of Care (CoC), whose lead agency is EveryOne Home, is a network of private and public sector homeless service providers, designed to promote community-wide planning and the strategic use of resources to address homelessness. EveryOne Home manages the County's coordinated entry service to ensure equitable access to services for persons experiencing homelessness. The CoC seeks to improve access to and effect utilization of mainstream programs by people who are experiencing or are at-risk of becoming homeless. These services include emergency shelters, transitional and permanent housing, homeless prevention rental assistance, and general wraparound supportive services. Additionally, the CoC seeks to improve and expand the collection of data across the County, develops performance measurements, and allows for each community to tailor its program to the particular strengths and challenges within that community.

## **Non-English Speakers**

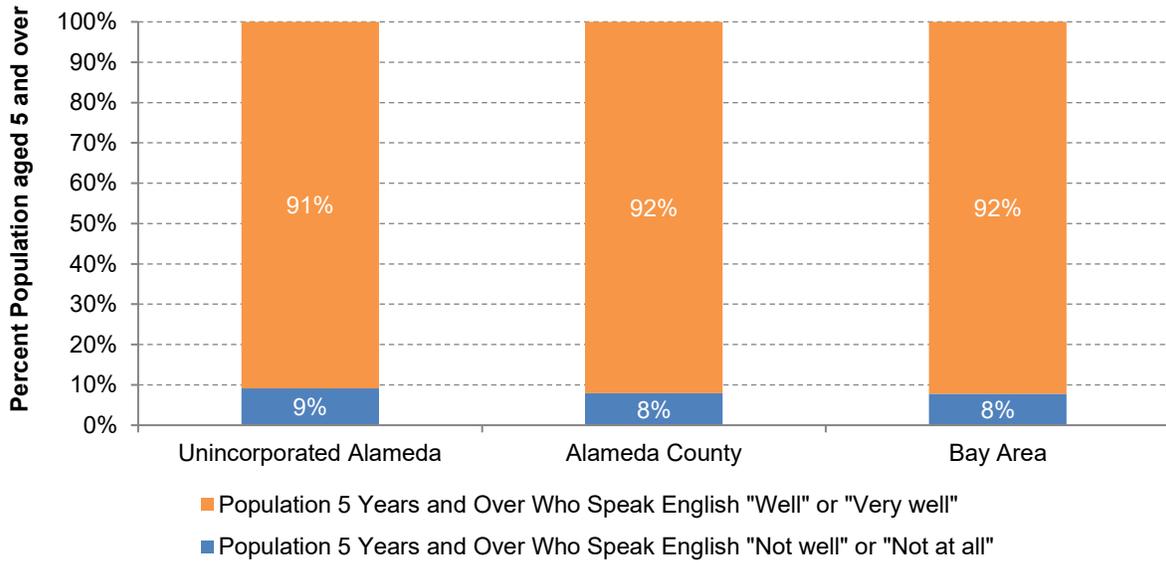
California adopted a bilingual state constitution in 1849 and has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area.<sup>3</sup> Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns.

In Unincorporated Alameda County, nine percent of residents five years and older identify as speaking English not well or not at all, which is a slightly higher share than in Alameda County and the Region (see Figure A-33).

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<sup>3</sup> The provision for bilingual publication of laws, decrees and regulations was removed in the subsequent California Constitution of 1878

**Figure A-33: English Proficiency—Population Over Five Years of Age, 2019**



Notes:

Universe: Population 5 years and over

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005)

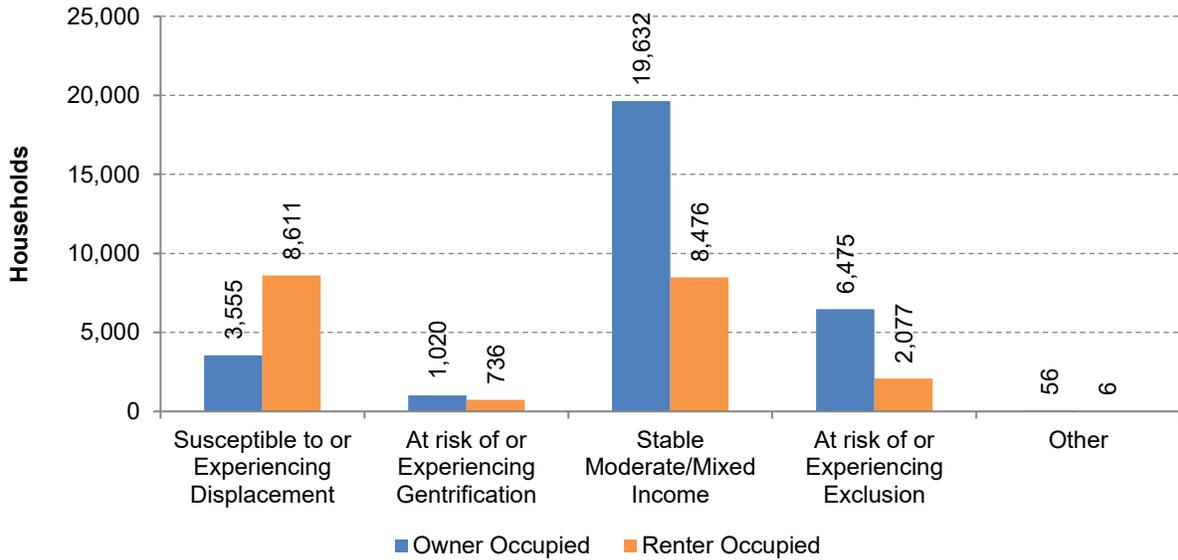
### A.3.5 Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay Area, identifying their risk for displacement. As communicated in Figure A-34, they find that in Unincorporated Alameda County, 24 percent of households live in neighborhoods that are susceptible to or experiencing displacement, and 3.5 percent live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 17 percent of households in Unincorporated Alameda County live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.

**Figure A-34: Households by Displacement Risk and Tenure, 2019, Unincorporated Alameda County**



**Notes:**

Universe: Households

Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low- Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data.

Source: *Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.*

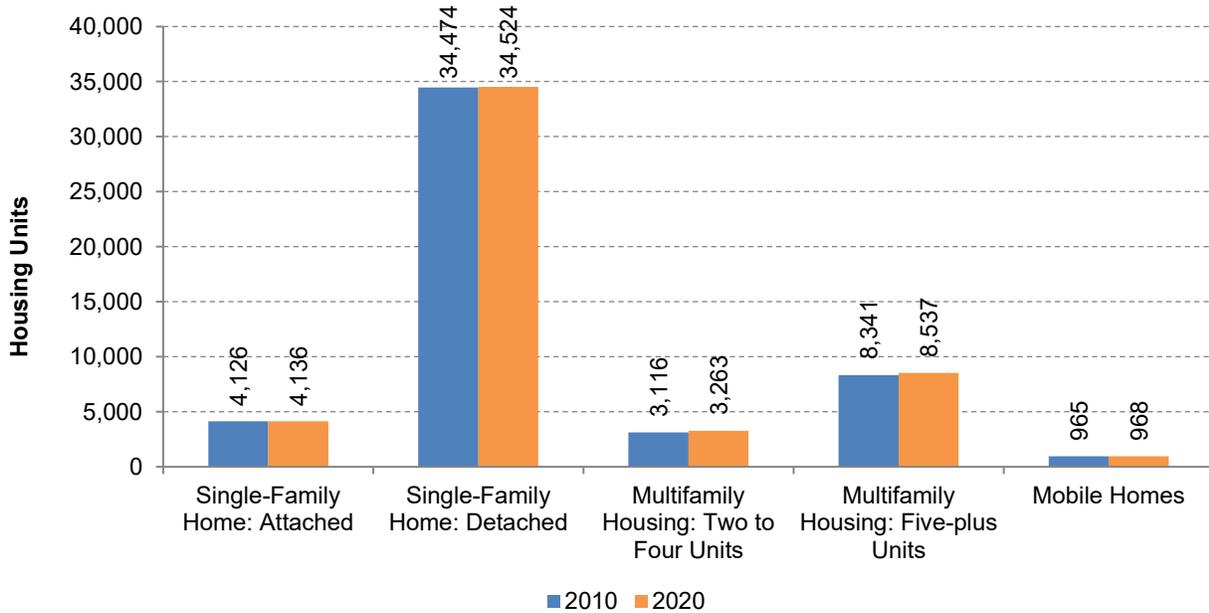
## Section A.4 Housing Stock Characteristics

### A.4.1 Housing Type and Vacancy

In recent years, most housing produced in the Region and across the State consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing” – including duplexes, triplexes, townhomes, cottage clusters, and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age in place.

In 2020, 67 percent of Unincorporated Alameda County’s housing stock was made up of single-family detached homes, eight percent of single-family attached homes, six percent of multifamily homes with 2 to 4 units, 17 percent multifamily homes with five or more units, and two percent mobile homes (see Figure A-35). The housing type that experienced the most growth in Unincorporated Alameda County between 2010 and 2020 was multifamily housing with two to four units (see Table A-17).

**Figure A-35: Housing Type Trends, 2010 and 2020, Unincorporated Alameda County**



Notes:

Universe: Housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (California Department of Finance, E-5 series)

**Table A-17: Housing Type Trends, 2010 and 2020, Unincorporated Alameda County**

	2010	2020	Unit Change 2010-2020	% Change 2010-2020
Single-Family Home: Attached	4,126	4,136	10	0.2%
Single-Family Home: Detached	34,474	34,524	50	0.1%
Multifamily Housing: Two to Four Units	3,116	3,263	147	4.7%
Multifamily Housing: Five-plus Units	8,341	8,537	196	2.3%
Mobile Homes	965	968	3	0.3%
<b>Total</b>	<b>51,022</b>	<b>51,428</b>	<b>406</b>	<b>0.8%</b>
<i>Source: California Department of Finance, E-5 series</i>				

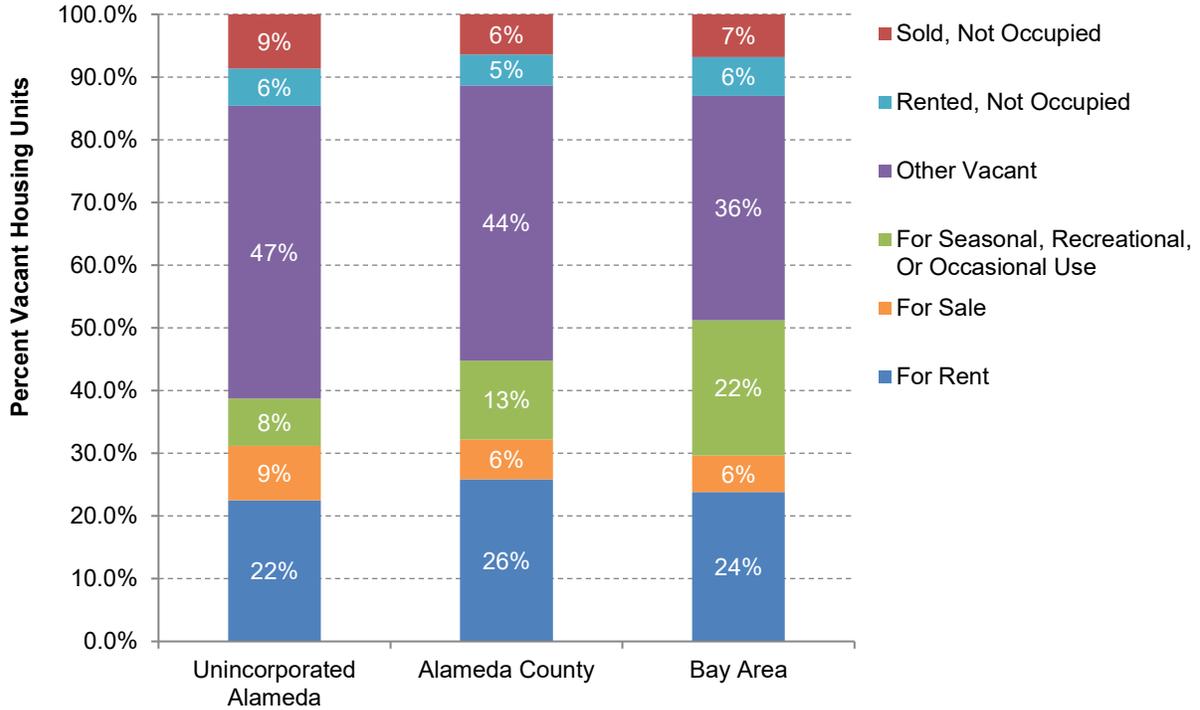
The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as “for recreational or occasional use” are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall into this category. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration. In a Region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other vacant” category. The need for seismic retrofitting in older housing stock could also influence the proportion of “other vacant” units in some jurisdictions.

Vacant units make up three percent of the overall housing stock in Unincorporated Alameda County, compared to five percent in the County and six percent in the Region. Of the 1,704 vacant units in Unincorporated Alameda, there are 383 vacant units available for rent, 148 available to buy, and 795, or 47 percent, are classified as ‘other vacant’. This is consistent with County and regional trends, which illustrate a variety of vacancy types. (see Figure A-36).<sup>4</sup>

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<sup>4</sup> The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (2.5 percent). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant “other vacant”.

**Figure A-36: Vacant Units by Type, 2019**



Notes:

Universe: Vacant housing units

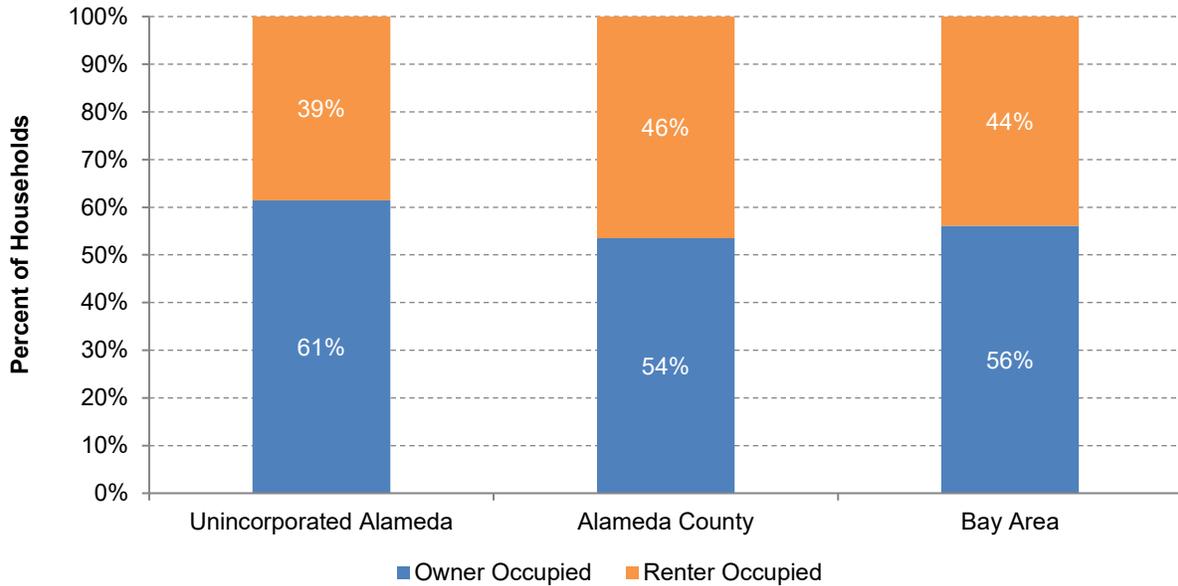
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004)

### A.4.2 Housing Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the degree of potential housing insecurity or instability, meaning the number of persons or households that may lose access to housing for a variety of reasons, including overpayment, overcrowding, or lack of housing options. Generally, renters may be displaced if rental prices increase. In Unincorporated Alameda County, there are a total of 49,459 housing units, and fewer residents rent than own their homes (39 percent versus 61 percent) (see Figure A-37). By comparison, 46 percent of households in Alameda County are renters and 44 percent of Bay Area households rent their homes.

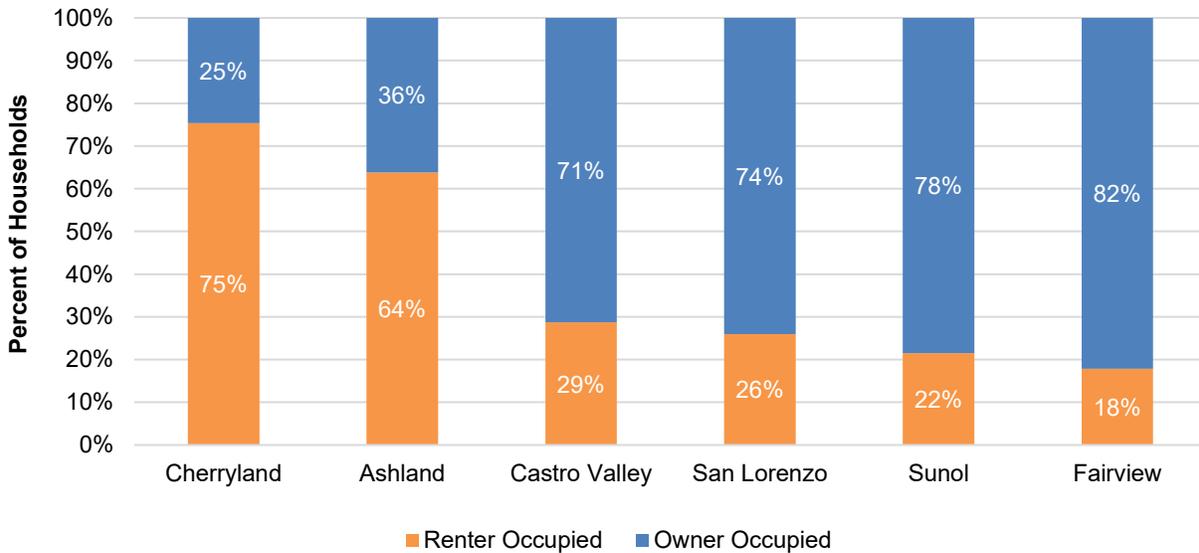
More households in Ashland and Cherryland rent their home compared to other communities in Unincorporated Alameda County. In Cherryland, 75 percent of households are renters, and in Ashland 64 percent of households are renters.

**Figure A-37: Housing Tenure, 2019**



Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

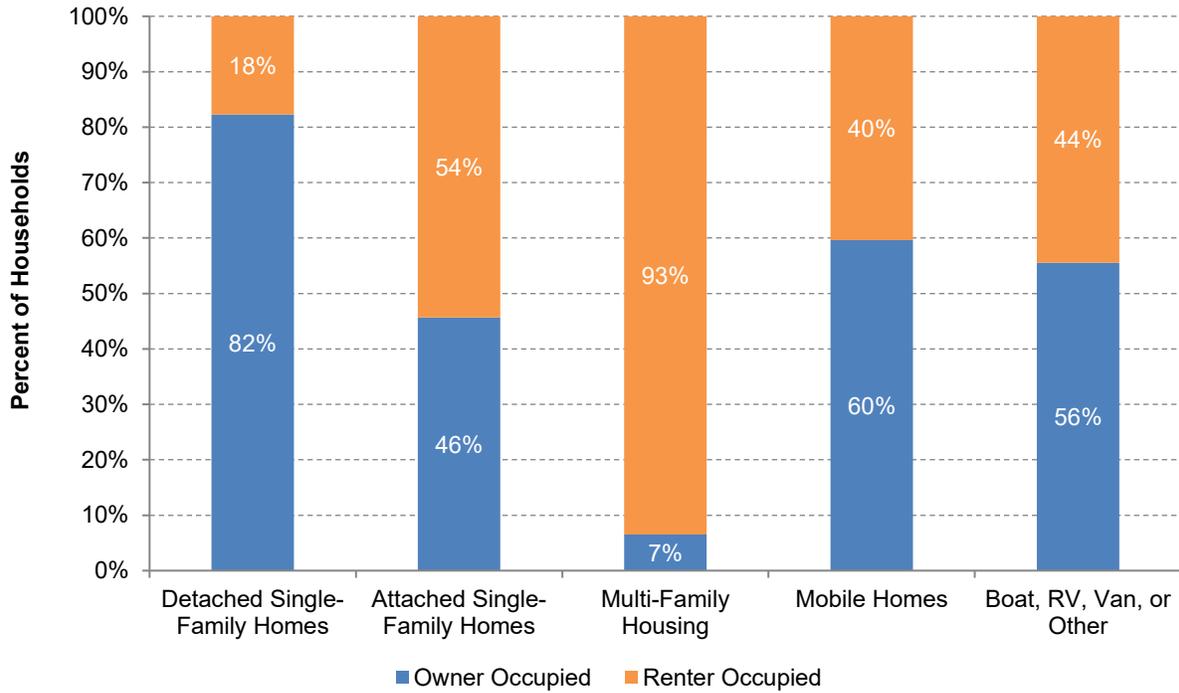
**Figure A-38: Housing Tenure, 2019, Unincorporated Alameda County CDPs**



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

In many cities and counties, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Unincorporated Alameda County, 82 percent of households in detached single-family homes are homeowners, while seven percent of households in multi-family housing are homeowners (see Figure A-38).

**Figure A-39: Housing Tenure by Housing Type, 2019, Unincorporated Alameda County**



Notes:

Universe: Occupied housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032)

Within Unincorporated Alameda County, housing typologies and their respective tenure reflect the percentage of the population that rent or own their residence (see Figure A-39). Owner occupied detached single-family homes comprise the largest percentage of occupied residences in all but two CDPs, Ashland and Cherryland. These CDPs, with 64 percent and 75 percent respectively of all residences being renter occupied, have a plurality of households residing in renter occupied multi-family residences. Ashland has 46 percent and Cherryland has 31 percent of households renting multi-family housing (see Table A-18).

**Table A-18: Housing Type by Housing Tenure, 2019, Unincorporated Alameda County CDPs**

	Detached Single-Family		Attached Single-Family		Multi-Family Housing		Mobile Homes		Boat, RV, Van, or Other	
	Owned	Rented	Owned	Rented	Owned	Rented	Owned	Rented	Owned	Rented
<b>Ashland</b>	73%	27%	42%	58%	2%	98%	61%	39%	0%	100%
<b>Castro Valley</b>	88%	12%	65%	35%	11%	89%	59%	41%	100%	0%
<b>Cherryland</b>	42%	58%	18%	82%	7%	93%	35%	65%	100%	0%
<b>Fairview</b>	91%	9%	55%	45%	12%	88%	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
<b>San Lorenzo</b>	83%	17%	59%	41%	1%	99%	75%	25%	0%	100%
<b>Sunol</b>	81%	19%	14%	86%	<i>n/a</i>	<i>n/a</i>	50%	50%	<i>n/a</i>	<i>n/a</i>

Notes: Due to rounding, not all columns may add up to 100%.

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limit access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.

In Unincorporated Alameda County, 27.7 percent of Black or African American households owned their homes, while homeownership rates were 77.5 percent for Asian or Pacific Islander households, 43.4 percent for Hispanic or Latinx households, and 66.1 percent for White households (see Table A-19). Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

**Table A-19: Housing Tenure by Race of Householder, 2019, Unincorporated Alameda County**

Racial/Ethnic Group	Owner Occupied	% of Total Owner Occupied	Renter Occupied	% of Total Renter Occupied	Total # of Households
American Indian or Alaska Native (Hispanic and Non-Hispanic)	184	50.0%	184	50.0%	<b>368</b>
Asian / API (Hispanic and Non-Hispanic)	8,065	77.5%	2,339	22.5%	<b>10,404</b>
Black or African American (Hispanic and Non-Hispanic)	1,478	27.7%	3,850	72.3%	<b>5,328</b>
Hispanic or Latinx	5,006	43.4%	6,530	56.6%	<b>11,536</b>
Other Race or Multiple Races (Hispanic and Non-Hispanic)	2,236	40.9%	3,237	59.1%	<b>5,473</b>
White (Hispanic and Non-Hispanic)	18,436	66.1%	9,450	33.9%	<b>27,886</b>
White, Non-Hispanic	15,020	72.4%	5,712	27.6%	<b>20,732</b>

Notes:

Universe: Occupied housing units

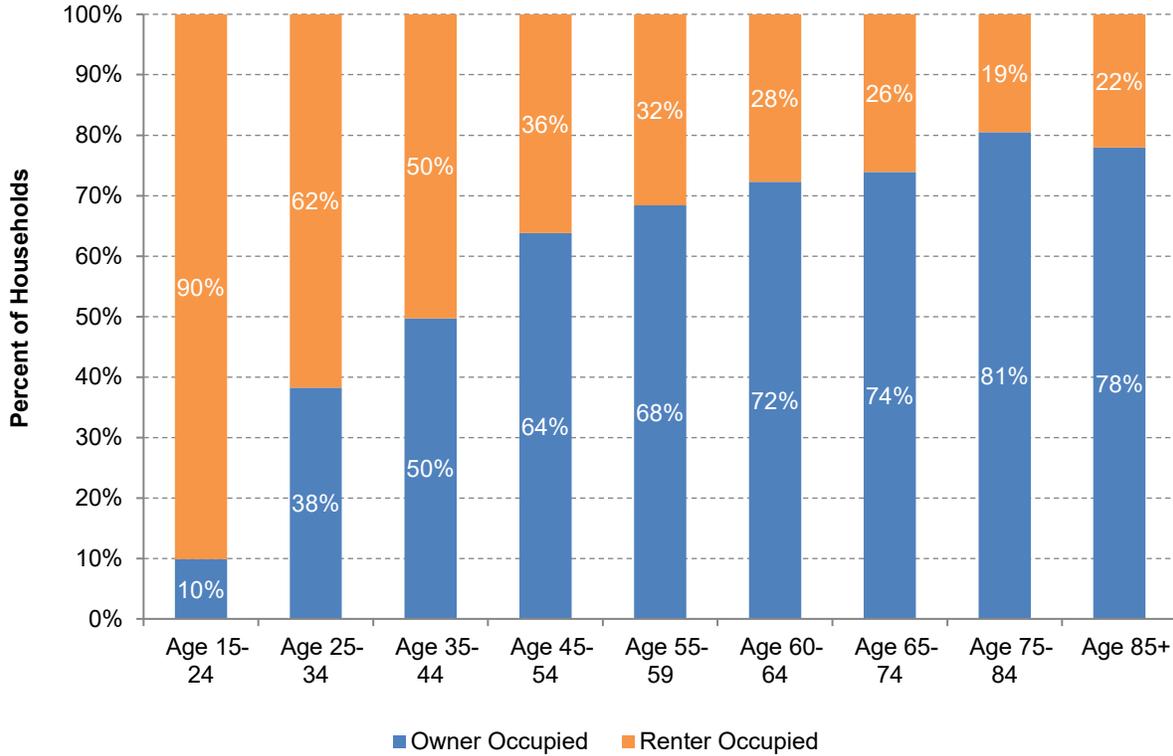
For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labeled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I))

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options to move or downsize in an expensive housing market.

In Unincorporated Alameda County, 55 percent of householders between the ages of 25 and 44 are renters compared to 24 percent of householders over 65 years of age. 90 percent of householders aged 15 to 24 are renters (see Figure A-40).

**Figure A-40: Housing Tenure by Age, 2019, Unincorporated Alameda County**



Notes:

Universe: Occupied housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007)

### A.4.3 Housing Units Permitted

Between 2015 and 2019, 512 housing units were issued permits in Unincorporated Alameda County. Of these housing units permitted, 47 percent were for above moderate-income housing, 7 percent were for moderate-income housing, and 46 percent were for low- or very low-income housing (see Table A-20).

**Table A-20: Housing Permitting, 2020, Unincorporated Alameda County**

Income Group	Number of Units
Above Moderate-Income Permits	241
Moderate-Income Permits	120
Low-Income Permits	116
Very Low-Income Permits	35
Notes: Universe: Housing permits issued between 2015 and 2019 HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.	
<i>Sources: ABAG 2021 Pre-certified Housing Needs Data (California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020))</i>	

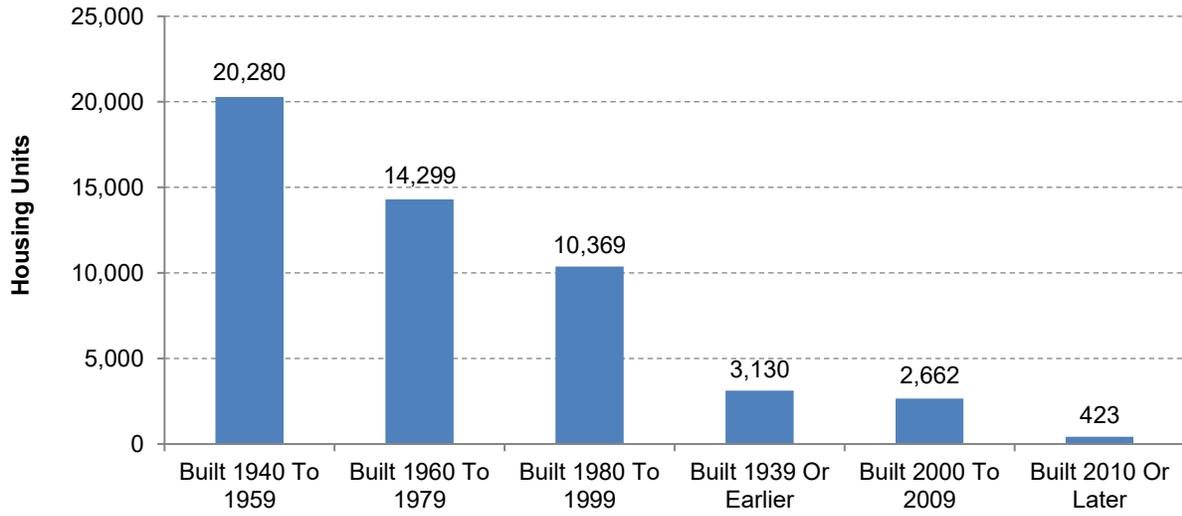
#### **A.4.4 Housing Age and Condition**

The age of housing stock is a key indicator of the community’s overall housing condition. As homes get older, there is a greater need for maintenance, repair, and/or replacement of key infrastructure systems. If not properly addressed, an aging housing stock can represent poorer living standards, incur more expensive repair costs and, under certain conditions, lower overall property values.

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the Region.

In Unincorporated Alameda County, the largest proportion of the housing stock was built between 1940 to 1959, with 20,280 units constructed during this period, which is approximately 39.6 percent of housing units (see Figure A-41). The housing stock in Alameda County as a whole is newer, with the largest portion of units built between 1960 and 1979. Of Alameda County’s housing stock, 39.2 percent was built before 1960 while 45.8 percent of Unincorporated Alameda County’s housing stock was built before 1960. Only 423 units, or 0.8 percent of the current housing stock, was built after 2010. In Alameda County, 3.2 percent of housing units were built in 2010 or later. Figure A-42 displays the housing stock age for each CDP within Alameda County, all of which had the largest share of homes built between 1940 and 1959, with the exception of Sunol. In Sunol, most homes were built in 1939 or earlier.

**Figure A-41: Housing Units by Year Structure Built, 2019, Unincorporated Alameda County**

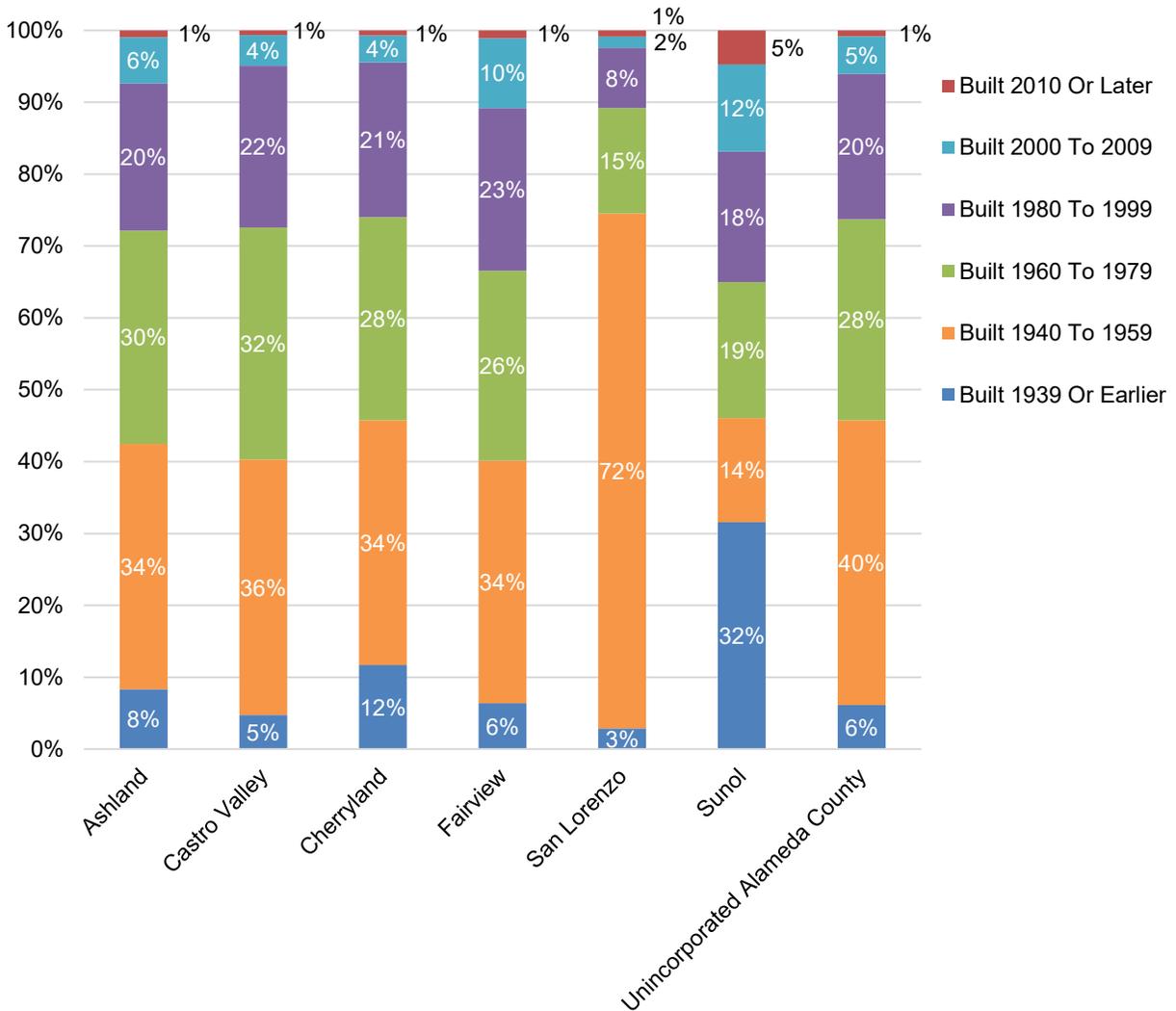


Notes:

Universe: Housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034)

**Figure A-42: Housing Units by Year Structure Built, 2019, Unincorporated Alameda County CDPs**



Notes:

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

### Substandard Housing

Housing costs in the Region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau gathers data to gain a sense of some of the substandard conditions that may be present, including lack of kitchen facilities or lack of plumbing. In Unincorporated Alameda County, 1.4 percent of renters reported lacking a kitchen and 0.6 percent of renters lack plumbing, compared to 0.3 percent of owners who lack a kitchen and 0.2 percent of owners who lack plumbing (Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019))).

Since 2020, 79 code enforcement cases regarding substandard housing conditions have been filed with the County<sup>5</sup>. These cases mostly involved unpermitted construction and conversion of garages into ADUs, fire damage to property, and unsafe structures such as hazardous wiring and plumbing. The County works diligently with property owners to address these issues and currently has approximately seven active cases related to substandard housing conditions.

The County's Code Enforcement and Building Division staff estimate that 515 units in Alameda County require major rehabilitation. This estimate is based on the data on units experiencing substandard housing issues provided by ABAG, which comes from the American Community Survey 5-Year Data (2015-2019). The County will continue to implement its code inspection and enforcement program to address substandard housing conditions (Program 5.C.).

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## **Section A.5                      Housing Costs and Affordability**

### **A.5.1                      Ownership Costs**

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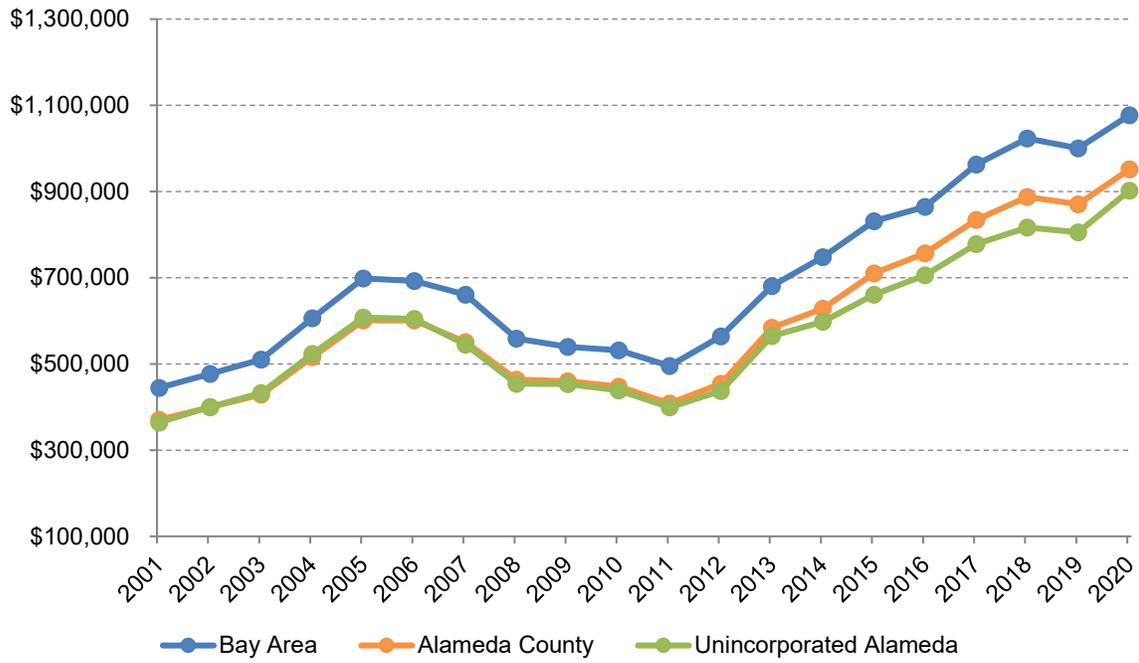
Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Unincorporated Alameda County was estimated at \$902,180 as of December 2020, per data from Zillow (see Figure A-43). By comparison, the typical home value is \$951,380 in Alameda County and \$1,077,230 in the Bay Area. In Unincorporated Alameda County, the largest share of owner-occupied homes was valued at \$500k-\$750k (see Figure A-44).

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 147.6 percent in Unincorporated Alameda County from \$364,320 to \$902,180 (see Figure A-43).

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<sup>5</sup> This information is current through March 31, 2023.

**Figure A-43: Zillow Home Value Index (ZHVI), 2001-2020**

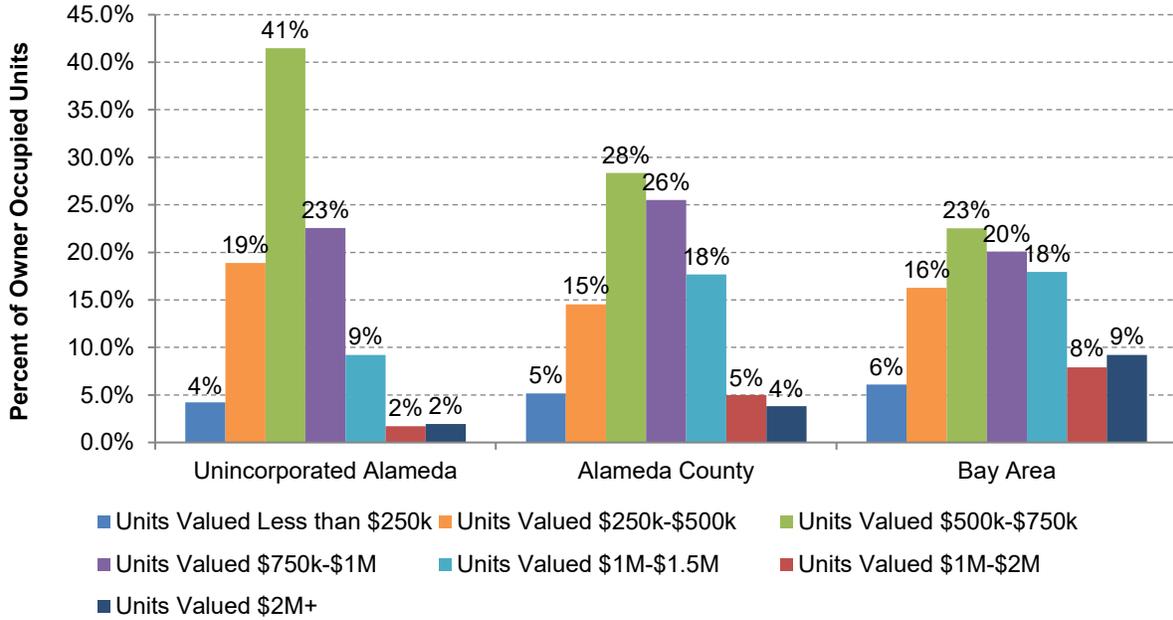


Notes:

Universe: Owner-occupied units

Source: Zillow Home Value Index (ZHVI)

**Figure A-44: Home Values of Owner-Occupied Units, 2019**



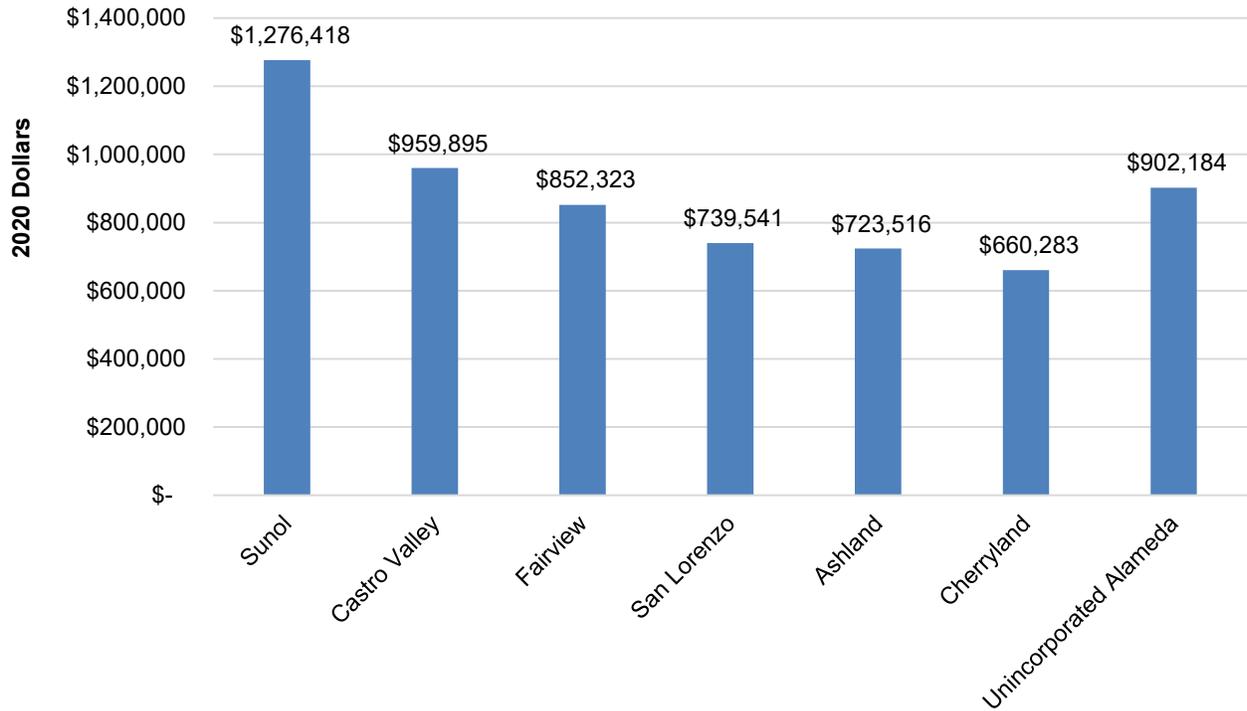
Notes:

Universe: Owner-occupied housing units

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075)

Home values are significantly higher in Sunol compared to other communities in Unincorporated Alameda County. In 2020, the Zillow home value index (ZHVI) was \$1,276,418 for Sunol, which was \$374,234 or 41 percent more than for all of Unincorporated County (see Figure A-45). Homes in Cherryland, Ashland, San Lorenzo, and Fairview are all below the Unincorporated Alameda County ZHVI of \$902,184. In 2020 Cherryland had the lowest ZHVI at \$660,283, which was \$241,901 or 27 percent less than the Unincorporated Alameda County ZHVI.

**Figure A-45: Zillow Home Value Index (ZHVI), 2020, Unincorporated Alameda County CDPs**



Notes:

Universe: Owner-occupied units

For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts. Data for Castro Valley, San Lorenzo, and Sunol is taken from ZHVI city level data. Data for Cherryland and Fairview is taken from ZHVI neighborhood level data. Due to due to irregular and overlapping zip code boundaries, Ashland is approximated by zip code 94578 taken from ZHVI zip code level data

Source: Zillow Home Value Index (ZHVI)

**Table A-21: Housing Values, 2019, Unincorporated Alameda County CDPs**

Housing Values	Ashland	Castro Valley	Cherryland	Fairview	San Lorenzo	Sunol
Less than \$100,000	5%	2%	2%	1%	2%	0%
\$100,000 to \$199,999	4%	1%	4%	1%	1%	0%
\$200,000 to \$299,999	7%	1%	5%	1%	1%	2%
\$300,000 to \$399,999	14%	3%	15%	5%	5%	2%
\$400,000 to \$499,999	20%	8%	27%	16%	19%	5%
\$500,000 to \$749,999	42%	36%	36%	46%	62%	16%
\$750,000 to \$999,999	6%	33%	11%	19%	8%	15%
\$1,000,000 to \$1,499,999	1%	14%	0%	7%	1%	17%
\$1,500,000 to \$1,999,999	0%	1%	0%	1%	0.3%	6%
\$2,000,000 or more	1%	1%	0%	2%	0.5%	38%

Notes:

Universe: Owner-occupied units

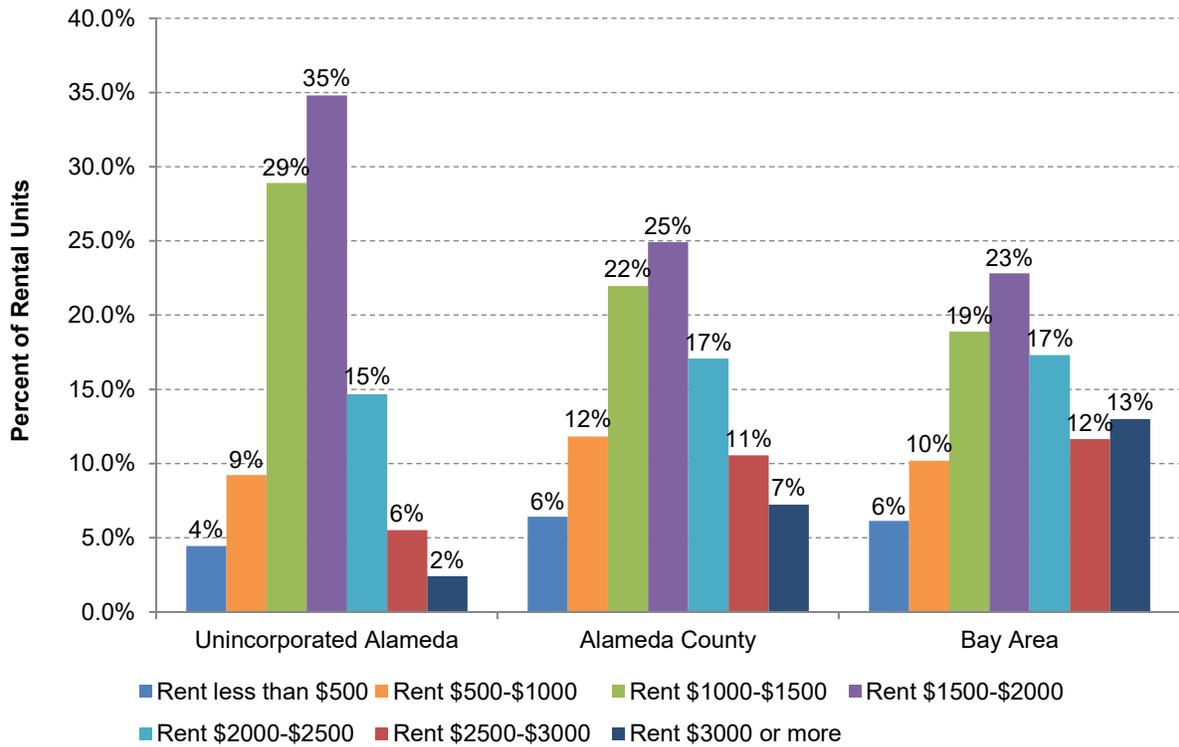
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

## A.5.2 Rental Costs

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted, or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the State.

Based on U.S. Census data, which often lags market valuations, 34.8 percent of rental units in Unincorporated Alameda County rented for more than \$1,500-2,000 per month, followed by 28.9 percent of units renting in the \$1,000-\$1,500 per month category (see Figure A-46). This is consistent with the Region, where a majority of units are available at rents between \$1,500-\$2,000 per month.

**Figure A-46: Contract Rents for Renter-Occupied Units, 2019**



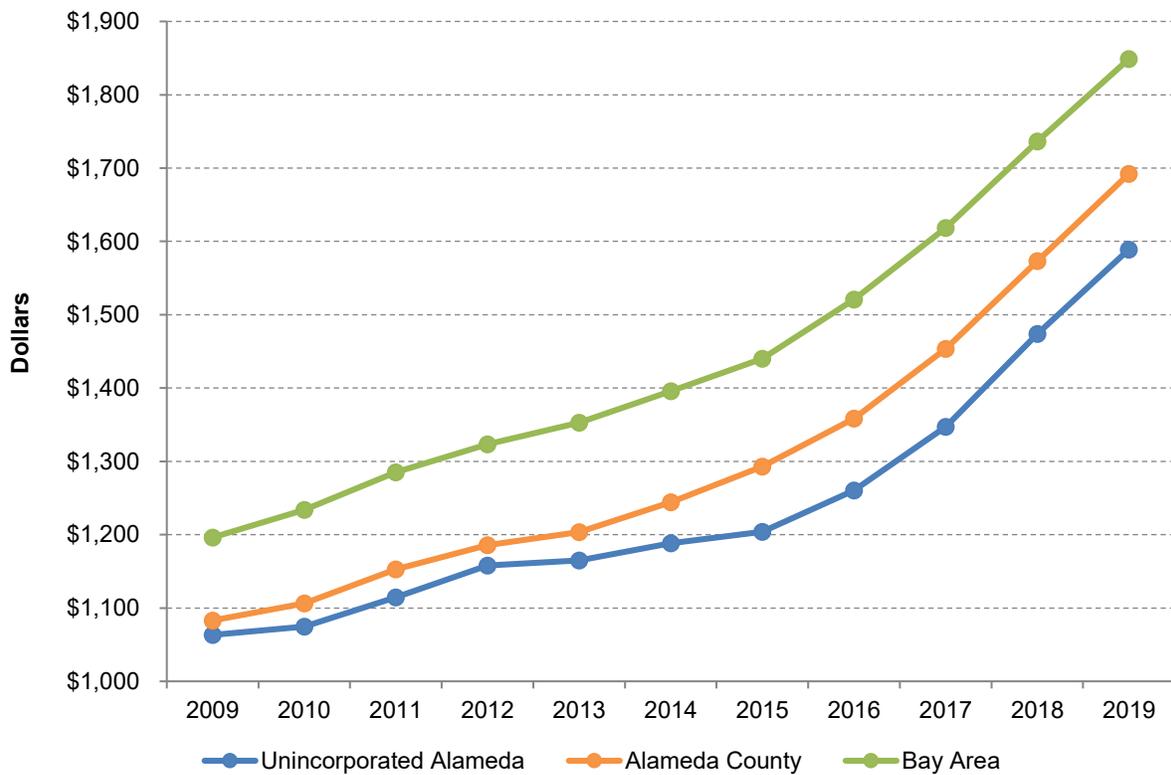
Notes:

Universe: Renter-occupied housing units paying cash rent

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056)

According to U.S. Census data, since 2009, rent increases in Unincorporated Alameda County have outpaced the County but were less than for the Bay Area. From 2009 to 2019, median rent increased by 49.5 percent in Unincorporated Alameda County, from \$1,180 to \$1,580 per month (see Figure A-47). In Alameda County, the median rent has increased 36 percent, from \$1,240 to \$1,690. The median rent in the Region has increased significantly during this time from \$1,200 to \$1,850, a 54 percent increase. In 2019, the median rent in Unincorporated Alameda County was \$1,589 per month, 6 percent lower than the County (\$1,692) and 16 percent lower than the Region (\$1,849). Castro Valley (\$1,698), San Lorenzo (\$1,655), and Fairview (\$1,652) all have rents greater than the Unincorporated Alameda County median, whereas Cherryland (\$1,575), Ashland (\$1,511), and Sunol (\$1,411), all fall below the median (see Figure A-48).

**Figure A-47: Median Contract Rent, 2009-2019**



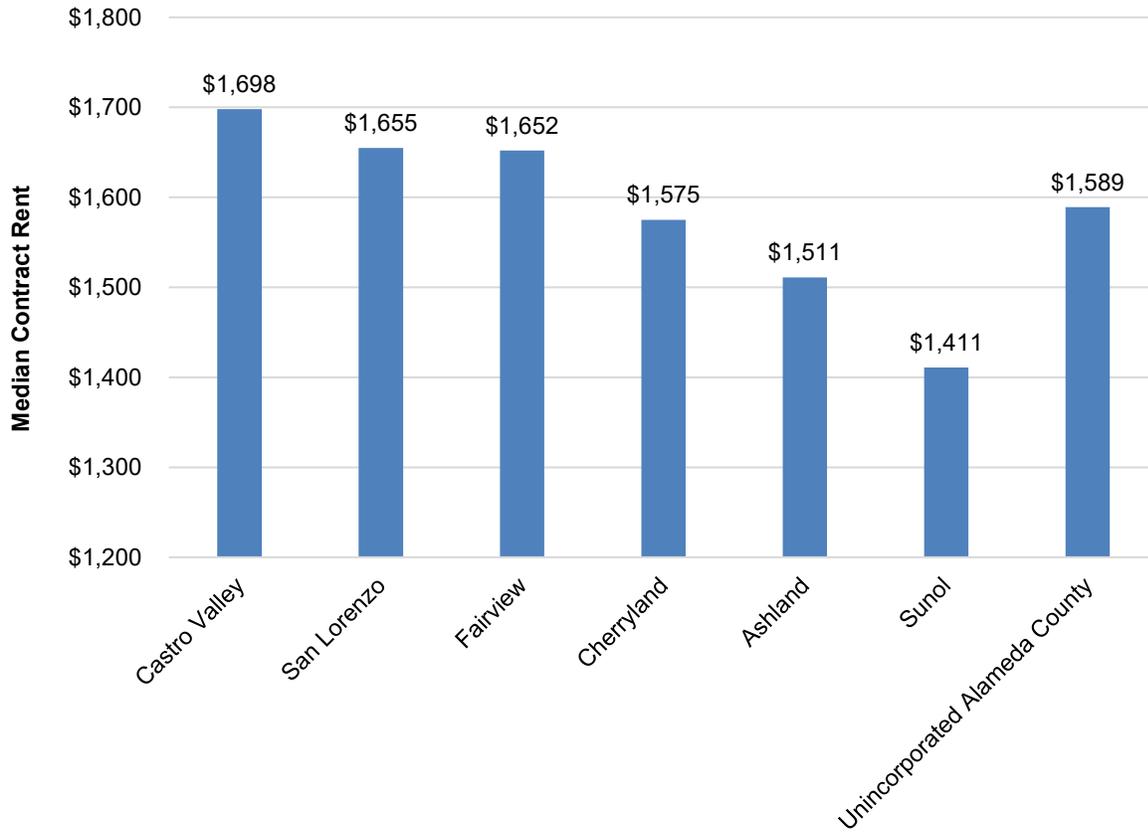
**Notes:**

Universe: Renter-occupied housing units paying cash rent

For unincorporated areas, the median is calculated using distribution in B25056.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year)

**Figure A-48: Unincorporated Alameda County CDPs Median Contract Rent, 2019**



Notes:

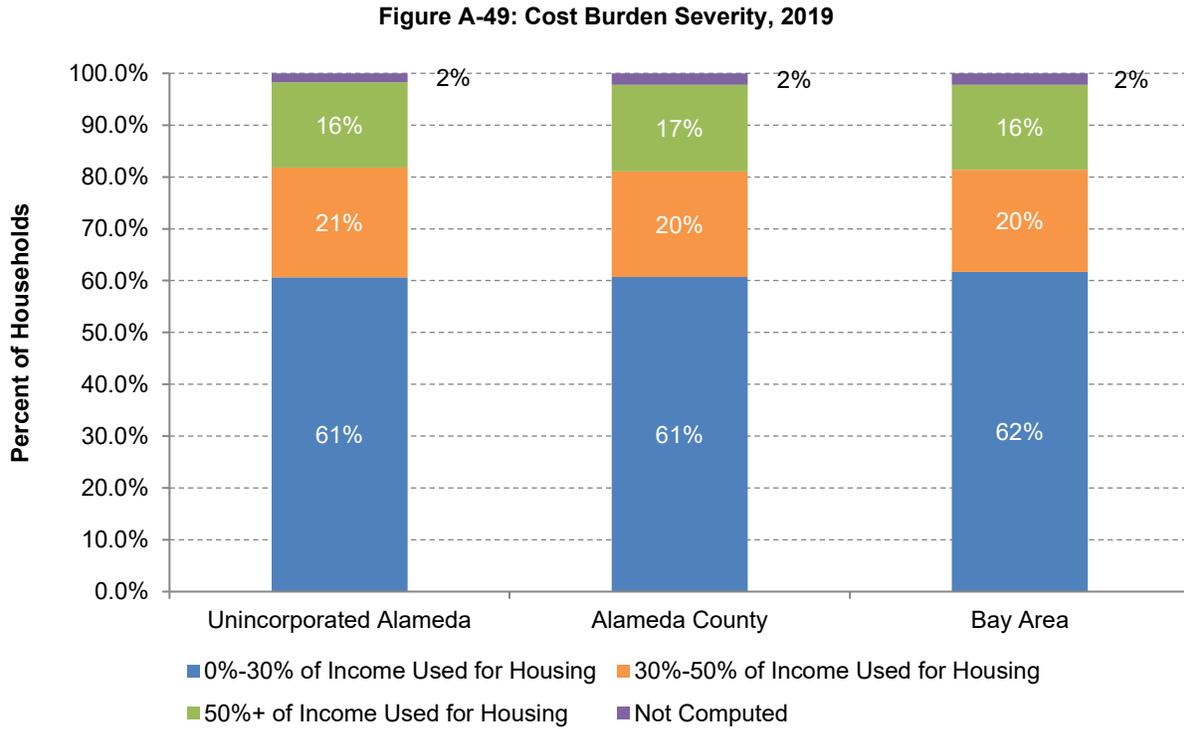
Universe: Renter-occupied housing units paying cash rent

Source: U.S. Census Bureau, American Community Survey 5-Year Data release, Table B25058

### A.5.3 Overpayment

A standard measure of housing affordability can be determined by comparing the cost of market-rate housing to the price residents can afford to pay for housing based on their income levels. A household is considered “cost-burdened” if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. When a household is overpaying for housing costs, the household has less income for other necessities, including health care, food, and clothing. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness. In the event of unexpected circumstances, such as loss of employment and health problems, lower-income households with burdensome housing costs are more likely to become homeless or be forced to double up with other households, which can lead to overcrowded conditions.

Unincorporated Alameda County has a similar proportion of cost-burdened households compared to the County and the Bay Area. Of Unincorporated Alameda County’s households, approximately, 21 percent are cost burdened and 16 percent are severely cost burdened. In the County, 20 percent are cost burdened, and 17 percent are severely cost burdened (see Figure A-49).



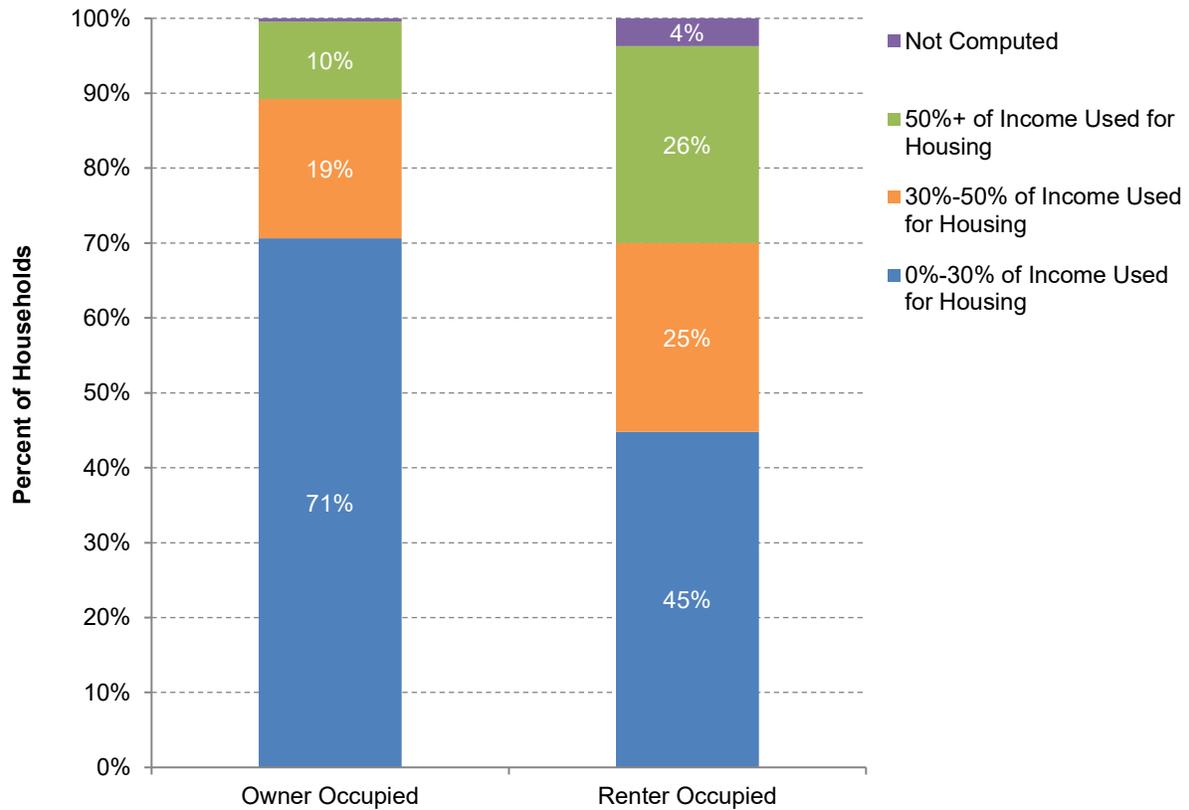
**Notes:**

Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

*Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091)*

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Unincorporated Alameda County, 25 percent of household renters spend between 30 percent and 50 percent of their income on housing compared to 19 percent of households that own their home (see Figure A-50). Additionally, 26 percent of household renters spend 50 percent or more of their income on housing, compared to 10 percent of household owners. In total, 29 percent of household homeowners and 52 percent of household renters experience some level of cost burden.

**Figure A-50: Cost Burden by Tenure, Unincorporated Alameda County, 2019**



Notes:

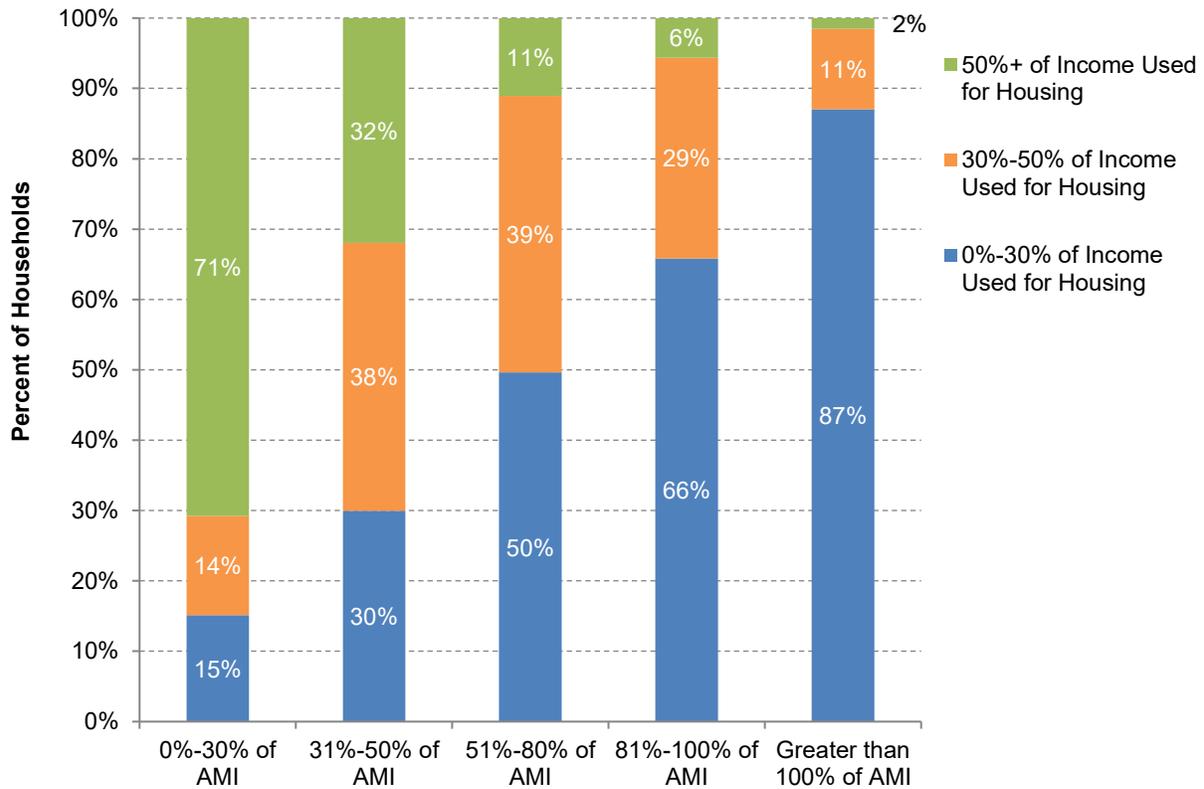
Universe: Occupied housing units

Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091)

In Unincorporated Alameda County, the share of household income spent on housing varies greatly across income categories (see Figure A-51). Lower-income households are more likely to be housing cost-burdened than higher-income households. For example, 71 percent (4,748 households) of Unincorporated Alameda County households making less than 30 percent of AMI spend 50 percent or more income on housing, while 14 percent (948 households) spend 30 percent to 50 percent. For Unincorporated Alameda County residents making more than 100 percent of AMI, just two percent are severely cost-burdened, and 87 percent of those making more than 100 percent of AMI spend less than 30 percent of their income on housing.

**Figure A-51: Cost Burden by Income Level, 2017, Unincorporated Alameda County**



Notes:

Universe: Occupied housing units

Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine-county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to White residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

In Unincorporated Alameda County, Non-Hispanic Black or African American residents are the most cost burdened with 27 percent spending 30 percent to 50 percent of their income on housing, and Non-Hispanic American Indian or Alaska Native residents are the most severely cost burdened with 38 percent spending more than 50 percent of their income on housing (see Figure A-52).

**Figure A-52: Cost Burden by Race, 2017, Unincorporated Alameda County**



Notes:

Universe: Occupied housing units

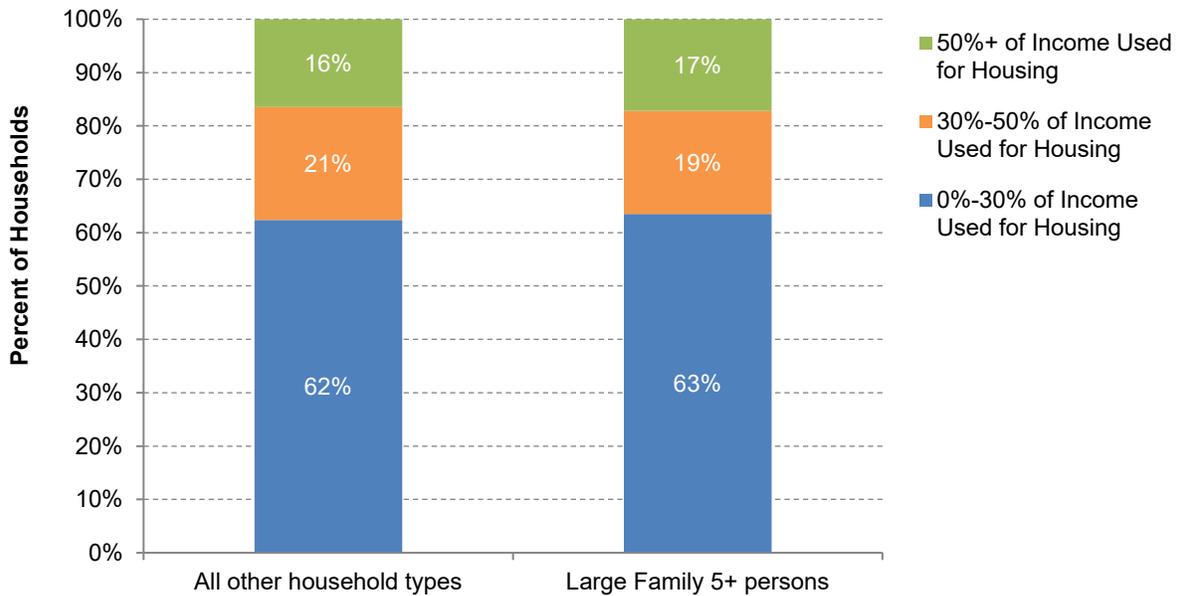
Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Unincorporated Alameda County, 19 percent of large family households spend between 30 percent to 50 percent of their income on housing, while 17 percent of large households spend more than half of their income on housing. Approximately 21 percent of all other households have a cost burden of 30 percent to 50 percent, with 17 percent of households spending more than 50 percent of their income on housing (see Figure A-53).

**Figure A-53: Cost Burden by Household Size, 2017, Unincorporated Alameda County**



**Notes:**

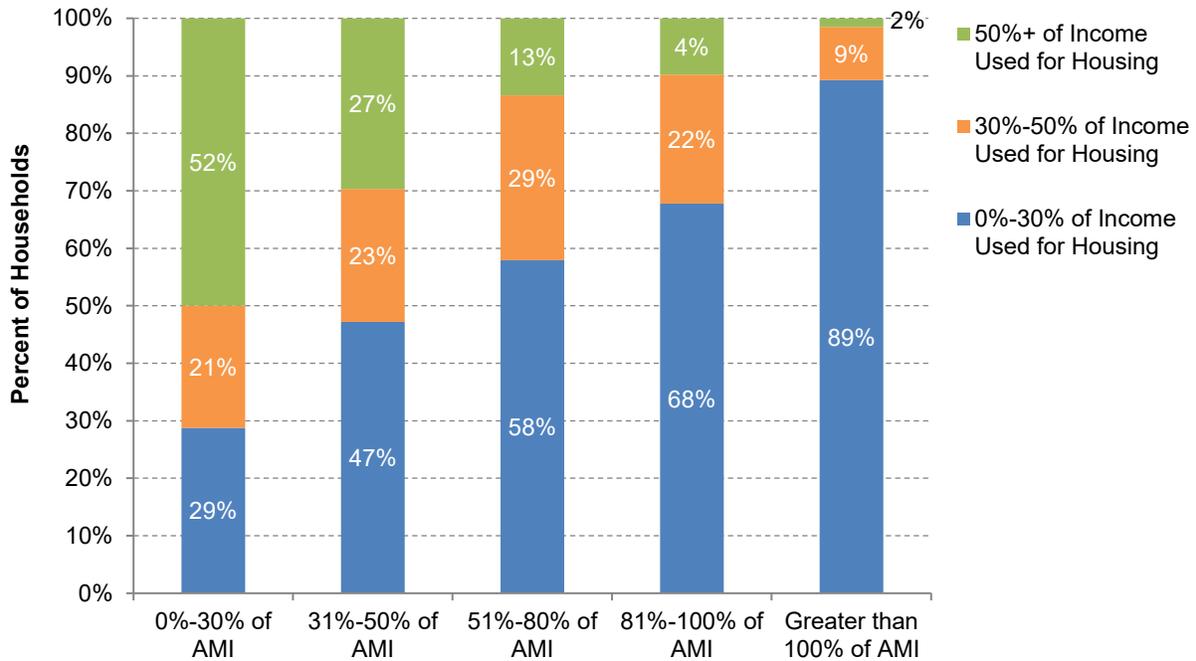
Universe: Occupied housing units

Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

When cost-burdened seniors are no longer able to make house payments or pay rent, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. In total, nearly one-third of seniors in Unincorporated Alameda County are cost-burdened. Among seniors making less than 30 percent of AMI, 71 percent (1,683 households) are cost-burdened, spending 30 percent or more of their income on housing, and 50 percent (1,181 households) are severely cost-burdened. For seniors making more than 100 percent of AMI, 89 percent are not considered cost-burdened and spend less than 30 percent of their income on housing (see Figure A-54).

**Figure A-54: Cost-Burdened Senior Households by Income Level, 2017, Unincorporated Alameda County**



**Notes:**

Universe: Senior households

For this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine-county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose- Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

*Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)*

## Housing Costs Compared to Ability to Pay

The ability to pay for housing is a function of housing costs and other essential living expenses in relation to household income. Since above moderate-income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low to moderate-income.

Table A-22 shows the 2021 income limits and compares these income limits to affordable (no more than 30 percent of gross income) rent and purchase prices. The median gross rent (\$1,710) in Unincorporated Alameda County is generally affordable for households earning 50 percent or more of the Alameda County median income (\$99,406) but is not affordable for very low or extremely low-income households. The median purchase price of a home in Unincorporated Alameda County (\$902,180); households must earn at least 120 percent of AMI, or about \$150,700, to be able to afford to buy a home in the area.

**Table A-22: 2021 Alameda County Ability to Pay for Housing and Fair Market Rent and Purchase Prices**

	Number of Persons in Household			
	1	2	3	4
<b>Extremely Low (0-30% AMI)</b>				
Annual Income Limit	\$28,800	\$32,900	\$37,000	\$41,100
Monthly Income	\$2,400	\$2,742	\$3,083	\$3,425
Max. Monthly Gross Rent <sup>1</sup>	\$720	\$823	\$925	\$1,028
Max. Purchase Price 5% down <sup>2</sup>	\$125,250	\$145,000	\$165,000	\$185,000
Max. Purchase Price 20% down <sup>3</sup>	\$164,000	\$190,000	\$215,750	\$241,750
<b>Very Low (30-50% AMI)</b>				
Annual Income Limit	\$47,950	\$54,800	\$61,650	\$68,500
Monthly Income	\$3,996	\$4,567	\$5,138	\$5,708
Max. Monthly Gross Rent <sup>1</sup>	\$1,199	\$1,370	\$1,541	\$1,713
Max. Purchase Price 5% down <sup>2</sup>	\$217,750	\$250,750	\$283,750	\$317,000
Max. Purchase Price 20% down <sup>3</sup>	\$285,000	\$328,250	\$371,500	\$414,500
<b>Low (50-80% AMI)</b>				
Annual Income Limit	\$76,750	\$87,700	\$98,650	\$109,600
Monthly Income	\$6,396	\$7,308	\$8,221	\$9,133
Max. Monthly Gross Rent <sup>1</sup>	\$1,919	\$2,193	\$2,466	\$2,740
Max. Purchase Price 5% down <sup>2</sup>	\$356,500	\$409,500	\$462,250	\$515,000
Max. Purchase Price 20% down <sup>3</sup>	\$467,000	\$536,000	\$605,000	\$674,000
<b>Median (100% AMI)</b>				
Annual Income Limit	\$87,900	\$100,500	\$113,050	\$125,600
Monthly Income	\$7,325	\$8,375	\$9,421	\$10,467
Max. Monthly Gross Rent <sup>1</sup>	\$2,198	\$2,513	\$2,826	\$3,140

**Table A-22: 2021 Alameda County Ability to Pay for Housing and Fair Market Rent and Purchase Prices**

	Number of Persons in Household			
	1	2	3	4
Max. Purchase Price 5% down <sup>2</sup>	\$388,000	\$449,000	\$476,951	\$508,420
Max. Purchase Price 20% down <sup>3</sup>	\$506,000	\$566,430	\$630,000	\$704,800
<b>Moderate (80-120% AMI)</b>				
Annual Income Limit	\$105,500	\$120,550	\$135,650	\$150,700
Monthly Income	\$8,792	\$10,046	\$11,304	\$12,558
Max. Monthly Gross Rent <sup>1</sup>	\$2,638	\$3,014	\$3,391	\$3,768
Max. Purchase Price 5% down <sup>2</sup>	\$495,500	\$568,000	\$640,500	\$713,250
Max. Purchase Price 20% down <sup>3</sup>	\$648,250	\$743,250	\$838,500	\$934,750
<b>120-150% AMI</b>				
Annual Income Limit	\$131,850	\$150,750	\$169,575	\$188,400
Monthly Income	\$10,988	\$12,563	\$14,131	\$15,700
Max. Monthly Gross Rent <sup>1</sup>	\$3,296	\$3,769	\$4,239	\$4,710
Max. Purchase Price 5% down <sup>2</sup>	\$559,400	\$646,200	\$732,400	\$818,700
Max. Purchase Price 20% down <sup>3</sup>	\$754,000	\$871,300	\$987,500	\$1,104,000
<b>150-180% AMI</b>				
Annual Income Limit	\$158,220	\$180,900	\$203,490	\$226,080
Monthly Income	\$13,185	\$15,075	\$16,958	\$18,840
Max. Monthly Gross Rent <sup>1</sup>	\$3,956	\$4,523	\$5,087	\$5,652
Max. Purchase Price 5% down <sup>2</sup>	\$682,600	\$786,900	\$890,600	\$994,500
Max. Purchase Price 20% down <sup>3</sup>	\$917,400	\$1,057,600	\$1,197,000	\$1,336,900
<b>180-200% AMI</b>				
Annual Income Limit	\$175,800	\$201,000	\$226,100	\$251,200
Monthly Income	\$14,650	\$16,750	\$18,842	\$20,933
Max. Monthly Gross Rent <sup>1</sup>	\$4,395	\$5,025	\$5,653	\$6,280
Max. Purchase Price 5% down <sup>2</sup>	\$763,300	\$879,300	\$994,700	\$1,110,100
Max. Purchase Price 20% down <sup>3</sup>	\$1,026,000	\$1,181,700	\$1,336,910	\$1,492,000
Notes:				
<sup>1</sup> 30% of income devoted to maximum monthly rent or mortgage payment, including utilities, taxes, and insurance				
<sup>2</sup> Assumes 95% loan (i.e., 5% down payment) @ 2.875% annual interest rate and 30-year term				
<sup>3</sup> Assumes 80% loan (i.e., 20% down payment) @ 2.875% annual interest rate and 30-year term				
Source: LWC				

### A.5.4 At-Risk Housing Assessment

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While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

State law requires that jurisdictions identify the number of existing assisted housing units that are at risk of conversion from below market-rate to market-rate due to the expiration of affordability restrictions during the next 10-year review period (2021-2031). Assisted housing units are defined as multi-family, rental units that receive government assistance under any federal, state, or local programs or any combination of rental assistance, mortgage insurance, interest reductions, or direct loan programs and are eligible to convert to market-rate units. There are three general cases that can result in the conversion of assisted units:

Prepayment of HUD Mortgages: Section 221(d) (3), Section 202, and Section 236 — Section 221 (d) (3) is a privately owned project where HUD provides either below-market interest rate loans or market-rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market-rate mortgage. Additional rental subsidies may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants. It also provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents.

Opt-outs and Expirations of Project-Based Section 8 Contracts: Section 8 is a federally funded program that provides subsidies to the owner of a pre-qualified project. Subsidies make up for differences between what the tenants are able to pay, and the actual cost of contract rent. Opt-outs occur when the owner of the project decides to opt-out of a contract with HUD by pre-paying any remaining mortgage. Usually the likelihood of opt-outs increases as market rents exceed contract rents.

Other: Expiration of the low-income use period of various financing sources which may include one or more of the following: Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CalHFA), Community Development Block Grant (CDBG), and HOME funds. Generally, bond-financing properties expire according to a qualified project period or when the bonds mature.

#### At-Risk Units

According to the Housing Partnership's Preservation Database, there are 1,299 assisted units in Unincorporated Alameda County (see Table A-23). Among these units, 108 are at moderate risk of being converted to market-rate housing by 2033, and 20 are at very high risk of being converted to market-rate housing by 2033. The at-risk units are subsidized, deed-restricted units located in six different residential developments (see Table A-24).

**Table A-23: Assisted Units at Risk of Conversion, 2022 Unincorporated Alameda County**

Risk Level for Conversion	Unincorporated Alameda County	Alameda County	Bay Area
Low	1,171	23,040	110,177
Moderate	108	167	3,375
High	0	189	1,854
Very High	20	106	1,053
<b>Total Assisted Units in Database</b>	<b><u>1,299</u></b>	<b><u>23,502</u></b>	<b><u>116,459</u></b>

Notes:

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

While California Housing Partnership’s Preservation Database is the State’s most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the State. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Housing Partnership uses the following categories for assisted housing developments in its database:

Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

Source: ABAG 2021 Pre-certified Housing Needs Data (California Housing Partnership, Preservation Database (2020); California Housing Partnership, 2022.

**Table A-24: Assisted Units at Risk of Conversion to Market Rate Housing by 2033**

Project Name	Address	Assisted Units	Total Units	Funding Program	Earliest Date of Expiration	Risk Level
Eden Commons	1456 Plaza Dr	2	2	Local	2029	Moderate
Wittenberg Manor	657 Bartlett Ave	95	95	HUD	2029	Moderate
Ashland 1 Plaza Dr. MHSA	1480 Plaza Drive	3	3	CalHFA	2030	Moderate
Ashland 2 Linnea Ave MHSA	759 Linnea Ave	4	4	CalHFA	2031	Moderate
Ashland 3 Thrush Ave MHSA	1563 Thrush Ave	4	4	CalHFA	2032	Moderate
Peppertree Village	328 Sunset Blvd	20	29	Local	2023	Very High
	<b>Total Units</b>	<b><u>128</u></b>	<b><u>137</u></b>			

Note: Wittenberg Manor contains elderly units. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Source: California Housing Partnership, 2022

## Preservation and Replacement Cost Analysis

The following section provides an analysis of the estimated cost to preserve or replace the units that are at risk of conversion to market-rate. The analysis compares the costs of providing rent subsidies, acquiring and rehabilitating the units, and constructing new units.

Rent subsidies are a potential option for preserving affordable housing units. Rent subsidies function similarly to housing choice vouchers (Section 8), which fund the difference between the affordable rent and fair market rent. The County would fund the rent subsidies and could leverage a variety of sources to do so. Table A-25 shows that the estimated total rent subsidy to preserve the 128 at-risk units is \$700,416 per year. Assuming the difference between the affordable rents and fair market rents remains constant, then the total cost to maintain the units for the next 55 years would be \$38,522,880 (\$300,960 per unit).

**Table A-25: Estimated Rent Subsidies**

At-Risk Units <sup>1</sup>	Low-Income Rent (50-80% AMI) <sup>2</sup>	Fair Market Rent <sup>3</sup>	Per Unit Monthly Subsidy
128	\$2,740	\$3,196	\$456
	<u>Total Annual Subsidy</u>		<u>\$700,416</u>
Note: <sup>1</sup> Assumes all at-risk units are 3-bedroom units. <sup>2</sup> Calculated based on 30% of the 2021 Alameda County 2021 Area Income Limits. 3-bedroom units are assumed to equal to a 4-person household. <sup>3</sup> HUD 2021 Fair Market Rents for Alameda County by bedroom size. Source: 2021 Alameda County Area Income Limits; HUD, 2021.			

Purchasing and transferring the ownership of at-risk units to be managed by a non-profit or for-profit housing organization is another potential method for preserving the units' affordability status. Acquired assisted units, particularly older units, may also require rehabilitation to update the units and extend the life of their use. The estimated costs for acquiring and rehabilitating at-risk units are shown in Table A-26. According to recent California Tax Credit Allocation Committee (CTCAC) applications in Alameda County, the average per-unit cost for acquisition and rehabilitation is \$524,536. The total cost to acquire and rehabilitate the 128 at-risk units would be \$67,140,608.

**Table A-26: Estimated Acquisition and Rehabilitation Costs**

Project Name	City	CTCAC Application Year	Units	Total Development Cost	Cost per Unit
Rosefield Village	Alameda	2020	92	\$76,149,615	\$827,713
Frank G Mar Apartments	Oakland	2020	119	\$72,920,842	\$612,780
Harriet Tubman Terrace Apartments	Berkeley	2020	91	\$47,040,757	\$516,931
Adcock Joyner Apartments	Oakland	2020	50	\$24,074,615	\$481,492
Leisure Terrace Apartments	Hayward	2019	68	\$24,904,194	\$366,238
Noble Tower Apartments	Oakland	2019	195	\$127,666,257	\$654,699
Bermuda Gardens	San Leandro	2019	79	\$41,760,685	\$528,616
Glen Haven Apartments	Fremont	2019	81	\$30,917,471	\$381,697
Granite Pointe Apartments	Oakland	2019	99	\$38,211,577	\$385,976
Madison Park Apartments	Oakland	2018	98	\$48,972,022	\$499,715
Empyrean Harrison Renovation	Oakland	2018	147	\$77,484,593	\$527,106
Faith - Tennyson	Hayward	2018	158	\$111,719,554	\$707,086
Oak Grove North & South	Oakland	2018	152	\$120,968,356	\$795,844
Park Manor Apartments	Hayward	2018	81	\$21,147,551	\$261,081
Westlake Christian Terrace West	Oakland	2018	200	\$103,807,961	\$519,040
San Pablo Hotel	Oakland	2018	144	\$47,024,856	\$326,562
				<b><u>Average Cost per Unit</u></b>	<b><u>\$524,536</u></b>
Note: Cost estimates are based on applications approved by governing bodies and are not certified total development costs. Source: CTCAC, 2022.					

Constructing new units could also replace the at-risk units. Table A-27 shows the estimated cost of new construction of below market-rent units. Based on recent California Tax Credit Allocation Committee (CTCAC) applications in Alameda County, the average cost to build a new assisted unit is \$708,628. Using this per-unit estimate, the total replacement cost for the 128 at-risk units would be \$90,704,382.

Table A-28 compares the costs of the preservation and replacement methods and shows that building new units is the most expensive option. Providing rent subsidies is the least expensive method, however, this option does not allow for physical updates to the units and does not allow for the leveraging of private-sector financing. It is also important to note that none of the estimates are precise calculations and are only intended to demonstrate the relative magnitude of need.

**Table A-27: Estimated Replacement Costs**

Project Name	City	CTCAC Application Year	Units	Total Development Cost	Cost per Unit
34320 Fremont Family Apartments	Fremont	2021	54	\$46,829,491	\$867,213
Depot Community Apartments	Hayward	2021	125	\$79,415,515	\$635,324
Maudelle Miller Shirek Community	Berkeley	2021	87	\$84,051,499	\$966,109
Osgood Apartments	Fremont	2021	112	\$75,387,333	\$673,101
MacArthur Studios	Oakland	2021	193	\$67,433,729	\$349,398
Villa Oakland	Oakland	2021	105	\$44,858,501	\$427,224
Avance	Livermore	2020	45	\$28,980,114	\$644,003
Granite Ridge Apartments	Fremont	2020	73	\$46,405,741	\$635,695
Irvington Senior Apartments	Fremont	2020	90	\$62,755,106	\$697,279
Foon Lok West	Oakland	2020	130	\$108,705,279	\$836,194
1601 Oxford	Berkeley	2020	35	\$25,741,602	\$735,474
Hayward Mission Family Apartments	Hayward	2020	140	\$65,339,604	\$466,711
Alameda Point Family	Alameda	2020	70	\$57,369,613	\$819,566
LakeHouse Commons Affordable Apartments	Oakland	2020	91	\$64,184,307	\$705,322
Fruitvale Transit Village Phase IIB	Oakland	2020	181	\$129,259,095	\$714,139
95th & International Apartments	Oakland	2020	55	\$44,896,702	\$816,304
Parrott Street Apartments	San Leandro	2019	62	\$41,954,941	\$676,693
County Center Apartments	Fremont	2019	60	\$41,124,641	\$685,411
3268 San Pablo	Oakland	2019	51	\$35,126,609	\$688,757
Coliseum Place	Oakland	2019	59	\$53,393,465	\$904,974
BFHP Hope Center Permanent Supportive Housing	Berkeley	2019	53	\$39,116,352	\$738,044
BRIDGE Berkeley Way Affordable	Berkeley	2019	89	\$66,317,472	\$745,140
Aurora Apartments	Oakland	2019	44	\$38,692,188	\$879,368
NOVA Apartments	Oakland	2019	57	\$39,878,863	\$699,629
				<b><u>Average Cost per Unit</u></b>	<b><u>\$708,628</u></b>
Note: Cost estimates are based on applications approved by governing bodies and are not certified total development costs. Source: CTCAC, 2022.					

**Table A-28: Summary of Preservation and Replacement Costs**

Method	Estimated Cost per Unit	Total Estimated Cost
Rent Subsidy	\$300,960	\$38,522,880
Acquisition and Rehabilitation	\$524,536	\$67,140,608
New Construction	\$708,628	\$90,704,382

### Qualified Entities to Acquire and Manage Affordable Housing

There are several non-profit and for-profit organizations in the region that could facilitate the acquisition and management of assisted units in Alameda County. HCD maintains a list of pre-approved organizations that are interested in the acquisition and management of assisted units. As of December 2021, there are 12 qualified organizations in Alameda County (see Table A-29).

**Table A-29: HCD Qualified Entities in Alameda County Available for Projects Located in Unincorporated Areas**

Organization	Address	City
Housing Authority of County of Alameda	22941 Atherton St	Hayward
Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley
East Bay Asian Local Development Corporation	310 Eighth Street, Ste. 200	Oakland
Bay Area Community Services	629 Oakland Ave	Oakland
Satellite Affordable Housing Associates	1835 Alcatraz Ave.	Berkeley
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201	Oakland
Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley
Alameda County Allied Housing Program	224 W. Winton Avenue, Room 108	Hayward
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara
Alameda Affordable Housing Corporation	701 Atlantic Ave	Alameda
Housing Authority of the County of Alameda	701 Atlantic Ave	Alameda
L + M Fund Management LLC	1869 Palmer Ave	Westchester
<i>Source: HCD, 2022.</i>		

### Funding Sources to Preserve or Replace Assisted Units

Potential funding sources to preserve or replace assisted units are provided in the list below. These resources include federal, state, and local funding programs and are described in Appendix G (Housing Resources).

- HOME Investment Partnerships Funds
- Community Development Block Grant Program (CDBG)

- Section 108 Loan Guarantee Program
- Housing Choice Voucher (Section 8) Program
- Low Income Housing Tax Credits
- Section 811 Project Rental Assistance Program
- California Housing Finance Agency (CalHFA)
- Alameda County Housing Authority's Public Housing Program

# Appendix B: Sites Inventory & Methodology

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## Section B.1 Introduction

### B.1.1 Overview and Purpose

California Government Code §65580-65589 states that the Housing Element must include an inventory of adequate sites that are zoned and available within the planning period to meet the jurisdiction’s fair share of regional housing needs across all income levels. Together with the anticipated accessory dwelling units (ADUs) and entitled or in process development projects, the sites inventory helps to inform whether the jurisdiction has adequate developable land to meet its Regional Housing Needs Allocation (RHNA), given its current regulatory framework and market conditions. This Appendix details the sites inventory and supporting analysis methodology and assumptions.

### B.1.2 Regional Housing Needs Allocation

Every jurisdiction needs to identify sufficient land to accommodate housing for every economic segment of the community. To comply, a jurisdiction must demonstrate adequate capacity for development through appropriate development regulations and land use policies. Every jurisdiction is assigned a set number of housing units to accommodate through the Regional Housing Needs Allocation (RHNA), which projects the housing need for the whole region.

The Association of Bay Area Governments (ABAG), a regional planning agency, is responsible for distributing the RHNA to each jurisdiction within its nine-county Bay Area region, which includes unincorporated Alameda County. The RHNA is distributed by income category. For the 2023-2031 Housing Element update, unincorporated Alameda County has 4,711 units to accommodate.

Table B-1: 6<sup>th</sup> Cycle RHNA

Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
1,251 units	721 units	763 units	1,976 units	4,711 units

During the January 31, 2023 to January 31, 2031 planning period, the County must ensure the availability of adequate residential sites to accommodate these 4,711 units. This Appendix provides an overview of the methodology used to evaluate the adequacy of sites within unincorporated Alameda County and identifies such sites for future residential development to fulfill the County’s share of regional housing needs.

### B.1.3 Data

The sites inventory analysis used data provided by the County, such as GIS data and building permit/entitlement information. The following is an overview of the data used:

- County-level parcel GIS data, including General Plan land use designation, zoning districts, ownership, ages of buildings, improvement values, land values, existing number of units, etc.
- Alameda County Assessors data
- Business licenses
- ADU building permits issued
- Entitled projects and projects in the entitlement phase
- Prior Housing Element site inventories
- Annual Progress Reports to HCD during the 5th Cycle
- Zoning Code, General Plan, and Specific Plan allowed density per acre and minimum lot sizes
- Satellite imagery from Google and other services

County staff also relied on site visits.

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## Section B.2      Future Residential Development Potential

### B.2.1      Accessory Dwelling Units

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Since 2018, there have been significant changes to state laws that have eased the development standards and streamlined the approval process for Accessory Dwelling Units (ADUs). As a result, the number of ADU building permits issued, and overall production, has increased. Table B-2 shows the number of building permits issued for ADUs in unincorporated Alameda County from 2018 through 2022.

Table B-2: ADU Building Permits Issued (2018-2022)

Year	Permitted ADUs
2018	109
2019	21
2020	44
2021	47
2022	83
<b>Total</b>	<b>205</b>
<b>Annual Average</b>	<b>41</b>

There have been, on average, 41 ADU permits issued per year and 30.8 ADUs completed. The County anticipates maintaining the average of 41 ADUs per year over the planning period.

Alameda County last updated the code of ordinances regarding ADUs in 2017; since then, California has passed a number of related laws.

ABAG analyzed ADU affordability throughout the Bay Area to enable local governments to accurately assign projected ADUs to income categories. The ADU affordability assumptions identified by ABAG for communities with affirmatively furthering fair housing concerns were applied to ADUs projected over the planning period in Table B-3.

Table B-3: Affordability per ABAG ADU Survey

Income Level	Percent	ADU Projections
Very Low	30%	99
Low	30%	99
Moderate	30%	98
Above Moderate	10%	32
<b>Total</b>		<b>328</b>
<i>Source: ABAG, County of Alameda</i>		

## B.2.2 Entitled and Proposed Developments

Since the RHNA projection period for the 2023-2031 Housing Element begins on June 30, 2022, housing developments that (1) were proposed or received entitlement after June 30, 2022; (2) were not issued a certificate of occupancy until July 1, 2022 or after; and (3) are anticipated to be completed before January 31, 2031 can be credited toward the RHNA. Table B-4 lists those projects that meet those criteria and can be credited toward the 6th Cycle RHNA.

Table B-4: Entitled and Proposed Projects

Address	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement -to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low and Very Low
1707 162 <sup>nd</sup> Ave, San Leandro	Building Permit Issued	vacant	N/A	0.60	2.33	2		
Madrone Terrace Housing & Community Center.	Building Permit Issued	Commercial and residential uses	1939	2.45	0			79
16490 E 14th St, San Leandro	Entitlement approved – no Building Permit submitted	Restaurant	1969	0.97R 0.25C	0.05		15	

Table B-4: Entitled and Proposed Projects

Address	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement -to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low and Very Low
The Lofts On E. 14th	Entitlement approved – no Building Permit submitted	Religious	1947 & 1965	1.14	0.23			36
173rd Av, San Lorenzo	Building Permits Approved	vacant	-	0.19A 0.21B 0.31C	0	3		
Miramar View Estates	In Planning Review	vacant	-	Varies	0	19		
166th Av, San Lorenzo	Building Permit pending	vacant	-	0.44	0	1		
3621 Lorena Avenue	Building permit pending	Duplex	-	0.24A 0.26B 0.14C	1.19	17		
Boulevard Commons	Building permit pending	Previous mobile home park		0.8	84C-625-1-3 – 0.18 84C-625-2-5 – 0	71		
4652 Malabar Ave, Castro Valley	Building Permit pending	vacant	-	0.4	0	1		
18681 Brickell Way, Castro Valley	Building Permit issued	vacant	-	0.2	0	2		
4562 Edwards Ln Castro Valley	In Planning review	Single family dwelling	1958	-	2.3	3		
4831 Proctor Rd, Castro Valley	Building Permit issued	vacant	-	0.3	0	4		
4628 Gordon Rd, Castro Valley	Building Permit issued	vacant	-	0.3	0.92	1		
4868 Proctor Rd, Castro Valley	Building Permit issued	Single family dwelling	1973	-	0	1		

Table B-4: Entitled and Proposed Projects

Address	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement -to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low and Very Low
4738 Proctor Rd Castro Valley	Entitlement approved – No Building Permits submitted	Single family dwelling	1956	-	0.57	10		
4683 Proctor Rd, Castro Valley	Building Permit issued	vacant	-	0.4	0	1		
Jensen Rd, Castro Valley	Building Permit in review	vacant	-	0.9	0	2		
Terrace View at Five Canyons	Entitlement approved	vacant	-	-	0	25		
5427 Jensen Rd, Castro Valley	Building Permit pending	vacant	-	0.06	0	2		
Village Green Mixed Use Multi-Family Housing	Building Permit pending	vacant	-	0.05 Comm.  0.5 Res	412-39-1-3 – 0.09 412-39-4-2 – 2.9 412-39-2 – 0 412-42-113 – 0	138		
2219 Grove Way, Hayward	Building Permit pending	vacant	-	0.11 duplex  0.05 Single Home	1.59	3		
Ruby Street Apartments	Building Permit pending	vacant	-	0.62	0			72
21980 Redwood Rd, Hayward	Building Permit pending	vacant	-	0.34	1.46	1		
24577 Karina St, Hayward	Building Permit pending	vacant	-	0.45	0	1		
Clover Rd, Hayward	Building Permit pending	vacant	-	0.06	0	1		

Table B-4: Entitled and Proposed Projects

Address	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement -to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low and Very Low
Fairview Ave, Hayward	Building Permit issued	vacant	-	0.02	0	1		
24355 Israel Ct, Hayward	Building Permit pending	vacant	-	0.33	0	1		
24366 Israel Ct, Hayward	Building Permit pending	vacant	-	0.2	0	1		
145 Medford Ave, San Lorenzo	Building Permit pending	vacant	-	0.25	1.08	1		
21855 Hathaway Ave Hayward	Planning Review pending	Single family dwelling	-	0.1	0.67		12	
Arroyo Lago Residential Project	Planning Review pending	vacant	-	-	0	194		
<i>Totals Units</i>						507	27	187
						721		

### B.2.3 Assumptions

#### Density

Table B-5 below describes densities throughout Urban Unincorporated Alameda County.

Table B-5: Density for Zones that Allow Residential

Building Type	Appropriate Zones	Minimum Building Site (square feet) Per Dwelling Unit	Maximum Net Density (Dwelling Units Per Acre)
<b>Single-Family Subdivision</b>	R-1	5,000	8.7
	R-1-B Combining	8,000 - 40,000	1.1-5
<b>Hillside Development</b>	R-1	5,000	8.7
	R-1-B Combining	8,000 - 40,000	1.1-5
	R-1 - Hillside (CV GP)	5,000 - 40,000	4 - 8.7
	Fairview Specific Plan	5,000 - 1 acre	1 - 6.0
	Madison Area Specific Plan	5,000 - 40,000	1.1 - 8.7

<b>Small-Lot Single Family</b>	R-S	5,000	8.7
	R-S-D35	3,500	12.4
	R-S-DV	3,500	12.4
<b>Two-Story Townhomes</b>	R-S-D35	3,500	12.4
	R-S-DV	3,500	12.4
	R-S-D3	2,500 - 3,500	17.4
	R-S-D25	2,500	17.4
	R-2	2,500	17.4
<b>Three-Story Townhomes</b>	R-S-D25	2,500	17.4
	R-2	2,500	17.4
	R-S-D3	2,000 - 2,500	21.8
	R-S-D20	2,000	21.8
	R-S-DV	2,000	21.8
	R-3	2,000	21.8
<b>Multi-Family Residential Medium Density</b>	R-S-D20	2,000	21.8
	R-3	2,000	21.8
	R-S-DV	2,000	21.8
	R-S-D15	1,500	29
	R-S-D3	1,500 - 2,000	21.8 - 29.0
	Ashland Cherryland Central Business District (ACBD) - Residential/Commercial (RC)		15 - 25
	CVCBD Land Use Group D Subareas 4, 5, 6, 7, 11 Not allowed along Castro Valley Boulevard in Subareas 5, 6, 7 Subarea 7 Limitations: Allowed along side street frontage depending on factors such as specific use, design, adjacent uses, etc. Not allowed along Redwood.	2,500	17.4
		2,000	21.8
		20-40	
<b>Multi-Family Residential High Density</b>	R-4	1,250 - 1,000	34.5 - 43.5
	CVCBD Land Use Group E, Subareas 8, 9. Subarea 9 Limitations: Allowed on parcels west of Redwood Road only		40-60
	CVCBD Land Use Group E, Subareas 8, 9. Subarea 9 Limitations: Allowed on parcels west of Redwood Road only		40-60

R-1 Single Family Residential is Unincorporated Alameda County's most common zoning type. R-1 has a maximum density of 8.7 dwelling units to the acre and has a minimum building site area (MBSA) of 5,000 sq. ft. R-1-HO stands for single family residential with a hillside overlay. These districts are common throughout the Castro Valley Hills. These districts have a maximum density that varies from 1.1 to 8.7 dwelling units per acre and the MBSA also varies from 5,000 sq. ft. to 1 acre.

R-S Suburban Residential District is common in the Cherryland Area. It has a density of 8.7 DU/Acre and a MBSA of 5,000 sq. ft. The RS District can be paired with many different combining districts including RS-D20, D15, D35 to name a few. These combining districts spell out the density. For example, RS-D15 allows one dwelling unit per every 1,500 sq. ft. and the RS-D35 allows one dwelling unit per every 3,500 sq. ft. The different types of RS-Districts allow for different housing types. RS, RS-D35, and RS-DV allow for small lot single family, there are several districts that allow two story town homes including RS-D35, DV, D3, D25, and R2.

R2 Two Family Residence District. This zoning type allows two homes per 5,000 sq. ft. with a density of 17.4 DU/acre. Certain types of zoning allow three story town homes including RS-D25, D3, D20, DV, R-2 and R-3. R-3 stands for Four Family Dwelling Districts which allows one dwelling unit per 2,000 sq. ft. and 21.8 DU/Acre.

In the multifamily residential medium family category there are multiple types of zoning districts that allow this type of construction, including RS-D20, DV, D15, D3, R-3, the Ashland Cherryland Business District, and the Castro Valley Central Business District (CVCBD) in the sub areas of 4, 5, 6, 7, and 11. In the CVCBD multi-family housing is not allowed along the boulevard for sub areas 5, 6, and 7, and for sub area 7 it is allowed along the side streets.

Multi-family residential high density is allowed in R-4, and in CVCBD land use group E in sub areas 8 and 9. In sub area 9 this type of residential is only allowed on parcels west of Redwood Rd. Multi-family residential high density allows the density of 34.5 to 43.5 for R-4 properties and 40-60 for the land use group E parcels that are applicable. Much of this type of housing is located near the downtown portions of Castro Valley Blvd. The R-4 zoning district is more rare and is scattered through the unincorporated areas.

Table B-6 shows developments in Unincorporated Alameda County from the 5<sup>th</sup> Housing Element Cycle. There were 7 moderate- to high-density developments. The projects profiled demonstrate the demand for a variety of densities in new developments in Unincorporated Alameda County. Four of the developments, located in Castro Valley and San Lorenzo, have densities lower than 20 units per acre and are examples of Missing Middle housing. The recent higher density projects, located in San Lorenzo and Ashland, show how developers can successfully build projects of more than 35 units per acre.

One site (Bishop Ridge development) was initially vacant; all other developments were underutilized non-vacant land. Those uses include parking, commercial buildings, and different forms of residences. As described later in this chapter, many nonvacant sites proposed as parts of the sites inventory have similar existing uses.

Given the limited number of residential developments that have been recently constructed in the Unincorporated Area and the wide range of densities allowed by zoning in the various unincorporated communities, the County has determined that data from recent projects does not provide adequate information across the range of allowed densities to make assumptions regarding the likely capacity of future developments. To estimate the realistic capacity for future residential development on sites inventory properties, the County assumed that each property will be developed at 70% of the maximum density allowed under existing or, in the case of parcels to be rezoned, proposed zoning regulations. The only exception to this assumption was single family homes, which were assumed to be developed at 100%. The assumption of 70% of

full capacity accounts for additional zoning standards such as parking, open space, and setback requirements that may affect the number of units that can be accommodated on a parcel. The density percentages achieved in Tables B-6, B-7, and B-13 range from 17% to 495%, with a median of 99.5%. This shows the density assumption of 70% to be conservative

Table B-6: Medium and High Density developments since 2015 in Unincorporated Alameda County.

Project Name	Initial APN	Zone	Prior Use	Year Complete	Acres	Max Density, du/acre	Project Density, du/acre	Percent Achieved	Max Possible Units	Total Units
Madrone Terrace <i>Ashland</i>	80-57-41	Ashland Cherryland Central Business District - District Mixed Use (DMU)	Commercial	Under Construction	0.88	86	89 <sup>1</sup>	103%	75	79
Ashland Place <i>Ashland</i>	80C-479-26-1	PD at the time, now ACBD-CMU-C	Residential & Commercial	2016	2.21	43	38.4	89%	95	85
San Lorenzo Village Senior Apts <i>San Lorenzo</i>	412-34-37	San Lorenzo Village Specific Plan - Subarea 2	Public Facility (Post Office)	2017	1.37	27 <sup>2</sup>	56.4	209%	19.66	77
San Lorenzo Townhomes <i>San Lorenzo</i>	411-92-56	PD-2209	Parking	2017	3.87	13.69	13.69	100%	53	53
Jamison Way Townhomes <i>Castro Valley</i>	84A-76-20-1	R-S-D-15	Residential (5 units)	2018	1.885	29	14.4	50%	54	27
Delaney Court <i>Castro Valley</i>	84A-16-33	CVCBD - SP - Subarea 11W	Residential (Unoccupied)	2020	1.13	40	17.9	45%	45	20
Bishop Ridge <i>Castro Valley</i>	80A-239-2	PD (PLN2013-214)	Vacant	2021	4.73	13.5	13.5	100%	56	56

<sup>1</sup> These are density bonus units

<sup>2</sup> Overall density: 19.66 units per acre for entire Specific Plan area; total Specific Plan area is 29.5 acres

In addition to recent local development projects in unincorporated Alameda County, Table B-7 identifies other development projects in the greater Bay Area that justify the use of a 70 percent realistic capacity assumption. In fact, the table below shows that a 70 percent realistic capacity assumption may indeed be a conservative assumption, given the high demand for housing throughout the Bay Area.

Finally, Table B-13, discussed further in the Development Trends and Market Analysis section, describes recent projects in neighboring San Leandro and Hayward. Achieved densities range from 17% to 495% for these projects, with a median of 82%. This is larger than assumed 70% achieved density for sites in the inventory.

Table B-7: Density and Capacity Project Examples

Project	City	Site Size (acres)	Allowed Density (max du/ac)	Units	Achieved Density (du/ac)	Affordable Units?	Percent Achieved
350 24th St.	Oakland	0.04	97 (450 sf/unit)	3	75	N	77%
711 Walker Ave.		0.21	54 (800 sf/unit)	14	66	N	122%
4429 Piedmont Ave.		0.17	79 (550 sf/unit)	10	58	N	73%
4395 Piedmont Ave.		0.30	79	26	89	N	113%
107 G St.	San Rafael	0.17	44	10	59	N	135%
270 E Empire St.	Santa Clara	1.70	56	96	56	Y	100%
1309 Mission Rd.	South San Francisco	0.48	50	20	42	N	83%

## B.2.4 Methodology

To identify adequate sites for the sites inventory, the County used a detailed process to select and screen parcels for development during the 8-year planning period. Each phase of the process is described below. Note that while staff compared the 6<sup>th</sup> cycle sites inventory to sites identified during the 4<sup>th</sup> and 5<sup>th</sup> cycles, there was no specific step in the process where staff explicitly added vacant or underimproved sites from the previous cycles to the latest sites inventory list.

### 1. Vacant Sites that Allow Residential

The County identified all vacant parcels that allow residential uses (see Table B-25). Staff initially identified vacant parcels as those with assessed land improvement values of zero and confirmed their vacancy with aerial imagery (primarily Google Maps) and firsthand local knowledge. Staff also used aerial imagery to locate additional vacant parcels not captured in the Assessors’ data. All parcels smaller than 2500 square feet were removed from the process since this is the minimum lot size in most communities in unincorporated Alameda County.

As noted in Table B-25, approximately two thirds of identified vacant residential parcels in are currently zoned for single family residential use. Exactly three identified vacant sites are currently zoned as mixed use. All identified sites have access to infrastructure and utilities.

Parcels were removed from consideration at this stage if:

- The parcel had an existing residence or has an approved permit for one;
- The parcel has a 30% slope or more;
- A creek or road took up a significant amount of space making development infeasible;
- Or there was no access to a road.

## 2. Nonvacant Sites that Allow Residential with Development Potential

The majority of residential land in unincorporated Alameda County is already developed, so nonvacant sites have also been included in the sites inventory.

Staff began review of nonvacant sites by considering each parcel assessed with a land value greater than its improvement value. Parcels were generally removed from consideration at this stage if:

- There was local knowledge of a thriving business
- Existing buildings were well maintained and/or built after 1993 (less than 30 years of age);
- The existing business’s business license has been registered to the parcel’s address for more than a decade;
- Or the present land use has a recent or approved permit for significant improvements.

The following current uses were also removed from consideration:

- Parcels with auto-oriented businesses located in the Auto Overlay, defined in the Ashland Cherryland Business District Specific Plan;
- Rights-of-way, railways, waterway, or utilities;
- Gas stations;
- Chain restaurants;
- And other publicly owned parcels with no near-term redevelopment potential.

Staff specifically looked for parcels occupied by closed businesses; with very large parking lots in comparison to business size; or adjacent to residential development.

Nonvacant sites were then added to the initial list based on building age, local knowledge, and interest from property owners.

The majority of nonvacant sites found are currently mixed use or commercial, but 10 parcels were identified with existing residential use. These parcels have been included in the sites inventory with the intent that additional housing would be added adjacent to existing residences. They are listed in Table B-24.

## 3. Initial Categorization and Possible Consolidation

At this stage, all parcels were categorized using existing zoning descriptions into income categories using the following densities.

Table B-8: Densities used in Unit Projections

Density Allowed by Zone	Income Level
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Generally < 20 dwelling units/acre	Above Moderate
Generally 20 – 29 dwelling units/acre	Moderate
≥ 30 dwelling units/acre	Low and Very Low
<i>Source: HCD, LWC</i>	

Per HCD guidance, sites accommodating lower-income housing should be between 0.5 and 10 acres. All sites originally considered lower income, but whose lot size is smaller than 0.5 or larger than 10 acres were categorized for moderate income housing.

Abutting sites with similar development potential were consolidated into groups. 34 different site groups are proposed through the sites inventory. 6 site groups are pipeline projects: G13 and G25 in Ashland; G10, G16, and G30 in Castro Valley; and G31 in San Lorenzo. They are marked in Table B-9. These projects demonstrate site consolidation is possible in Unincorporated Alameda County.

As described in Table B-9, 31 site groups have 1 owner each. The remaining 3 site groups are described below.

- Group G7 consists of 4 lots in Fairview. One 3.39 acre lot has frontage (426-160-91). The other three lots do not have any frontage. They are 426-170-16 (.36 acres), 426-170-14-2 (.38 acres), and 426-170-13 (1.08 acres). The three lots without frontage are also owned by different members of the same family. All parcels are large enough to construct new units under the existing zoning (minimum 6,000 square feet per unit); however, development of the sites without frontage is only possible through pairing with that with frontage (426-160-91).
- Group G14 consists of 2 lots in Fairview. One .41 acre lot (416-180-61) has frontage, and the other .51 acre lot (416-180-10-3) does not have frontage. All parcels are large enough to host new units at the current zoning (minimum 5,000 square feet per unit). However, development of the sites without frontage is only possible through pairing with that with frontage (416-180-61).
- Group G15 consists of 3 lots in Fairview: one 1.38 acre vacant lot with frontage (416-180-1) and 3 additional lots that are .34-.35 acres in size without frontage (416-180-12; 416-180-14). All parcels are large enough to host new units at the current zoning (minimum 5,000 square feet per unit). However, development of the sites without frontage is only possible through pairing with that with frontage (416-180-1).

Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
<b>G1</b>	426-50-10	MADEIROS AVE, HAYWARD	Above Moderate	1	0.27	1	N	N

Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
	426-50-11	MADEIROS AVE, HAYWARD	Above Moderate	1	0.17		N	N
	426-50-12	25583 MADEIROS AVE, HAYWARD	Above Moderate	1	0.65		N	N
G2	84A-240-2	20396 JOHN DR CASTRO VALLEY 94546	Above Moderate	1	0.13	1	Y	N
	84A-250-9-3	20338 JOHN DR CASTRO VALLEY 94546	Above Moderate	26	3.05		Y	N
	84A-250-9-4	20396 JOHN DR, CASTRO VALLEY	Above Moderate	12	1.53		Y	N
G3	429-50-5-2	576 WILLOW AVE, HAYWARD	Above Moderate	1	0.08	1	N	N
	429-50-6-1	WESTERN BLVD, HAYWARD	Above Moderate	3	0.23		N	N
G4	84D-1275-16-1	REDWOOD RD, CASTRO VALLEY	Above Moderate	3	0.47	1	N	N
	84D-1275-22	REDWOOD RD, CASTRO VALLEY	Above Moderate	3	0.48		N	N
	84D-1275-23	REDWOOD RD, CASTRO VALLEY	Above Moderate	3	0.54		N	N
	84D-1275-24	REDWOOD RD, CASTRO VALLEY	Above Moderate	3	0.56		N	N
G5	84D-1250-14-2	ALMOND RD, CASTRO VALLEY	Above Moderate	4	0.74	1	N	N
	84D-1250-15-4	EWING RD, CASTRO VALLEY	Above Moderate	5	0.86		N	N
G6	413-23-43-3	16600 ASHLAND AVE SAN LORENZO 94580	Moderate	18	1.28	1	N	N
	413-23-67-4	205 ANO AVE SAN LORENZO 94580	Above Moderate	8	0.59		N	N
	413-23-43-4	16550 ASHLAND AVE, SAN LORENZO	Moderate	17	1.16		N	N
G7	426-170-16	EAST AVE, HAYWARD	Above Moderate	2	0.36	3	N	N
	426-170-14-2	EAST AVE, HAYWARD	Above Moderate	2	0.38		N	N
	426-170-13	EAST AVE, HAYWARD	Above Moderate	5	1.08		N	N
	426-160-91	WEIR DR, HAYWARD	Above Moderate	17	3.39		N	N
G8	417-220-11-1	D ST, HAYWARD	Above Moderate	3	1.11	1	N	N
	417-220-12-1	3216 D ST HAYWARD 94541	Above Moderate	7	2.50		N	N

Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
<b>G9</b>	414-21-60	20095 MISSION BLVD HAYWARD 94541	Low and Very Low	13	0.21	1	Y	N
	414-21-61	20097 MISSION BLVD HAYWARD 94541	Low and Very Low	53	0.89		Y	N
	414-21-78	20095 MISSION BLVD SAN LORENZO 94580	Low and Very Low	51	0.84		Y	N
	414-21-79	20095 MISSION BLVD HAYWARD 94541	Low and Very Low	19	0.32		Y	N
	414-21-80	20095 MISSION BLVD HAYWARD 94541	Low and Very Low	11	0.19		Y	N
<b>G10</b>	85A-6000-10	5319 HILLTOP RD CASTRO VALLEY	Above Moderate	1	1.00	1	N	Y
	85A-6000-11	5289 HILLTOP RD CASTRO VALLEY	Above Moderate	1	1.81		N	Y
	85A-6000-12	5262 HILLTOP RD CASTRO VALLEY	Above Moderate	1	1.06		N	Y
	85A-6000-13	5276 HILLTOP RD CASTRO VALLEY	Above Moderate	1	1.00		N	Y
	85A-6000-14	5290 HILLTOP RD CASTRO VALLEY	Above Moderate	1	1.02		N	Y
	85A-6000-15	5306 HILLTOP RD CASTRO VALLEY	Above Moderate	1	1.02		N	Y
	85A-6000-16	5318 HILLTOP RD CASTRO VALLEY	Above Moderate	1	1.83		N	Y
	85A-6000-17	5332 HILLTOP RD CASTRO VALLEY	Above Moderate	1	2.22		N	Y
	85A-6000-18	5346 HILLTOP RD CASTRO VALLEY	Above Moderate	1	2.59		N	Y
	85A-6000-19	5360 HILLTOP RD CASTRO VALLE	Above Moderate	1	3.04		N	Y
	85A-6000-20	5376 HILLTOP RD CASTRO VALLEY	Above Moderate	1	3.09		N	Y
	85A-6000-21	5388 HILLTOP RD CASTRO VALLEY	Above Moderate	1	2.80		N	Y
	85A-6000-22	5402 HILLTOP RD CASTRO VALLEY	Above Moderate	1	2.73		N	Y
	85A-6000-23	5416 HILLTOP RD CASTRO VALLEY	Above Moderate	1	1.92		N	Y
	85A-6000-24	5430 HILLTOP RD CASTRO VALLEY	Above Moderate	1	2.39		N	Y
	85A-6000-25	5446 HILLTOP RD CASTRO VALLEY	Above Moderate	1	3.04		N	Y
	85A-6000-26	5458 HILLTOP RD CASTRO VALLEY	Above Moderate	1	3.28		N	Y
	85A-6000-27	5472 HILLTOP RD CASTRO VALLEY	Above Moderate	1	3.58		N	Y
	85A-6000-28	5486 HILLTOP RD CASTRO VALLEY	Above Moderate	1	1.32		N	Y
	85A-6000-3	FAIRVIEW AVE CASTRO VALLEY	Above Moderate	0	3.60		N	Y

Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
	85A-6000-4	5499 HILLTOP RD CASTRO VALLEY	Above Moderate	1	2.88		N	Y
	85A-6000-5	5469 HILLTOP RD CASTRO VALLEY	Above Moderate	1	1.44		N	Y
	85A-6000-6	5439 HILLTOP RD CASTRO VALLEY	Above Moderate	1	3.69		N	Y
	85A-6000-7	5409 HILLTOP RD CASTRO VALLEY	Above Moderate	1	1.77		N	Y
	85A-6000-8	5379 HILLTOP RD CASTRO VALLEY	Above Moderate	1	1.00		N	Y
	85A-6000-9	5349 HILLTOP RD CASTRO VALLEY	Above Moderate	1	1.03		N	Y
<b>G11</b>	412-14-39-2	15776 HESPERIAN BLVD SAN LORENZO 94580	Above Moderate	21	0.50	1	Y	N
	412-34-2-6	HESPERIAN BLVD SAN LORENZO 94580	Above Moderate	5	0.12		Y	N
<b>G12</b>	417-210-100	MAUD AVE, HAYWARD	Above Moderate	1	0.25	1	N	N
	417-210-101	MAUD AVE, HAYWARD	Above Moderate	1	0.24		N	N
	417-210-95	MAUD AVE, HAYWARD	Above Moderate	1	0.31		N	N
	417-210-96	MAUD AVE, HAYWARD	Above Moderate	1	0.11		N	N
	417-210-97	MAUD AVE, HAYWARD	Above Moderate	1	0.11		N	N
	417-210-98	MAUD AVE, HAYWARD	Above Moderate	1	0.12		N	N
	417-210-99	MAUD AVE, HAYWARD	Above Moderate	1	0.11		N	N
<b>G13</b>	80A-112-4-4	173RD AV, SAN LORENZO	Above Moderate	1	0.10	1	N	Y
	80A-112-16-3	172ND AV SAN LORENZO 94580	Above Moderate	0	0.05		N	Y
	80A-112-21	172ND AV SAN LORENZO 94580	Above Moderate	0	0.04		N	Y
	80A-112-2-2	173RD AV, SAN LORENZO	Above Moderate	1	0.08		N	Y
	80A-112-3-3	173RD AV, SAN LORENZO	Above Moderate	0	0.08		N	Y
	80A-112-4-3	173RD AV, SAN LORENZO	Above Moderate	0	0.08		N	Y
	80A-112-5-1	173RD AV, SAN LORENZO	Above Moderate	0	0.07		N	Y
	80A-112-6-1	173RD AV, SAN LORENZO	Above Moderate	0	0.03		N	Y
	80A-112-7-1	173RD AV, SAN LORENZO	Above Moderate	1	0.00		N	Y

Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
G14	416-180-61	22866 MANSFIELD AVE, HAYWARD	Above Moderate	2	0.41	2	N	N
	416-180-10-3	KELLY ST, HAYWARD	Above Moderate	3	0.51		N	N
G15	416-180-12	KELLY ST, HAYWARD	Above Moderate	2	0.35	3	N	N
	416-180-14	KELLY ST, HAYWARD	Above Moderate	2	0.34		N	N
	416-180-1	MANSFIELD AVE, HAYWARD	Above Moderate	9	1.38		N	N
G16	80A-197-1-6	PAGE ST, SAN LORENZO	Above Moderate	8	1.35	1	N	Y
	80A-199-1-6	MIRAMONTE AVE, SAN LORENZO	Above Moderate	11	1.79		N	Y
G17	414-21-64-4	HAMPTON RD, HAYWARD	Above Moderate	0	0.06	1	N	N
	414-21-83-1	924 HAMPTON RD HAYWARD 94541	Above Moderate	1	0.10		N	N
	414-21-83-4	876 HAMPTON RD, SAN LORENZO	Above Moderate	5	0.49		N	N
	414-21-87-3	876 HAMPTON RD, SAN LORENZO	Above Moderate	0	0.08		N	N
G18	84C-697-10-4	19521 CENTER ST CASTRO VALLEY	Above Moderate	6	0.94	1	N	N
	84C-697-11-6	19539 CENTER ST CASTRO VALLEY	Above Moderate	0	0.11		N	N
	84C-697-11-7	CENTER ST CASTRO VALLEY	Above Moderate	2	0.35		N	N
	84C-697-11-9	19527 CENTER ST CASTRO VALLEY	Above Moderate	4	0.61		N	N
G19	414-21-3	19687 MISSION BLVD, HAYWARD	Low and Very Low	8	0.28	1	N	N
	414-21-4	19895 MISSION BLVD, SAN LORENZO	Low and Very Low	2	0.06		N	N
	414-21-6-1	HARMONY DR, HAYWARD	Low and Very Low	2	0.07		N	N
	414-21-85	968 HARMONY DR, HAYWARD	Low and Very Low	3	0.10		N	N
G20	84A-112-12-2	CASTRO VALLEY BLVD, CASTRO VALLEY	Low and Very Low	2	0.09	1	N	N
	84A-112-13	3180 CASTRO VALLEY BLVD, CASTRO VALLEY	Low and Very Low	19	0.68		N	N
G21	413-15-33-5	177 LEWELLING BLVD SAN LORENZO 94580	Mixed Income	191	3.17	1	Y	N
	413-15-34-3	85 LEWELLING BLVD SAN LORENZO 94580	Mixed Income	63	1.05		Y	N
G22	80-71-38	16404 E 14TH ST, SAN LEANDRO	Moderate	3	0.11	1	N	N

Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
	80-71-46	16410 E 14TH ST SAN LEANDRO	Moderate	8	0.28		N	N
<b>G23</b>	<b>80D-563-17</b>	Dermody Ave SAN LORENZO 94580	Mixed Income	36	0.88	1	Y	N
	80D-565-29	WAGNER ST SAN LORENZO 94580	Mixed Income	83	1.99	1	Y	N
	80D-565-30	WAGNER ST SAN LORENZO 94580	Mixed Income	49	1.17	1	Y	N
	80D-568-30	WAGNER ST SAN LORENZO 94580	Mixed Income	66	1.57	1	Y	N
	80D-568-31	WAGNER ST SAN LORENZO 94580	Mixed Income	67	1.60	1	Y	N
<b>G24</b>	84A-60-14-2	WILBEAM AVE CASTRO VALLEY 94546	Mixed Income	27	0.75	1	Y	N
	84A-64-12-9	21013 REDWOOD RD CASTRO VALLEY 94546	Mixed Income	32	0.89		Y	N
	84A-68-9-8	21049 REDWOOD RD CASTRO VALLEY 94546	Mixed Income	121	3.30		Y	N
	84A-68-9-9	21091 REDWOOD RD CASTRO VALLEY 94546	Mixed Income	148	4.05		Y	N
	84A-72-8-5	21048 WILBEAM AVE CASTRO VALLEY 94546	Mixed Income	96	2.63		Y	N
<b>G25</b>	80-57-16-2	15910 E 14TH ST, SAN LEANDRO	Low and Very Low	12	0.22	1	N	Y
	80-86-3	15950 E 14TH ST, SAN LEANDRO	Low and Very Low	24	0.46	1	N	Y
<b>G26</b>	80B-300-8-1	16563 E 14TH ST, SAN LEANDRO	Moderate	4	0.14	1	N	N
	80B-300-8-2	16563 E 14TH ST, SAN LEANDRO	Moderate	3	0.12	1	N	N
<b>G27</b>	80-76-33	16550 E 14TH ST SAN LEANDRO	Low and Very Low	4	0.16	1	N	N
	80-76-34	16520 E 14TH ST SAN LEANDRO	Low and Very Low	4	0.12		N	N
	80-76-35	16500 E 14TH ST SAN LEANDRO	Low and Very Low	8	0.26		N	N
	80-76-36	1414 165TH AVE SAN LEANDRO	Low and Very Low	6	0.20		N	N
<b>G28</b>	80C-479-1	16130 ASHLAND AVE SAN LORENZO	Moderate	9	0.20	1	N	N
	80C-479-2	16140 ASHLAND AVE, SAN LORENZO	Moderate	9	0.20	1	N	N
<b>G29</b>	80A-109-10	17144 E 14TH ST, HAYWARD	Moderate	3	0.11	1	N	N

Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pipeline Y/N
	80A-109-21-1	17156 E 14TH ST, HAYWARD	Moderate	3	0.11	1	N	N
<b>G30</b>	84C-625-1-3	3765 CASTRO VALLEY BLVD CASTRO VALLEY	Above Moderate	51	1.60	1	N	Y
	84C-625-2-5	3789 CASTRO VALLEY BLVD CASTRO VALLEY	Above Moderate	20	0.65	1	N	Y
<b>G31</b>	412-39-1-3	HESPERIAN BLVD SAN LORENZO	Above Moderate	138	1.54	1	N	Y
	412-39-2	HESPERIAN BLVD SAN LORENZO	Above Moderate	-	0.16	1	N	Y
	412-39-3	HESPERIAN BLVD SAN LORENZO	Above Moderate	-	0.28	1	N	Y
	412-39-4-2	HESPERIAN BLVD SAN LORENZO	Above Moderate	-	0.25	1	N	Y
	412-42-112	596 PASEO GRANDE SAN LORENZO	Above Moderate	-	0.21	1	N	Y
	412-42-113	HESPERIAN BLVD SAN LORENZO	Above Moderate	-	1.63	1	N	Y
<b>G32</b>	414-41-30	967 HAMPTON RD HAYWARD 94541	Low and Very Low	12	0.21	1	Y	N
	414-41-31	981 HAMPTON RD HAYWARD 94541	Low and Very Low	11	0.19	1	N	N
	414-41-32	20513 MISSION BLVD HAYWARD 94541	Low and Very Low	17	0.29	1	N	N
	414-41-33	20525 MISSION BLVD HAYWARD 94541	Low and Very Low	18	0.30	1	Y	N
<b>G33</b>	412-31-92	507 PASEO GRANDE	Moderate	70	1.68	1	Y	N
	412-31-93	587 PASEO GRANDE SAN LORENZO 94580	Moderate	23	0.55	1	Y	N
<b>G34</b>	412-14-36-2	15740 HESPERIAN BLVD SAN LORENZO 94580	Above Moderate	10	0.24	1	Y	N
	412-14-37-3	5744 PEACH DR SAN LORENZO 94580	Above Moderate	6	0.15		Y	N
	412-14-38-2	15772 HESPERIAN BLVD SAN LORENZO 94580	Above Moderate	18	0.42		Y	N
		<i>Total Units</i>		1918				
		<i>Total Above Moderate Income Units</i>		702				
		<i>Total Moderate Income Units</i>		892				
		<i>Total Low and Very Low Income Units</i>		324				

Two recent projects involving site consolidation in Unincorporated Alameda County are described in Table B-10. These example projects demonstrate that site consolidation involving multiple land owners is feasible in Unincorporated Alameda County.

Table B-10: Examples of Site Consolidation in Recent Projects

Project Address	# of parcels Consolidated	Previous use(s) of parcels	Initial # of owners	# of units	Project Status	Initial zoning
3621-3633 Lorena Avenue	4	residential	4	13 units built	Approved April 2023	PD-2214 and RMX-CSU-RV
3544 Jamison Way	5	residential	5	27 units built	Approved in 2017; it is built.	R-S-D-15

#### 4. Selecting Sites to Rezone

Previously identified sites were not adequate to accommodate the RHNA. Based on local knowledge, the County prepared an initial list of potential rezone areas and parcels. Staff considered vacant and nonvacant land for rezoning. They included the following:

- Previously considered nonvacant parcels that were zoned General Commercial or a Castro Valley Business District Specific Plan designation not currently allowing residential uses
- In one case (parcel 413 001503302) a business owner’s property was previously mis-zoned as Public; the owner has expressed a desire to close his business and transition the parcel to residential use, requiring rezoning.
- Larger sites previously considered for projects, such as Cherryland Place. By increasing the density of allowable residential use, the County will commit to making these sites more viable
- Large parking lots
- Publicly held land, where agencies have notified the Alameda County Planning Department of their intent to sell it during the planning period.

Sites are proposed for zones that either match nearby residential uses or enable higher densities such that the lots can be used for lower income densities. Parcels proposed for rezoning were discussed at MAC meetings and on the Housing Element update website while the draft was being written. Sites will further be discussed throughout the public comment period. For more details on public engagement, see Appendix E.

On February 9, 2023, some landowners met with staff to discuss rezoning opportunities. The properties of owners who made clear that they were uninterested in developing housing on their

land during the planning period (in the next 8 years from 2023 to 2031) were removed from the sites inventory.

Proposed rezones were further analyzed pursuant to the California Environmental Quality Act (CEQA).

Parcels proposed for rezone are listed in table B-23, and table B-11 below describes the categories parcels will be zoned to.

**Table B-11: Overlay Densities for rezonings**

<b>Name</b>	<b>Density (du/ac)</b>	<b>Community Used</b>
<i><b>HE-RSL</b></i>	<b>8-17</b>	<b>Castro Valley</b>
<i><b>HE-MDR</b></i>	<b>10-22</b>	<b>Ashland Cherryland Business District Specific Plan, Fairview Area Specific Plan</b>
<i><b>HE-RMXD15</b></i>	<b>22-29</b>	<b>Castro Valley Business District Specific Plan , Fairview Area Specific Plan</b>
<i><b>HE-MHDR</b></i>	<b>22-43</b>	<b>Ashland Cherryland Business District Specific Plan, Fairview Area Specific Plan</b>
<i><b>HE-RMU40</b></i>	<b>20-40</b>	<b>Castro Valley Business District Specific Plan</b>
<i><b>HE-RMU30-60</b></i>	<b>30-60</b>	<b>Castro Valley, Castro Valley Business District Specific Plan, San Lorenzo Village Specific Plan</b>
<i><b>HE-HDR</b></i>	<b>43-86</b>	<b>Ashland Cherryland Business District Specific Plan, Castro Valley</b>
<i><b>HE- HDR BART (+ AB2923 standards)</b></i>	<b>75-86</b>	<b>Bay Fair &amp; Castro Valley BART stations</b>

**5. Addition of Substantial Sites for Mixed Income Use**

Further reflection by staff on the sites inventory revealed a need for more above moderate units in order to meet RHNA. After confirming with HCD staff that higher density sites can have units assigned to multiple income categories, staff identified the following sites proposed for rezones to be explicitly for mixed income uses.

Table B-12: Mixed Income sites

Site and Group name	APN	Unit Density After Rezoning	Address	Acreage
Crunch fitness site (G21)	413-15-33-5	43-86 units per acre	177 Lewelling Blvd San Lorenzo 94580	3.17
	413-15-34-3		85 Lewelling Blvd San Lorenzo 94580	1.05
Bayfair BART Parking Lot (G23)	80D-563-17	43- 86 units per acre (existing zoning) & compliance with AB 2923	Dermody Ave San Lorenzo 94580	0.88
	80D-565-29		Wagner St San Lorenzo 94580	1.99
	80D-565-30		Wagner St San Lorenzo 94580	1.17
	80D-568-30		Wagner St San Lorenzo 94580	1.57
	80D-568-31		Wagner St San Lorenzo 94580	1.60
Castro Valley BART Parking Lot (G24)	84A-60-14-2	75 units per acre & compliance with AB 2923	Wilbeam Ave Castro Valley 94546	0.75
	84A-64-12-9		21013 Redwood Rd Castro Valley 94546	0.89
	84A-68-9-8		21049 Redwood Rd Castro Valley 94546	3.30
	84A-68-9-9		21091 Redwood Rd Castro Valley 94546	4.05
	84A-72-8-5		21048 Wilbeam Ave Castro Valley 94546	2.63
Lucky grocery store and parking lot in strip mall	84A-60-4-3	30-60 units per acre	3443 Castro Valley Blvd, Castro Valley	2.10

Units at these sites were apportioned in the following proportions: 30% Above Moderate Income units, 15% Moderate Income units, and 55% Low and Very Low Income units.

### B.2.5 Suitability of Nonvacant Sites

Residential land in unincorporated Alameda County is generally already built out, so the sites inventory includes nonvacant sites. After proposed rezonings, nonvacant sites comprise greater than 50% of combined Low- and Very Low-Income RHNA. Therefore, the County has conducted an analysis to ensure that existing uses on nonvacant sites are not impediments to residential redevelopment during the planning period (2023-2031).

Current uses for nonvacant sites are listed in table B-24, and those that are proposed for rezone are included in table B-23.

## Criteria for Nonvacant Sites

The following criteria were used in selecting nonvacant sites. Properties that meet these criteria have the corresponding number listed in the 'Criteria Met' column:

1. An improvement-to-land value ratio of less than 1: A parcel's improvement-to-land value ratio can identify properties that are potentially underutilized. A value ratio of less than 1.0 indicates that the real estate market values the land itself more highly than what is currently built on that land. These underutilized parcels represent opportunities for property owners and developers to invest in more improvements that increase the overall value of the property and to densify housing.
2. Expressed interest in development: Developer or property owner interest in constructing housing on a particular site is a useful indicator that there is feasible development potential on a parcel.
3. A structure listed as 30 years or older: The age of a structure identifies sites that may be likely to develop. Structures over 30 years of age may no longer suit the needs of the uses on the site or may need improvements due to deterioration. The sites inventory has been compared with the most recent Historical Register. There is no overlap (none of the nonvacant sites in Tables B-23 or B-24 are also historic properties).

These criteria are used in tables B-24 (nonvacant sites) and B-23 (vacant and nonvacant sites proposed for rezoning). Sites in table B-23 that are vacant are marked with a 'v.'

County staff conducted analysis using assessors' data, specifically the age of existing structures on the properties and the ratio between built improvements and the value of the land, called the Improvement/Land or I/L ratio. Generally, any parcel with an I/L ratio less than 1 indicates an underutilization of land, while an I/L ratio of greater than 1 (and certainly if it's 2 or higher) indicates the improvements on the land, like buildings, are more valuable than the land and are unlikely to be demolished to make way for a new housing project. An I/L ratio of less than 1 would suggest an investment opportunity ripe for new development with housing as the likely project.

Of the nonvacant sites not proposed for rezones, only 12 sites in Table B-24 have I/L ratios greater than 1. The following are descriptions of each site with I/L ratios above 1 (those marked with an asterisk after the address and without a '1' in the Criteria column):

- 416-40-44: This site is actively pursuing development
- 426-130-11, 429-46-6: Excess land on residential sites can be developed into additional units through existing zoning and potential lot splitting. See Program 1A:Rezone Sites to Meet RHNA for details on expedited lot splitting.
- 84C-697-11-6, 84C-697-11-9: structures appear to be unoccupied and abandoned-looking residences. 'Improvements' in I/L refer to abandoned-looking buildings
- 80-31-32-2, 414-76-24, 414-81-3, 429-64-32: 50% or more of the lot zoned for mixed use is paved, suggesting that it is underutilized and could be replaced with housing.

- 414-21-2-2: buildings on this parcel are held through different leases. The projected number of units refer to approximately 1 acre of the 1.84 lot; the remaining .84 acres are held by a national fast-food chain. The relevant acre of the lot is comprised of older (30+ years) buildings and more than 50% of it is paved, suggesting that it is underutilized and could be replaced with housing.
- 80-76-36: this parcel is in group G27. It is owned by the same person as adjacent lots in sites group G27, which do have I/L ratios of less than 1.

## Development Trends and Market Analysis

Non-vacant sites in the unincorporated area are a unique challenge that may not exist in incorporated cities. Many long-time residents view parcels occupied by tax-generating businesses as the necessary economic engine if incorporation as a new city were to occur. These commercial locations comprise about 69% of nonvacant sites listed, including nonvacant sites proposed for rezones. Commercially zoned properties located along major thoroughfares in urban unincorporated communities are viewed by some residents as in finite supply and as something to be maintained if at all possible to protect the opportunity for incorporation, should the prospects of becoming a city improve.

In July 2023 the Local Agency Formation Commission (LAFCO) of Alameda County released a draft report analyzing the feasibility of incorporating Castro Valley and other parts of Urban Unincorporated Alameda County. The report explains that, at current taxation rates with existing residential and business communities, no configuration of incorporation would have a fully balanced budget and reasonable annual reserves in funding. Nevertheless, possible incorporation was considered when looking at non-vacant sites, especially those with commercial uses.

About 78% of the nonvacant sites identified in the County's sites inventory are located in business districts. This requires the County to consider the viability of these sites to convert to housing. The County has a track record over the 5<sup>th</sup> Housing Element cycle of developing housing, particularly affordable housing, on nonvacant sites. Given programs to facilitate the development of housing in the Housing Element, however, staff anticipates a higher number of sites transitioning to partial or full residential use.

Tables B-6, B-7 and B-13 show recently entitled and constructed projects in Unincorporated Alameda County, the greater Bay Area region, and neighboring Hayward and San Leandro, respectively. Each table shows the percentage of density allowable by zoning achieved by the project. Achieved densities range from 17% to 495%, with a median of 99.5%. This shows the density assumption of 70% to be conservative

Table B-6 and B-10 also describe previous uses. Proposed nonvacant sites (listed in tables B-23 and B-24) have similar uses as those of the previous projects. Previous uses include: agricultural, auto sales and repairs, occupied and unoccupied residential, educational and community places, commercial uses, offices, and parking lots and paved lots. Therefore, there

is a history of similar conversions to residential in the Central Alameda region and documented, decreasing interest in maintaining the previous uses of these sites.

Some identified nonvacant sites have existing residential units, but these are low intensity developed parcels where additional units could be added without demolishing the existing units or where existing residential units could be demolished for a project with a larger number of units. Identifying these parcels as potential housing sites does not mean existing units will be demolished (e.g., some parcels can accommodate additional units while retaining existing structures/units).

Despite the desire of some residents to maintain retail, analysis and the experiences of the Alameda County office of Economic and Civic Development agree that, with the exception of parts of Castro Valley, there is an over-supply of retail and commercial spaces and very little demand.

With a low demand for retail, mixed use projects generally have to rely on the housing portion of the project to subsidize the ground floor retail. The experiences of developers who spoke with Planning Department staff agree with this sentiment, citing existing requirements for the construction of commercial ground floor uses as barriers to housing construction. Without demand for new retail and commercial spaces, it is onerous to successfully fill required commercial spaces. See Appendix E for further details on engagement.

The COVID-19 pandemic and access to retail shopping, the growing prevalence of online shopping, and COVID-related restrictions on store operations have accelerated the demise of certain retail businesses. This is especially true for local small businesses, which have fewer financial resources to adapt than larger national chains do. Due in part to this, many nonvacant commercial sites available in the County do not represent likely new projects.

Further, there is little expectation of office uses in the urban unincorporated area. The Eden Area and Castro Valley have not historically been strong office markets compared to other areas of Alameda County, like Oakland and Fremont.

One exception to the above market constraints is unincorporated Castro Valley which is attracting food-centered businesses that are moving into renovated spaces and feeding off the success of the CV Marketplace. The focus on high quality food and unique dining experiences is likely to be successful in Castro Valley, and the nonvacant sites located there tend to be outside the downtown core or at large catalyst sites such as the BART station and other large sites that seem ripe for redevelopment during the 6<sup>th</sup> Cycle. Staff see the sites in the Castro Valley business district as a more successful location for mixed use development because of the areas continued commercial success and agree that the active commercial district ultimately makes downtown Castro Valley an attractive place to live.

Table B-13: Development on Vacant and Nonvacant Sites in the Central Alameda County

	Name	APN/Address	Site Size (acres)	Previous Use	Unit #	Affordable Unit #	Max Density (du/ac)	Density Bonus? y/n	Status	Built density (du/ac)	Percent Achieved
City: Hayward	Parcel Group 3 - La Vista Residential	28816 Mission Blvd	7 (28.5 total)	Agricultural (Barns)	176	174	12	y	2021 approved	24.8	207%
	Legacy at Hayward	28168 Mission Blvd	1.8	Auto (Accessories)	97	0	unknown	unknown	2022 completed	54	-
	Mission Crossings	25501 Mission Blvd	7.3 (9.6 total)	Auto (Sales)	140	0	unknown	unknown	2022 completed	19	-
	Alta Mira	28925 Mission Blvd	1.9	BART Parking	152	152	unknown	unknown	Completed 2016	80	-
	Bellera	1200 A St.	1.5	Commercial (bank)	157	0	110	n	2021 under construction	102	93%
	Mission Village	411 Industrial Parkway	5.7 for housing	Commercial (former bowling alley)	72	0	35	n	2017 approved	18	51%
	Mission Terraces	28870 Mission Blvd	0.91	Commercial (labor union building)	110	110	100	y	2021 approved	120.8	121%
	Maple and Main	428-61-61-4	3.93	Education Campus (Everest College)	314	19	unknown	y	2022 approved	79.8	-
	Mirza-True Life	29212 Mission Blvd	11.37 for housing	Light industrial (gas station)	189	0	100	n	2019 approved	16.62	17%
	Lincoln Landing	22301 Foothill Blvd	11.5	Offices	476	0	110	n	2017 approved	41.3	38%
	Mission Seniors	29312 Mission Blvd	5.58	Residential (SFH, other vacant buildings)	203	0	100	y	2017 approved	41.6	42%

Table B-13: Development on Vacant and Nonvacant Sites in the Central Alameda County

	Name	APN/Address	Site Size (acres)	Previous Use	Unit #	Affordable Unit #	Max Density (du/ac)	Density Bonus? y/n	Status	Built density (du/ac)	Percent Achieved
	Abode	2595 Depot Road	3.1	Residential (supportive housing)	125	125	unknown	y	expected completion 2023	40	-
	Parcel Group 8	21502 Foothill Blvd	1.56	vacant	96	96	38.4	y	2022 approved	61.5	160%
	Mission Paradise	28000 Mission Blvd	1.9	vacant	76	75	100	y	2018 approved	42.1	42%
	Hayward Mission Family Apartments	29497-29553 Mission Blvd	2.21	Vacant	140	140	221	y	2019 approved	63.3	29%
	Pimental Place	22634 Second St.	0.87	Vacant	57	57	110	n	2021 approved	65.5	60%
	SOHAY	29504 Dixon Street	21.6	Vacant	472	20	unknown	unknown	2021 completed	25	-
	Cadence	28850 Dixon St	2.9	Parking	206	0	65	unknown	Completed 2017	71	109%
City: San Leandro	Centra Callan	1188 E. 14th St.	1.6	Commercial	196	0	100	y	construction	122	122%
	903 Manor Boulevard	903 Manor Boulevard	2.3	Commercial (former bowling alley)	39	6	24	unknown	Approved 2020	17	71%
	E. 14th St. Housing	110 E. 14th St.	1.12	Commercial (furniture warehouse)	221	221	40	n	Approved	198	495%
	Alvarado-Antonio	899 Alvarado St.	5.72	Community nonprofit (music conservatory)	687	0	100	y	permit review	100	100%
	Washington Ave. Apts.	15101 Washington Ave.	1	Vacant	72	72	unknown	n	expected completion 2023	60.5	-

Table B-13: Development on Vacant and Nonvacant Sites in the Central Alameda County

Name	APN/Address	Site Size (acres)	Previous Use	Unit #	Affordable Unit #	Max Density (du/ac)	Density Bonus? y/n	Status	Built density (du/ac)	Percent Achieved
Loro Landing	1604 San Leandro Blvd.	0.46	Vacant	62	62	100	n	completed	135	135%

## Programs

To incentivize housing construction over the planning period and beyond, the Community Development Agency of Alameda County currently offers or will implement the following programs and policies:

- Incentives – Program 2.B Small Lot Consolidation and Program 4.H: Housing Opportunities for Persons with Disabilities
- Fast -tracking – Program 1.F: Online Permitting and Streamlining, Program 3.A: Streamline Parking Requirements, Program 3.B: Planning Commission Streamlining Subcommittee, Program 3.D: SB 35 Processing and Permit Streamlining, Program 7.B: Environmental Review Streamlining
- Assembling parcels – Program 1.A: Rezone Sites to Meet RHNA, Program 1.B: San Lorenzo Village Specific Plan Priority Development Area Grant, Program 1.G: Lower-Income Sites Modifications to Address Shortfall, Program 2.B: Small Lot Consolidation
- Our overlay / any other rezoning – Program 1.C: Facilitate Housing at Bay Fair and Castro Valley BART Sites, Program 1.M: Facilitating Sheriff’s Radio Facility Development, Program 1.H: General Plan Consistency, Program 1.1.I: Monitor and Facilitate Pipeline Housing Projects, Program 1.J: Rezone 5th Cycle Lower-Income Housing Sites, Program 1.L: Update Castro Valley Business District Specific Plan

These programs are discussed further in the main body of the element. As described throughout this section, nonvacant sites proposed for residential uses are generally underutilized, and the county has a variety of programs to encourage their development as housing. Based on local market trends and recent examples of similar uses redeveloping as housing in neighboring jurisdictions, nonvacant uses are likely to discontinue during the planning period and help meet RHNA.

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## Section B.3 Adequacy of Residential Sites in Meeting RHNA

### B.3.1 Summary

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The following table summarizes the County’s methods for satisfying its RHNA (Table B-14). Based on ADU projections, entitled projects, and available sites, the County has a shortfall in all income categories. However, given the County’s rezoning of the parcels in table B-23 in accordance with Program 1.A: Rezone Sites to Meet RHNA, the County has a surplus in all income categories as shown in table B-15.

Table B-14: Residential Development Potential and RHNA

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	See Very Low	<b>1,251</b>	<b>721</b>	<b>763</b>	<b>1,976</b>	<b>4,711</b>
ADUs	See Very Low	99	99	98	32	328
Entitled/Proposed Projects (new net units) <sup>1</sup>	0	0	187	27	522	736
<b>Sum of ADUs and Entitled/Proposed Projects</b>	See Very Low	<b>99</b>	<b>286</b>	<b>125</b>	<b>554</b>	<b>1,064</b>
<b>Remaining RHNA</b>	See Very Low	<b>1,152</b>	<b>435</b>	<b>638</b>	<b>1,422</b>	<b>3,647</b>
Site Inventory (new net units)	See Very Low/Low	358		311	640	1,309
<b>Surplus / (Shortfall)</b>	<b>See Very Low/Low</b>	<b>(1,229)</b>		<b>(327)</b>	<b>(782)</b>	<b>(2,338)</b>

<sup>1</sup>: Approved/Entitled Projects describe projects that are under review, have current preliminary applications, have been approved, or are under construction.

Source: County of Alameda

Table B-15: Residential Development Potential and RHNA – WITH POTENTIAL REZONING

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	See Very Low	<b>1,251</b>	<b>721</b>	<b>763</b>	<b>1,976</b>	<b>4,711</b>
ADUs	See Very Low	99	99	98	32	328
Entitled/Proposed Projects (new net units) <sup>1</sup>	0	0	187	27	522	736
<b>Sum of ADUs and Entitled/Proposed Projects</b>	See Very Low	<b>99</b>	<b>286</b>	<b>125</b>	<b>554</b>	<b>1,064</b>
<b>Remaining RHNA</b>	See Very Low	<b>1,152</b>	<b>435</b>	<b>638</b>	<b>1,422</b>	<b>3,647</b>
Site Inventory (new net units)	See Very Low/Low	358		311	640	1,309
Rezoning	-	1,427		440	794	2,661
<b>Total Proposed Units</b>	<b>See Very Low/Low</b>	<b>2,170</b>		<b>876</b>	<b>1,988</b>	<b>5,034</b>
<b>Surplus / (Shortfall)</b>	<b>See Very Low/Low</b>	<b>198</b>		<b>113</b>	<b>12</b>	<b>323</b>

<sup>1</sup>: Approved/Entitled Projects describe projects that are under review, have current preliminary applications, have been approved, or are under construction.

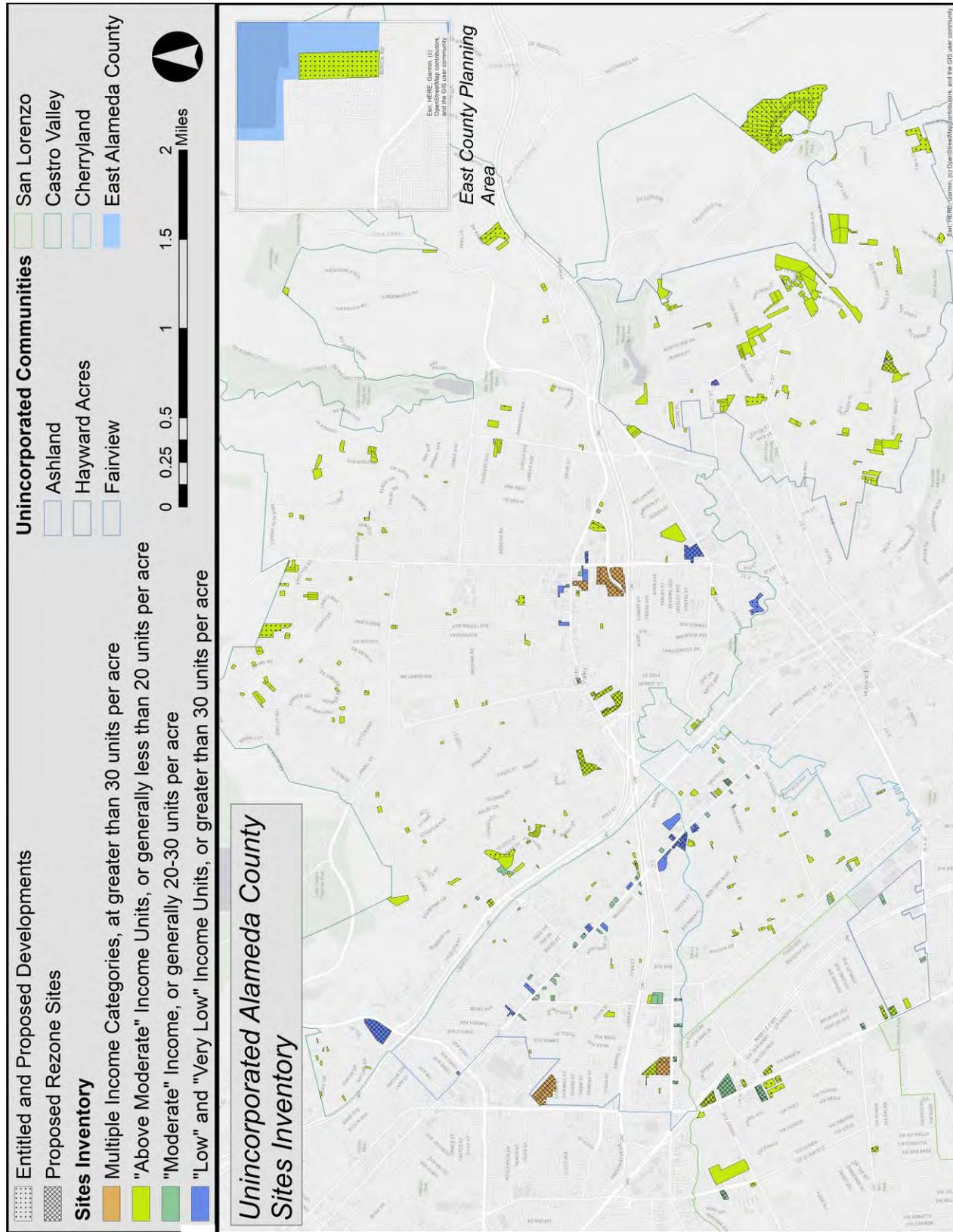
Source: County of Alameda

### **B.3.2 Housing Sites Maps – Rezoning**

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Figure B-1 shows the location of every site proposed for rezones. The following pages include more in-depth considerations of larger sites proposed for rezoning.

Figure B-1. Unincorporated Alameda County Sites Inventory



## Sheriff Radio

### *Background and Description:*

This site is a single parcel near Foothill Boulevard and Fairmount Drive. There are currently 5 different structures and 1.75 acres of pavement for parking.

### *Key Considerations and Feasibility for Site Development:*

Alameda County CDA staff were alerted that the County Sheriff Department will be leaving their existing radio dispatch facility at this location by approximately 2030; planning staff intend to initiate the planning process before the property is vacated.



Figure B-2. Sheriff Radio Site

This site is on the same parcel as Hillcrest Park. It's within .5 miles of 4 bus routes and .1 miles of a highway on-ramp. The site is in a neighborhood rated Moderate Resource in the 2023 HCD/TCAC Opportunity Map.

Table B-16	
APNs	080A015301200
Address	2000 150 <sup>th</sup> Ave, San Leandro, 94578
Current General or Specific Plan Designation	Public Facilities
Current Zoning Designation	Public Facilities
Proposed Rezoning	High Density Residential
New units/acre range	43-86 units per acre
Unit Capacity	301 units
Lot size	7.08 acres total; 5.6 acres available for housing
Site Constraints	The Alameda County General Services Agency has committed to selling the property by 2028; see Program 1.M: Facilitating Sheriff's Radio Facility Development regarding creating a specific plan for the site before 2028.,

## Former Cherryland Place

### Background and Description:

This site consists of five parcels at the corner of Mission Boulevard and Hampton/Mattox Road in the Cherryland neighborhood. These sites were previously under contract to become a commercial and community space with 56 market-rate rental units. That project was unable to proceed, and the parcels continue to stay in the ownership of the county as legacy sites from the former Redevelopment Agency.

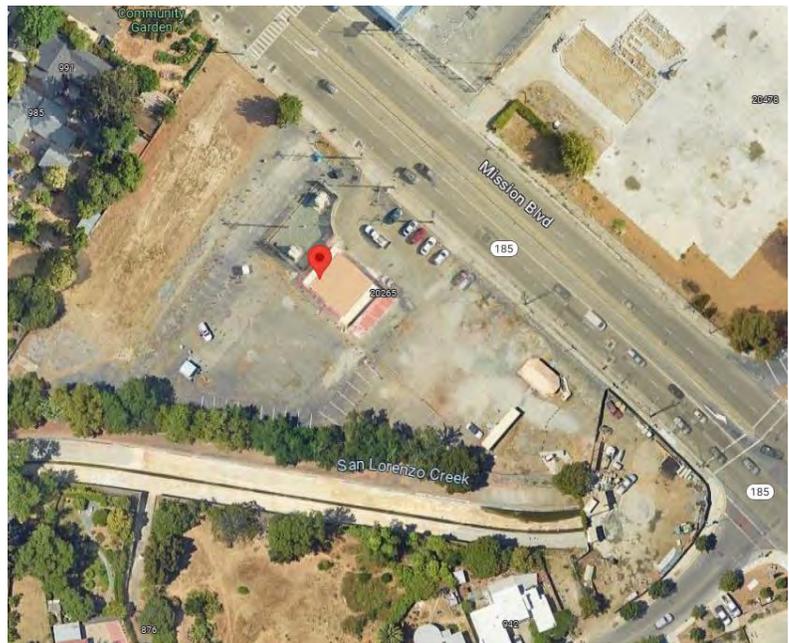


Figure B-3. Former Cherryland Place

### Key Considerations and Feasibility for Site Development:

Two bus lines pass by this site, and it is .5 miles from entrances for highways 580 and 238. A community garden is located nearby. The site is rated Low Resource in the 2023 HCD/TCAC Opportunity Map. These parcels are among those proposed for rezoning to a higher density of units. Staff anticipate that this, coupled with the requirement to allow 100% residential housing in mixed-use zones, will allow for a financially viable project.

Table B-17

APNs	414 002106100, 414 002107900, 414 002108000, 414 002107800, 414 00210600
Address	20095 Mission Blvd, Hayward, 94580 20097 Mission Blvd, Hayward, 94541
Current General or Specific Plan Designation	General Commercial with Medium High Density Residential overlay
Current Zoning Designation	District Mixed Use
Proposed Rezoning	High Density Residential
New units/acre range	43-86 units per acre
Unit Capacity	147 units
Lot size	2.23 acres total

Site Constraints	There is a small PG&E facility (3,974 square feet) located in between 414 002106100 and 414 002107800. It is highlighted in green with a large black arrow pointing at it in the small map below, figure B-4. Former Cherryland Place is outlined in orange.
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Figure B-4. Cherryland Place parcel map

## Castro Valley Lucky's Parking Lot

### Background and Description:

This parcel is occupied by Lucky Grocery store and part of its parking lot. It is located on the south side of Castro Valley Boulevard near Redwood Road.

### Key Considerations and Feasibility for Site Development:

The site is 0.4 miles from Bart and 0.1 miles from AC Transit. The site is in downtown Castro Valley and is directly adjacent to goods and services. One consideration is that to develop this site a parking garage may have to be built to accommodate the Lucky's store. The site is in a neighborhood rated Moderate Resource in the 2023 HCD/TCAC Opportunity Map.



Figure B-5. Lucky's Parking Lot

Table B-18

APN	84A-60-3-7
Address	3443 Castro Valley Blvd.
Current General or Specific Plan Designation	<i>Castro Valley Central Business District CBD-5 Core Pedestrian Retail</i>
Current Zoning Designation	<i>Castro Valley Central Business District Sub Area 7 Intensive Retail Core</i>
Proposed Rezoning	<i>Sub 7 at 30-60 du/acre</i>
New units/acre range	30-60 du/acre
Unit Capacity	96
Lot size	2.1 acres
Site Constraints	May need to save a portion for parking.

## Castro Valley BART Station

### Background and Description:

Castro Valley BART Opened on May 10, 1997, it served as an extension to the Dublin/Pleasanton station. It has 11.62 acres of surface parking.

### Key Considerations and Feasibility for Site Development:

This site is directly adjacent to BART and AC Transit. This site is also very close to downtown only 0.19 miles away. Which would enable inhabitants to be able to access goods and services very easily and efficiently. The general plan of this site CBD-TOD-R&O stands for transit-oriented development and this is exactly what we see happening here.

For housing to be developed a parking structure will need to be created for BART to accommodate their need for parking. The site is in a neighborhood rated Moderate Resource in the 2023 HCD/TCAC Opportunity Map.

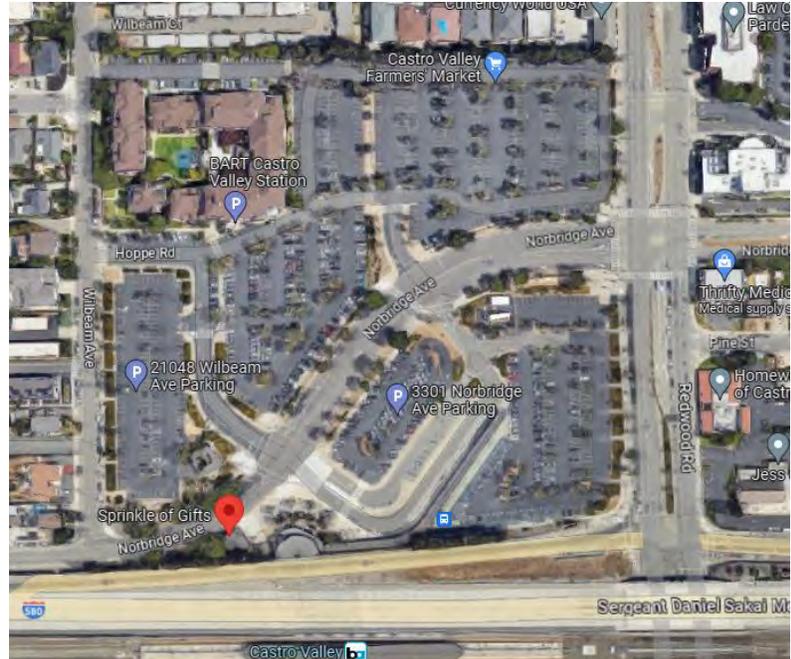


Figure B-6. Castro Valley BART Station

Table B-19	
APNs	84A-68-9-9, 84A-68-9-8, 84A-72-8-5, 84A-64-12-9, 84A-60-14
Address	21091, 21049, 21013 Redwood Rd. 21048 Wilbeam
Current General or Specific Plan Designation	<i>Castro Valley General Plan Central Business District Transit Oriented Development-R&amp;O</i>
Current Zoning Designation	<i>Castro Valley Central Business District, Sub Area 8 and Sub Area 9</i>
Proposed Rezoning	75 units/acre min
New units/acre range	75 units/acre min
Unit Capacity	476
Lot size	11.62 acres; 5.69 acres for housing
Site Constraints	The site will need to accommodate future parking needs.

## Bay Fair BART Station

### Background and Description:

The site consists of four properties that are currently used as parking for BART patrons. The four parcels border single-family homes and are adjacent to the City of San Leandro, particularly the northern half of the station.

### Key Considerations and Feasibility for Site Development:

The Bay Fair BART station parking is accessible via a major arterial road, Hesperian Blvd. AB 2923, encourages transit-oriented development at a density of 75 units per acre. The site is nearby the Bayfair Shopping Mall, a former major shopping mall for residents of the Eden Area and the center of significant redevelopment attention in San Leandro. Groceries stores, gas stations, restaurants and more are located within 1 mile of the subject site. The BART Station itself is located directly east of the site.

Staff from BART, San Leandro, Alameda County, and other relevant agencies have already begun meeting and considering possible steps forward in order to facilitate the development of both halves of the station.

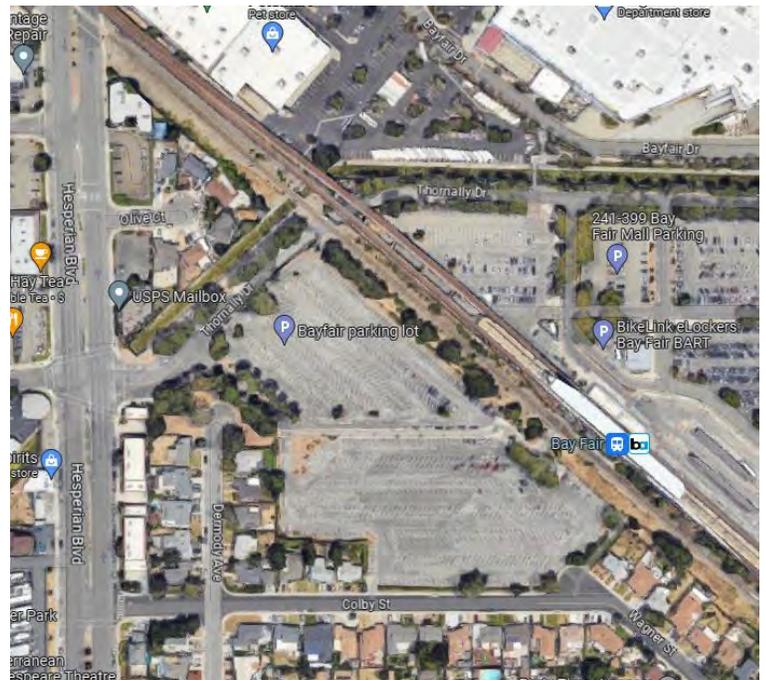


Figure B-7. Bay Fair BART Station

Table B-20	
APNs	80D-565-29, 80D-568-31, 80D-568-30, 80D-565-30
Address	Wagner Street, San Lorenzo, 94580
Current General or Specific Plan Designation	<i>Eden Area General Plan – High Density Residential</i>
Current Zoning Designation	Suburban Residential, 1,500 square feet minimum building site area
Proposed Rezoning	75 units/acre min
New units/acre range	75 units/acre min
Unit Capacity	301
Lot size	7.02 acres; 3.44 acres for housing
Site Constraints	The site will need to accommodate future parking needs.

## Crunch Fitness

### Background and Description:

The site consists of two properties owned by the same developer on the north side of Lewelling Boulevard in Ashland. The existing building is occupied by a Crunch Fitness and a restaurant store, and the remainder of the lots are paved for parking.



Figure B-8. Crunch Fitness

### Key Considerations and Feasibility for Site Development:

The site is less than .5 miles from nearby grocery stores and adjacent to a local high school and other neighborhoods. Initial conversations with the property owners demonstrated interest in developing housing. The owners of 165 Lewelling Blvd, located behind the gym, is also interested in redeveloping into housing.

Table B-21

APNs	413-0015-033-05, 413-0015-034-03
Address	1177 LEWELLING BLVD, 85 LEWELLING BLVD SAN LORENZO 94580
Current General or Specific Plan Designation	<i>Eden Area General Plan – Public, General Commercial</i>
Current Zoning Designation	<i>Public, Ashland Cherryland Business District Specific Plan – District Commercial</i>
Proposed Rezoning	43-86 units/acre min
New units/acre range	43-86 units/acre min
Unit Capacity	254
Lot size (or portion of property proposed for development)	4.22 acres
Site Constraints	The site will need to accommodate future parking needs.

### B.3.3 Housing Sites Table

The following 3 tables describe the sites inventory in full. Table B-23 describes all sites proposed for rezoning. Table B-24 describes all nonvacant sites. Table B-25 below shows details about all vacant properties included in the sites inventory.

Table B-23: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
20396 John Dr Castro Valley 94546	84A-240-2	G2	0.13	Vacant (back of lot)	Above Moderate	1	RSL	RSL-CSU-RV	HE-RSL	v, 1, 3
20338 John Dr Castro Valley 94546 <sup>1</sup>	84A-250-9-3	G2	3.05	Vacant	Above Moderate	26	RSL	RSL-CSU-RV	HE-RSL	v, 1
20396 John Dr Castro Valley 94546 <sup>1</sup>	84A-250-9-4	G2	1.53	Vacant	Above Moderate	12	RSL	RSL	HE-RSL	v, 1
15776 Hesperian Blvd San Lorenzo 94580	412-14-39-2	G11	0.5	Parking	Above Moderate	21	SLVSP	SLVSP-C2	HE-RMU30-60	1
Hesperian Blvd San Lorenzo 94580	412-34-2-6	G11	0.12	Parking	Above Moderate	5	SLVSP	SLVSP-C2	HE-RMU30-60	1
15740 Hesperian Blvd San Lorenzo 94580	412-14-36-2	G34	0.24	Parking	Above Moderate	10	SLVSP	SLVSP-C2	HE-RMU30-60	3
5744 Peach Dr San Lorenzo 94580	412-14-37-3	G34	0.15	Parking	Above Moderate	6	SLVSP	SLVSP-C2	HE-RMU30-60	1
15772 Hesperian Blvd San Lorenzo 94580	412-14-38-2	G34	0.42	Commercial (Tool rental)	Above Moderate	18	SLVSP	SLVSP-C2	HE-RMU30-60	1
15787 Washington Ave San Lorenzo 94580	411-24-5		0.36	Auto	Above Moderate	5	GC	C1	HE-MDR	1, 3
1294 Bockman Rd San Lorenzo 94580	411-91-2		0.65	Vacant	Above Moderate	10	GC-MDR	PD-1209	HE-MDR	v, 1
Peach Dr San Lorenzo 94580	412-14-35-3		0.34	Parking	Above Moderate	14	SLVSP	SLVSP-C2	HE-RMU30-60	1

Table B-23: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
Peach Dr San Lorenzo 94580	412-14-77		0.41	Parking	Above Moderate	17	SLVSP	SLVSP-C2	HE-RMU30-60	1
15800 Hesperian Blvd San Lorenzo 94580	412-34-39		0.53	Commercial	Above Moderate	22	GC	C1	HE-RMU30-60	1, 3
16020 Hesperian Blvd San Lorenzo 94580 <sup>1</sup>	412-39-24-3		0.98	Commercial	Above Moderate	41	GC	C1	HE-RMU30-60	3
19390 Hesperian Blvd Hayward 94541	412-87-71-2		0.97	Vacant	Above Moderate	14	C1	GC-MDR	HE-MDR	v, 1, 2
165 Lewelling Blvd San Lorenzo 94580	413-15-33-2		2.39	Light Industrial	Above Moderate	36	PUB	P	HE-MHDR	1, 3
East Ave Hayward 94541	425-170-2		0.8	Vacant	Above Moderate	6	FASP	C1	HE-MDR	v, 1
2637 East Ave Hayward 94541	426-140-9-2		2.39	Commercial	Above Moderate	36	CN	CN	HE-MDR	1, 3
19510 Hesperian Blvd Hayward 94541	432-4-28-6		0.89	Commercial (Restaurant)	Above Moderate	13	GC	C1	HE-MDR	1, 3
16290 Foothill Blvd San Leandro 94578	80A-188-2-7		0.71	Vacant	Above Moderate	10	CNM and RLM	PD	HE-HDR	v, 1
166th Av San Lorenzo 94580	80A-209-4		0.09	Vacant	Above Moderate	1	RH	R1	HE-RSL	v, 1
2625 Castro Valley Blvd Castro Valley 94546	84A-12-2-2		1.69	Auto (Repair)	Above Moderate	33	CBD - CD-2	Sub 2	HE-RMU40	1, 3
2659 Castro Valley Blvd Castro Valley 94546	84A-12-3		0.3	Auto (Sales)	Above Moderate	5	CBD-3	CVBD-S02	HE-RMU40	1, 3
20860 Wilbeam Ave Castro Valley 94546	84A-60-13-3		0.32	Parking	Above Moderate	13	CBD-5	CVBD-S07	HE-RMU30-60	1
2515 Castro Valley Blvd Castro Valley 94546	84A-7-4		0.28	Commercial (Vet office)	Above Moderate	5	CBD - CD-2	Sub 2	HE-RMU40	3

Table B-23: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
2610 Norbridge Ave Castro Valley 94546	84A-7-5		2.63	Commercial (Car Dispatch)	Above Moderate	73	CBD - CD-2	Sub 2	HE-RMU40	1
2495 Castro Valley Blvd Castro Valley 94546	84A-7-6		1.36	Commercial (Lumber)	Above Moderate	26	CBD-CD-2	CVBD-S02	HE-RMU40	1, 3
20095 Mission Blvd Hayward 94541	414-21-60	G9	0.21	Paved lot	Low and Very Low	13	GC	DMU	HE-HDR	1, 2
20097 Mission Blvd Hayward 94541	414-21-61	G9	0.89	Paved lot	Low and Very Low	53	GC	DMU	HE-HDR	1, 2
20095 Mission Blvd San Lorenzo 94580	414-21-78	G9	0.84	Paved lot	Low and Very Low	51	GC	DMU	HE-HDR	1, 2
20095 Mission Blvd Hayward 94541	414-21-79	G9	0.32	Paved lot	Low and Very Low	19	GC	DMU	HE-HDR	1, 2
20095 Mission Blvd Hayward 94541	414-21-80	G9	0.19	Paved lot	Low and Very Low	11	GC	DMU	HE-HDR	1, 2
967 Hampton Rd Hayward 94541	414-41-30	G32	0.21	Residential (Excess land on residential lot)	Low and Very Low	12	GC	RS	HE-HDR	1, 3
20525 Mission Blvd Hayward 94541	414-41-33	G32	0.3	Commercial	Low and Very Low	18	GC-MHDR	ACBD-DMU	HE-HDR	1
20102 Mission Blvd Hayward 94541	414-16-22		0.52	Commercial (Restaurant)	Low and Very Low	31	GC	DMU	HE-HDR	1, 3
2889 Kelly St Hayward 94541	416-180-20		0.65	Church	Low and Very Low	26	FASP	FASP-R1	HE-MDR	1, 2, 3
2490 Grove Way Hayward 94546	416-30-14-3		4.19	Parking	Low and Very Low	260	CC	D20	HE-RMU30-60	3
2000 150th Ave San Leandro 94578	80A-153-12		7.08	Public facility	Low and Very Low	301	PF	RS	HE-HDR	2
20910 Redwood Rd Castro Valley 94546	84C-618-5-8		0.68	Commercial (Restaurant)	Low and Very Low	28	CBD-TOD-O	CVBD-S09	HE-RMU30-60	1, 3

Table B-23: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
177 Lewelling Blvd San Lorenzo 94580	413-15-33-5	G21	3.17	Commercial	Mixed Income: <u>Total #</u> Above Moderate Low and Very Low	<u>191</u> 57 28 106	GC	ACBD-DC	HE-MDR	3
85 Lewelling Blvd San Lorenzo 94580	413-15-34-3	G21	1.05	Commercial	Mixed Income: <u>Total #</u> Above Moderate Low and Very Low	<u>63</u> 18 9 36	GC	ACBD-DC	HE-HDR	1
Dermody Ave San Leandro 94578 <sup>1</sup>	80D-563-17	G23	0.88	Parking	Mixed Income: <u>Total #</u> Above Moderate Low and Very Low	<u>36</u> 10 5 21	HDR-GC	RS-D15	HE- HDR BART	1
Wagner St San Lorenzo 94580 <sup>1</sup>	80D-565-29	G23	1.99	Parking	Mixed Income: <u>Total #</u> Above Moderate Low and Very Low	<u>83</u> 24 12 47	HDR-GC	RS-D15	HE- HDR BART	1

Table B-23: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
Wagner St San Lorenzo 94580 <sup>1</sup>	80D-565-30	G23	1.17	Parking	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	49 14 7 28	HDR-GC	RS-D15	HE- HDR BART	1
Wagner St San Lorenzo 94580 <sup>1</sup>	80D-568-30	G23	1.57	Parking	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	66 19 9 38	HDR-GC	RS-D15	HE- HDR BART	1
Wagner St San Lorenzo 94580 <sup>1</sup>	80D-568-31	G23	1.6	Parking	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	67 20 10 37	HDR-GC	RS-D15	HE- HDR BART	1
Wilbeam Ave Castro Valley 94546 <sup>1</sup>	84A-60-14-2	G24	0.75	Parking	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	27 8 4 15	CVGP-CBD-TOD-R	CVCBD-CVBD-S08	HE- HDR BART	1

Table B-23: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
21013 Redwood Rd Castro Valley 94546	84A-64-12-9	G24	0.89	Parking	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	<u>32</u> 9 4 19	CVGP-CBD-TOD-R	CVCBD-CVBD-S08	HE- HDR BART	1
21049 Redwood Rd Castro Valley 94546	84A-68-9-8	G24	3.3	Parking	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	<u>121</u> 36 18 67	CBD-TOD-O	CVCBD-CVBD-S09	HE- HDR BART	1
21091 Redwood Rd Castro Valley 94546	84A-68-9-9	G24	4.05	Parking	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	<u>148</u> 44 22 82	CVGP-CBD-TOD-R	CVCBD-CVBD-S08	HE- HDR BART	1
21048 Wilbeam Ave Castro Valley 94546	84A-72-8-5	G24	2.63	Parking	Mixed Income: <u>Total #</u> Above Moderate Moderate Low and Very Low	<u>96</u> 28 14 54	CVGP-CBD-TOD-R	CVCBD-CVBD-S08	HE- HDR BART	1

Table B-23: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
3443 Castro Valley Blvd Castro Valley 94546	84A-60-4-3		2.1	Parking	Mixed Income: <i>Total #</i> <i>Above Moderate</i> <i>Moderate Low and Very Low</i>	<u>96</u> 28 14 54	CBD-5	CVBD-S07	HE-RMU30-60	1, 3
507 Paseo Grande San Lorenzo 94580 <sup>1</sup>	412-31-92	G33	1.68	Commercial	Moderate	70	SLVSP	SLZSP-C1	HE-RMU30-60	1
587 Paseo Grande San Lorenzo 94580 <sup>1</sup>	412-31-93	G33	0.55	Commercial	Moderate	23	SLVSP	SLZSP-C1	HE-RMU30-60	1
15600 Lorenzo Ave San Lorenzo 94580	411-21-5-2		0.61	Residential (Excess land on residential lot)	Moderate	18	MDR	R3	HE-MHDR	3
15601 Washington Ave San Lorenzo 94580	411-21-5-4		0.4	Commercial	Moderate	11	GC	C1	HE-MHDR	1
15800 Hesperian Blvd San Lorenzo 94580	412-34-36		4.99	Parking	Moderate	73	SLVSP	SLZSP-C1	HE-RMU30-60	3
18600 Hesperian Blvd Hayward 94541	412-87-79-2		0.45	Vacant	Moderate	13	GC	C1	HE-MHDR	v, 1
221 E Lewelling Blvd San Lorenzo 94580	413-63-6-3		0.31	Commercial	Moderate	9	GC	CN	HE-MHDR	3
75 E Lewelling Blvd San Lorenzo 94580	413-67-5-2		0.5	Parking	Moderate	14	GC	CC	HE-MHDR	1
98 Lewelling Blvd San Lorenzo 94580	413-70-6-4		0.33	Broken Pavement	Moderate	9	GC	DC	HE-MHDR	1

Table B-23: Vacant and Nonvacant Parcels Proposed for Rezoning

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	New Rezone Category <sup>2</sup>	Criteria Met
268 Lewelling Blvd San Lorenzo 94580	413-93-2-2		0.27	Commercial (Empty Building)	Moderate	8	GC	DC	HE-MHDR	3
21180 Mission Blvd Hayward 94541 <sup>1</sup>	414-81-7		0.31	Commercial	Moderate	9	MDR	AO-CMU-R	HE-MHDR	1
21222 Mission Blvd Hayward 94541 <sup>1</sup>	414-81-8		0.38	Commercial	Moderate	11	MDR	AO-CMU-R	HE-MHDR	1, 3
2701 East Ave Hayward 94541	425-170-1		0.25	Vacant	Moderate	5	FASP	PD-1656	HE-RMXD15	v, 1
770 Bartlett Ave Hayward 94541	432-4-30-2		0.2	Residential (Excess land on residential lot)	Moderate	5	MDR	RS-DV	HE-MHDR	1, 3
2746 Castro Valley Blvd Castro Valley 94546	84A-160-7-1		0.33	Commercial (Florist)	Moderate	6	CBD - CD-2	Sub 5	HE-RMXD15	1, 3
<b>Unit Count</b>						Total	2,661			
						Above Moderate	794			
						Moderate	440			
						Low and Very Low	1,427			
<b>Notes</b>										
1: These parcels were listed in the 5 <sup>th</sup> Cycle Sites Inventory.										
2: Rezone categories are described in table B-11.										

Table B-24: Nonvacant sites, Previous uses, and Criteria Met

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	Criteria Met	Max Density	70% Density
205 Ano Ave San Lorenzo 94580	413-23-67-4	G6	0.59	Residential (Excess land on residential lot)	Above Moderate	8	MDR	ACBD-R2	1, 3	22	15.4
16600 Ashland Ave San Lorenzo 94580	413-23-43-3	G6	1.28	Residential (Excess land on residential lot)	Moderate	18	MDR	ACBD-R2	1, 3	22	15.4
D St, Hayward	417-220-11-1	G8	1.11	vacant	Above Moderate	3	FASP	R1-BE	1	4.356	3.0492
3216 D St Hayward 94541	417-220-12-1	G8	2.5	Residential (Excess land on residential lot)	Above Moderate	7	FASP	R1	1, 3	4.356	3.0492
19539 Center St Castro Valley 94546*	84C-697-11-6	G18	0.11	Residential (unoccupied)	Above Moderate	0	R1	R1	3	8	5.6
19527 Center St Castro Valley 94546*	84C-697-11-9	G18	0.61	Residential (unoccupied)	Above Moderate	4	R1	R1	3	8	5.6
19521 Center St Castro Valley 94546	84C-697-10-4	G18	0.94	Residential (unoccupied)	Above Moderate	6	R1	R1	1, 3	8	5.6
Center St Castro Valley 94546	84C-697-11-7	G18	0.35	Residential (unoccupied)	Above Moderate	2	R1	R1	1	8	5.6
19687 Mission Blvd Hayward 94541	414-21-3	G19	0.28	Auto (Sales)	Low and Very Low	8	GC	CMU-C	1, 3	43	30.1
19895 Mission Blvd San Lorenzo 94580	414-21-4	G19	0.06	Auto (Sales)	Low and Very Low	2	GC	CMU-C	1	43	30.1
Harmony Dr Hayward 94541	414-21-6-1	G19	0.07	Auto (Sales)	Low and Very Low	2	GC	CMU-C	1	43	30.1

Table B-24: Nonvacant sites, Previous uses, and Criteria Met

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	Criteria Met	Max Density	70% Density
968 Harmony Dr Hayward 94541	414-21-85	G19	0.1	Auto (Sales)	Low and Very Low	3	GC	CMU-C	1	43	30.1
3180 Castro Valley Blvd, Castro Valley	84A-112-13	G20	0.68	Grocery	Low and Very Low	19	CVGP-CBD-5	CBD-5	1, 3	40	28
16404 E 14th St San Leandro 94578	80-71-38	G22	0.11	Commercial (Retail)	Moderate	3	GC	CMU-C	1, 3	43	30.1
16410 E 14th St San Leandro 94578	80-71-46	G22	0.28	Auto (Sales)	Moderate	8	GC	CMU-C	1, 3	43	30.1
16563 E 14th St San Leandro 94578	80B-300-8-1	G26	0.14	Nonresidential structure	Above Moderate	4	GC	CMU-C	1	43	30.1
16563 E 14th St San Leandro 94578	80B-300-8-2	G26	0.12	Commercial	Above Moderate	3	GC	CMU-C	1, 3	43	30.1
16500 E 14th St San Leandro 94578	80-76-35	G27	0.26	Auto (Sales)	Low and Very Low	8	GC	CMU-C	1, 3	43	30.1
16130 Ashland Ave San Lorenzo 94580	80C-479-1	G28	0.2	Parking	Above Moderate	9	GC	DMU	1	43	30.1
16140 Ashland Ave San Lorenzo 94580	80C-479-2	G28	0.2	Paved (drive way)	Above Moderate	9	GC	DMU	1	43	30.1
17144 E 14th St Hayward 94541	80A-109-10	G29	0.11	Commercial	Moderate	3	GC	CMU-C	1, 3	43	30.1
17156 E 14th St Hayward 94541	80A-109-21-1	G29	0.11	Commercial	Moderate	3	GC	CMU-C	1	43	30.1
981 Hampton Rd Hayward 94541	414-41-31	G32	0.19	Parking	Low and Very Low	11	GC	DMU	1, 3	86	60.2

Table B-24: Nonvacant sites, Previous uses, and Criteria Met

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	Criteria Met	Max Density	70% Density
20513 Mission Blvd Hayward 94541	414-41-32	G32	0.29	Parking (Car Rental)	Low and Very Low	17	GC	DMU	1, 3	86	60.2
D St Hayward 94541	426-20-3		0.46	Nonresidential structure	Above Moderate	2	FASP	R1	1	8.712	6.0984
Fairview Ave Hayward 94542	425-20-5-7		4.11	Agriculture	Above Moderate	6	FASP	R1	1	2.178	1.5246
122 Sunset Blvd Hayward 94541	429-64-35-2		0.47	Residential (Unoccupied)	Above Moderate	4	MDR	RS	1, 3	22	15.4
130 Sunset Blvd Hayward 94541	429-64-36		0.44	Vacant (Storage)	Above Moderate	6	MDR	RS	1, 3	22	15.4
15715 Hesperian Blvd San Lorenzo 94580	412-14-34-2		0.63	Vacant (construction staging)	Above Moderate	5	LDR	PD-1468	1	9	6.3
19356 Meekland Ave Hayward 94541	429-10-24		0.18	Light industrial	Above Moderate	3	LMDR	RS	1, 3	12	8.4
1875 East Ave Hayward 94541	426-170-1		1.21	Residential (Excess land on residential lot)	Above Moderate	5	FASP	FASP-R1-BE-6000	1, 3	7.26	5.082
21098 Mission Blvd Hayward 94541	414-81-2		0.18	Vacant (Storage)	Above Moderate	2	MDR	CMU-R	1	22	15.4
21106 Mission Blvd Hayward 94541*	414-81-3		0.25	Vacant (Storage)	Above Moderate	3	MDR-GC	AO-CMU-R	3	22	15.4
21120 Mission Blvd Hayward 94541	414-81-4		0.17	Vacant (storage)	Above Moderate	1	MDR-GC	AO-CMU-R	1, 3	22	15.4
21235 Meekland Ave Hayward 94541*	429-46-6		0.31	Residential (Excess land on residential lot)	Above Moderate	3	MDR	RS-D3	3	22	15.4

Table B-24: Nonvacant sites, Previous uses, and Criteria Met

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	Criteria Met	Max Density	70% Density
2246 East Ave Hayward 94541*	426-130-11		1.58	Residential (Excess land on residential lot)	Above Moderate	3	FASP	FASP-R1-BE-6000	3	7.26	5.082
22538 Bayview Ave Hayward 94541	417-50-99		1.7	Residential (Excess land on residential lot)	Above Moderate	6	FASP	R1	1, 3	8.712	6.0984
23420 Maud Ave Hayward	417-210-72		2.49	SFH	Above Moderate	3		FASP-R1	1	4.356	3.0492
23932 Madeiros Ave Hayward 94541	426-10-60		0.82	Residential (Excess land on residential lot)	Above Moderate	3	FASP	R1-BE	1, 3	7.26	5.082
24694 Fairview Ave Hayward 94542	417-261-10		2.98	Residential (Excess land on residential lot)	Above Moderate	6	FASP	FASP-R1-BE-6000	1, 3	4.356	3.0492
25270 2nd St Hayward 94541	426-140-21		1.66	Residential (Excess land on residential lot)	Above Moderate	7	FASP	FASP-R1-BE-6000	1, 3	7.26	5.082
2652 Vergil Ct 94546*	416-40-44		5.4	Closed School	Above Moderate	32	S	SCV-CSU-RV	2	8.5	5.95
3849 Castro Valley Blvd Castro Valley 94546	84C-627-1		0.24	Office	Above Moderate	10	CBD-RMU	CVBD-S10	1, 3	60	42
879 Grant Ave San Lorenzo 94580*	412-22-7-2		9.9	Vacant field behind school (3.76 acre)	Above Moderate	57	MDR	R1	Relevant land: v	22	15.4
Lamson Rd Castro Valley 94546	84D-1173-24		0.24	Residential (Excess land on residential lot)	Above Moderate	1	RH	R1	1	8.712	6.0984
1050 Mattox Rd Hayward 94541	414-46-57-2		2.8	Parking	Low and Very Low	62	GC	DMU	1, 3	86	60.2

Table B-24: Nonvacant sites, Previous uses, and Criteria Met

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	Criteria Met	Max Density	70% Density
15350 E 14th St San Leandro*	80-31-32-2		0.6501377	Commercial	Low and Very Low	19	EAGP-GC-MHDR	BC	3	43	30.1
16611 E 14th St San Leandro 94578	80B-300-11		0.65	Auto (sales)	Low and Very Low	19	GC	CMU-C	1, 3	43	30.1
17000 E 14th St, San Lorenzo	80A-108-11-1		0.28	Auto Sales	Low and Very Low	8	EAGP-GC-MHDR	CMU-C	1	43	30.1
17066 E 14th St, Hayward	80A-108-9		0.22	Auto Sales	Low and Very Low	7	EAGP-GC-MHDR	CMU-C	1	43	30.1
18551 Mission Blvd San Lorenzo 94580*	414-21-2-2		1.84	Commercial	Low and Very Low	30	GC-MHDR	ACBD-CMU-C	3	43	30.1
20634 Patio Dr Castro Valley 94546	84A-80-16-8		1	Parking	Low and Very Low	42	CBD-5	CVBD-S07	1, 3	60	42
20871 Redwood Rd Castro Valley 94546	84A-64-27-2		1.25	Commercial (Retail)	Low and Very Low	52	CBD-5	CVBD-S07	1, 3	60	42
E 14th St San Lorenzo 94580	80A-102-35-2		0.34	Auto (Sales)	Moderate	10	GC	CMU-C	1	43	30.1
E 14th St San Lorenzo 94580	80B-302-7-1		0.12	Parking	Moderate	3	GC	CMU-C	1, Identified on HCD Affordable Housing Opportunities Sites Map	43	30.1
1475 162nd Ave San Leandro	80-57-38-5		0.25	Commercial	Moderate	5	MDR	RS	1	29.04	20.328
16035 E 14th St San Leandro 94578	80C-476-1		0.2	Commercial	Moderate	12	GC	DMU	1	86	60.2
16043 E 14th St, San Leandro <sup>1</sup>	80C-476-3		0.16	Commercial	Moderate	9	GC	DMU	1, 3	86	60.2

Table B-24: Nonvacant sites, Previous uses, and Criteria Met

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	Criteria Met	Max Density	70% Density
16151 E 14th St San Leandro 94578	80C-476-11-1		0.16	Commercial	Moderate	9	GC	DMU	1, 3	86	60.2
16233 E 14th St San Leandro 94578	80C-479-4		0.49	Commercial (Retail)	Moderate	14	GC	DMU	1, 3	43	30.1
16265 E 14th St San Leandro 94578	80C-479-6-2		0.22	Auto (Repair)	Moderate	13	GC	DMU	1, 3	86	60.2
17043 Melody Way San Lorenzo 94580	80B-306-5-1		0.11	Residential	Moderate	3	MDHR	CMU-C	1	43	30.1
19648 Mission Blvd Hayward 94541	414-11-5		0.32	Commercial	Moderate	9	GC	CMU-C	1, 3	43	30.1
20857 Redwood Rd Castro Valley 94546	84A-64-25-2		0.43	Commercial	Moderate	9	CBD-5	CVBD-S07	1, 3	60	42
20925 Mission Blvd Hayward 94541	414-61-33		0.34	Commercial	Moderate	10	GC	DMU	1, 3	43	30.1
21050 Mission Blvd Hayward 94541	414-56-23-1		0.21	Commercial	Moderate	3	MDR	DMU	1, 3	22	15.4
21123 Meekland Ave Hayward 94541	429-46-4		0.74	Light Industrial	Moderate	11	MDR	RS	1	22	15.4
21177 Mission Blvd Hayward 94541*	414-76-24		0.15	Office	Moderate	4	GC-MHDR	ACBD-AO-CMU-C	3	43	30.1
21391 Mission Blvd, Hayward	414-76-49		0.1445243	Commercial	Moderate	4	GC-MHDR	CMU-C	1	43	30.1
719 W A St Hayward 94541	432-20-9-2		0.26	Parking	Moderate	7	GC	PD	1	43	30.1

Table B-24: Nonvacant sites, Previous uses, and Criteria Met

Address	APN	Group	Parcel Size (acres)	Existing Use	Income Level	Unit #	General Plan Designation	Zoning Designation	Criteria Met	Max Density	70% Density
21495 Mission Blvd Hayward 94541	414-76-57		0.19	Commercial	Moderate	5	GC	CMU-C	1, 3	43	30.1
21780 Meekland Ave Hayward 94541*	429-64-32		0.41	Commercial	Moderate	6	MDR	C1	3	22	15.4
3410 Castro Valley Blvd Castro Valley 94546	84A-80-19-1		0.09	Commercial	Moderate	3	CBD-5	CVBD-S07	1, 3	60	42
727 W A St San Lorenzo 94580	432-20-10-2		0.23	Commercial	Moderate	6	GC	PD-1487	1, 3	43	30.1
						<i>Total Units</i>	771				
						<i>Above Moderate</i>	194				
						<i>Moderate</i>	187				
						<i>Low and Very Low</i>	390				

Notes

\*: These sites have Improvement-to-Land-Value ratios of greater than 1 and are discussed in section B.2.5 Suitability of Nonvacant Sites

1: These parcels were listed in the 5th Cycle Sites Inventory.

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Madeiras Ave, Hayward	94541	426-50-10	FASP-R1-BE 10000		0.27		Above Moderate	1	G1	7.26	5.082
Madeiras Ave, Hayward	94541	426-50-11	FASP-R1-BE 10000		0.17		Above Moderate	1	G1	7.26	5.082
25583 Madeiras Ave, Hayward	94541	426-50-12	FASP-R1-BE 10000		0.65		Above Moderate	1	G1	7.26	5.082
576 Willow Ave, Hayward	94541	429-50-5-2	RS-D35	MDR	0.08		Above Moderate	1	G3	22	15.4
Western Blvd, Hayward	94541	429-50-6-1	RS-D35	MDR	0.23		Above Moderate	3	G3	22	15.4
Redwood Rd, Castro Valley	94546	84D-1275-16-1	R1-BE-CSU-RV- HO	RH	0.47		Above Moderate	3	G4	8.712	6.0984
Redwood Rd, Castro Valley	94546	84D-1275-22	R1-BE-CSU-RV- HO	RH	0.48		Above Moderate	3	G4	8.712	6.0984
Redwood Rd, Castro Valley	94546	84D-1275-23	R1-BE-CSU-RV- HO	RH	0.54		Above Moderate	3	G4	8.712	6.0984
Redwood Rd, Castro Valley	94546	84D-1275-24	R1-BE-CSU-RV- HO	RH	0.56		Above Moderate	3	G4	8.712	6.0984
Almond Rd, Castro Valley	94546	84D-1250-14-2	R1-BE-CSU-RV- HO	RH	0.74		Above Moderate	4	G5	8.712	6.0984
Ewing Rd, Castro Valley	94546	84D-1250-15-4	R1-BE-CSU-RV- HO	RH	0.86		Above Moderate	5	G5	8.712	6.0984
16550 Ashland Ave, San Lorenzo	94580	413-23-43-4	ACBD-R2	MDR	1.16		Moderate	17	G6	22	15.4
Weir Dr, Hayward	94541	426-160-91	FASP-R1-BE		3.39		Above Moderate	17	G7	7.26	5.082
East Ave, Hayward	94541	426-170-13	FASP-R1-BE		1.08	Yes	Above Moderate	5	G7	7.26	5.082
East Ave, Hayward	94541	426-170-14-2	FASP-R1-BE		0.38		Above Moderate	2	G7	7.26	5.082

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
East Ave, Hayward	94541	426-170-16	FASP-R1-BE		0.36		Above Moderate	2	G7	7.26	5.082
Maud Ave, Hayward	94541	417-210-100	FASP-R1		0.25		Above Moderate	1	G12	8.712	6.0984
Maud Ave, Hayward	94541	417-210-101	FASP-R1-BE		0.24		Above Moderate	1	G12	8.712	6.0984
Maud Ave, Hayward	94541	417-210-95	FASP-R1		0.31		Above Moderate	1	G12	8.712	6.0984
Maud Ave, Hayward	94541	417-210-96	FASP-R1		0.11		Above Moderate	1	G12	8.712	6.0984
Maud Ave, Hayward	94541	417-210-97	FASP-R1		0.11		Above Moderate	1	G12	8.712	6.0984
Maud Ave, Hayward	94541	417-210-98	FASP-R1		0.12		Above Moderate	1	G12	8.712	6.0984
Maud Ave, Hayward	94541	417-210-99	FASP-R1		0.11		Above Moderate	1	G12	4.356	3.0492
Kelly St, Hayward	94541	416-180-10-3	FASP-R1		0.51	Yes	Above Moderate	3	G14	8.712	6.0984
22866 Mansfield Ave, Hayward	94541	416-180-61	FASP-R1		0.41	Yes	Above Moderate	2	G14	8.712	6.0984
Mansfield Ave, Hayward	94541	416-180-1	FASP-R1		1.38		Above Moderate	9	G15	8.712	6.0984
Kelly St, Hayward	94541	416-180-12	FASP-R1		0.35		Above Moderate	2	G15	8.712	6.0984
Kelly St, Hayward	94541	416-180-14	FASP-R1		0.34		Above Moderate	2	G15	8.712	6.0984
Hampton Rd, Hayward	94541	414-21-64-4	PD-2226	LMDR	0.06		Above Moderate	0	G17	12	8.4
924 Hampton Rd Hayward 94541	94541	414-21-83-1	PD-2226	LMDR	0.10		Above Moderate	1	G17	12	8.4

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
876 Hampton Rd, San Lorenzo	94580	414-21-83-4	PD-2226	LMDR	0.49		Above Moderate	5	G17	12	8.4
876 Hampton Rd, San Lorenzo	94580	414-21-87-3	PD-2226	LMDR	0.08		Above Moderate	0	G17	12	8.4
Castro Valley Blvd, Castro Valley	94546	84A-112-12-2	CVGP-CBD-5	CBD-5	0.09		Low and Very Low	2	G20	40	28
Alden Rd, San Lorenzo	94580	413-51-54	RS-SU	LMDR	0.14		Above Moderate	1		12	8.4
Alden Rd, San Lorenzo	94580	413-51-55	RS-SU	LMDR	0.14		Above Moderate	1		12	8.4
Almond Rd, Castro Valley	94546	84D-1162-1-12	R1-BE-CSU-RV-HO	RH	0.13		Above Moderate	1		8.712	6.0984
Almond Rd, Castro Valley	94546	84D-1250-79	R1-BE-CSU-RV-HO	RH	0.36		Above Moderate	2		8.712	6.0984
Almond Rd, Castro Valley	94546	84D-1250-80	R1-BE-CSU-RV-HO	RH	0.38		Above Moderate	2		8.712	6.0984
Audrey Dr, Castro Valley	94546	84C-905-98	R1-CSU-RV-HO	RH	0.20		Above Moderate	1		8	5.6
Aurelia Way, San Leandro	94578	79-10-17	R1-HO	RH	0.13		Above Moderate	1		8	5.6
Aurelia Way, San Leandro	94578	79-10-20	R1-HO	RH	0.12		Above Moderate	1		8	5.6
Bains Ct, Castro Valley	94546	84C-885-29-5	MASP-R1-BE-CSU-RV	RR	0.25		Above Moderate	1		2	1.4
Bains Ct, Castro Valley	94546	84C-885-30-3	MASP-R1-BE-CSU-RV	RR	0.26		Above Moderate	1		2	1.4
Bains Ct, Castro Valley	94546	84C-885-31-3	R1-BE-CSU-RV	RR	0.31		Above Moderate	1		2	1.4
Bains Ct, Castro Valley	94546	84C-885-32-2	R1-BE-CSU-RV	RR	0.26		Above Moderate	1		2	1.4

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Bains Ct, Castro Valley	94546	84C-885-34-2	MASP-R1-B40-CSU-RV	RR	0.56		Above Moderate	1		2	1.4
Bayview Ave, Hayward	94541	417-299-31	FASP-R1		0.14		Above Moderate	1		8.712	6.0984
Birch St, Hayward	94541	414-51-25	R1	LMDR	0.23		Above Moderate	1		12	8.4
Birch St, Hayward	94541	414-56-11	R1	LMDR	0.62		Above Moderate	5		12	8.4
Blossom Way, Hayward	94541	414-76-17	RS-D35	MDR	0.19		Above Moderate	2		22	15.4
Blossom Way, Hayward	94541	429-10-70-1	RS-D35	MDR	0.16		Above Moderate	2		22	15.4
Cambrian Dr, San Lorenzo	94580	80A-174-1-4	R1-RV-HO	RH	2.60		Above Moderate	15		8.712	6.0984
Canyon Dr, Hayward	94541	417-151-5-2	PD-2037-B40	RR	2.47		Above Moderate	1		1.089	0.7623
Carol Pl, Hayward	94541	417-200-29	FASP-R1		0.27		Above Moderate	1		8.712	6.0984
Cherry Way, Hayward	94541	429-10-83	RS-SU	LMDR	0.16		Above Moderate	1		12	8.4
Clover Rd, Hayward	94542	425-50-22-1	FASP-R1-L-BE		2.68		Above Moderate	1		0.2	0.14
Clover Rd, Hayward	94542	425-50-23-3	FASP-R1-L-BE		3.02		Above Moderate	1		0.2	0.14
Clover Rd, Hayward	94542	425-50-24-3	FASP-R1-L-BE		2.11		Above Moderate	1		0.2	0.14
Clover Rd, Hayward	94542	425-50-25-2	FASP-R1-L-BE		2.57		Above Moderate	1		0.2	0.14
Clover Rd, Hayward	94542	425-80-12	FASP-R1-L-BE		1.20		Above Moderate	1		1	0.7

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Common Rd, Castro Valley	94546	84C-895-40	MASP-R1-B40-CSU-RV	RR	0.83		Above Moderate	1		2	1.4
Concord Ave, San Lorenzo	94580	414-41-61	RS-SU	LMDR	0.19		Above Moderate	1		12	8.4
D St, Hayward	94541	417-240-1-2	FASP-R1-BE		1.45		Above Moderate	4		4.356	3.0492
D St, Hayward	94541	417-240-5-3	FASP-R1-BE		1.05		Above Moderate	3		4.356	3.0492
D St, Hayward	94541	417-240-6-1	FASP-R1-BE		1.67		Above Moderate	1		4.356	3.0492
E St, Hayward	94541	426-120-17	FASP-R1-BE		0.68		Above Moderate	3		7.26	5.082
East Ave, Hayward	94541	425-90-44	FASP-R1-BE		0.25		Above Moderate	1		7.26	5.082
East Ave, Hayward	94541	425-90-45	FASP-R1-BE		0.25		Above Moderate	1		7.26	5.082
East Ave, Hayward	94541	425-90-46-2	FASP-R1-BE		1.41		Above Moderate	4		7.26	5.082
East Ave, Hayward	94541	426-170-9	FASP-R1-BE		0.92	Yes	Above Moderate	4		7.26	5.082
East Ave, Hayward	94541	426-180-51	FASP-R1-BE		0.32		Above Moderate	1		7.26	5.082
Ehle St, San Lorenzo	94580	80A-205-6-2	RSL-RV	RSL	0.08		Above Moderate	1		8	5.6
Ewing Rd, Castro Valley	94546	84D-1250-34-4	R1-BE-CSU-RV-HO	RH	0.20		Above Moderate	1		8.712	6.0984
Ewing Rd, Castro Valley	94546	84D-1255-39	R1-BE-CSU-RV-HO	RH	0.25		Above Moderate	1		8.712	6.0984
Fairview Ave, Castro Valley	94542	85A-6100-13-4	R1-L-BE	RH	0.25		Above Moderate	1		8.712	6.0984

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Fairview Ave, Hayward	94542	417-260-4	FASP-R1-BE10		7.58	Yes	Above Moderate	23		4.356	3.0492
Fairview Ave, Hayward	94542	417-270-3	FASP-R1-BE		1.11		Above Moderate	3		4.356	3.0492
Fairview Ave, Hayward	94542	417-270-9	FASP-R1-BE		2.43		Above Moderate	7		4.356	3.0492
Fairview Ave, Hayward	94542	425-10-6	FASP-R1-BE		0.74		Above Moderate	1		2.178	1.5246
Grove Way, Hayward	94541	414-71-76	R1	MDR	0.18		Above Moderate	1		10	7
Grove Way, Hayward	94541	428-16-9	R1	LMDR	0.19		Above Moderate	1		12	8.4
Grove Way, Hayward	94541	429-23-62	RS-D35	MDR	0.31		Above Moderate	2		12	8.4
Haviland Ave, Hayward	94541	429-28-81-1	RS-D35	MDR	0.53		Above Moderate	4		12	8.4
Howe Dr, San Leandro	94578	79-5-16	R1-HO	RH	0.16		Above Moderate	1		8	5.6
Jensen Rd, Castro Valley	94546	85-5475-2	PD-1489	RR	0.28		Above Moderate	1		1.089	0.7623
Jensen Rd, Castro Valley	94546	85-5475-3	PD-1489	RR	0.31		Above Moderate	1		1.089	0.7623
Kelly St, Hayward	94541	417-140-50-1	FASP-R1		0.20		Above Moderate	1		8.712	6.0984
Kelly St, Hayward	94541	417-140-51-2	FASP-R1		0.20		Above Moderate	1		8.712	6.0984
Kelly St, Hayward	94541	417-140-52-2	FASP-R1		0.21		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-211-25	R1-RV-HO	RH	0.11		Above Moderate	1		8.712	6.0984

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Lomita Dr, San Lorenzo	94580	80A-215-14-4	R1-RV-HO	RH	0.22		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-10	R1-RV-HO	RH	0.19		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-11	R1-RV-HO	RH	0.20		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-12	R1-RV-HO	RH	0.18		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-13	R1-RV-HO	RH	0.18		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-14	R1-RV-HO	RH	0.17		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-15-1	R1-RV-HO	RH	0.18		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-7	R1-RV-HO	RH	0.12		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-8	R1-RV-HO	RH	0.14		Above Moderate	1		8.712	6.0984
Lomita Dr, San Lorenzo	94580	80A-216-9	R1-RV-HO	RH	0.16		Above Moderate	1		8.712	6.0984
Lone Oak Pl, Castro Valley	94546	84C-810-36	PD-1376	R1	0.11		Above Moderate	1		8.712	6.0984
Los Banos St, Hayward	94541	80A-118-10-6	R1	LDR	0.08		Above Moderate	1		9	6.3
Lux Ave, Castro Valley	94546	84B-568-27	R1-CSU-RV	R1	0.17		Above Moderate	1		8	5.6
Madeiras Ave, Hayward	94541	426-10-64	FASP-R1		0.16		Above Moderate	1		8.712	6.0984
Madison Ave, Castro Valley	94546	84C-885-33-4	R1-BE-CSU-RV	RR	0.42	Yes	Above Moderate	1		2	1.4

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Massachusetts St, Castro Valley	94546	84B-510-24	R1-CSU-RV-HO	RH	0.14		Above Moderate	1		8	5.6
Meekland Ave, Hayward	94541	429-10-28	RS-SU	LMDR	0.21		Above Moderate	1		12	8.4
Meekland Ave, Hayward	94541	429-10-30	RS-SU	LMDR	0.21		Above Moderate	1		12	8.4
Midland Rd, San Leandro	94578	79-3-9	R1-HO	RH	0.16		Above Moderate	1		8	5.6
Miramonte Ave, San Lorenzo	94580	80A-199-1-5	PD-1762	RMN	2.83		Above Moderate	11		11	n/a
Miramonte Ave, San Lorenzo	94580	80A-204-2-7	RS-D20	RLM	0.80		Above Moderate	9		21.78	15.246
Moreland Dr, Castro Valley	94546	84D-1212-1-3	R1-CSU-RV-HO	RH	0.12		Above Moderate	1		8	5.6
President Dr, San Lorenzo	94580	80A-221-40	R1-RV-HO	RH	0.25		Above Moderate	1		8.712	6.0984
Proctor Rd, Castro Valley	94546	84C-965-5-8	R1-CSU-RV-HO	RH	0.14		Above Moderate	1		8	5.6
Proctor Rd, Castro Valley	94546	84D-1190-5-2	R1-BE-CSU-RV-HO	RH	0.49	Yes	Above Moderate	3		8.712	6.0984
Prosperity Way, San Lorenzo	94580	80A-191-54	R1-RV-HO	RH	0.65		Above Moderate	3		8.712	6.0984
Ralston Way, Hayward	94541	417-80-1-2	FASP-R1		2.22		Above Moderate	1		8.712	6.0984
Reamer Rd, Castro Valley	94546	84D-1158-8-2	R1-BE-CSU-RV-HO	RH	0.21		Above Moderate	1		8.712	6.0984
Robey Dr, San Lorenzo	94580	80A-221-24	R1-RV-HO	RH	0.11		Above Moderate	1		8.712	6.0984
Saratoga St, San Lorenzo	94580	80A-202-12-19	RS-D20	RLM	0.23		Above Moderate	3		21.78	15.246

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Saturn Dr, San Leandro	94578	79-6-28-4	R1-HO	RH	0.18		Above Moderate	1		8	5.6
Saturn Dr, San Lorenzo	94580	80-8-4-1	R1-HO	RH	0.19		Above Moderate	1		8	5.6
Shadow Ridge Dr, Castro Valley	94546	85-1600-2-75	R1-BE-CSU-RV-HO	RH	0.64		Above Moderate	3		8.712	6.0984
Standish Ave, Hayward	94541	413-51-14-1	RS-SU	LMDR	0.18		Above Moderate	1		12	8.4
Stanton Ave, Castro Valley	94546	84B-375-4-2	R1-BE-RV-HO	RH	0.15		Above Moderate	1		8	5.6
Sydney Way, Castro Valley	94546	84B-396-61-1	R1-BE-CSU-RV-HO	RH	0.17		Above Moderate	1		8.712	6.0984
Tracy St, San Lorenzo	94580	413-11-22	ACBD-R1	LDR	0.14		Above Moderate	1		9	6.3
Upland Rd, San Leandro	94578	79-2-20	R1-HO	RH	0.09		Above Moderate	1		8	5.6
Vineyard Rd, Castro Valley	94546	84D-1107-71	R1-BE-CSU-RV-HO	RH	0.58		Above Moderate	3		8.712	6.0984
Vineyard Rd, Castro Valley	94546	84D-1155-35	R1-BE-CSU-RV-HO	RH	0.28		Above Moderate	1		8.712	6.0984
Walnut Rd, Castro Valley	94546	84D-1168-26	R1-BE-CSU-RV-HO	RH	0.22		Above Moderate	1		8.712	6.0984
Walnut Rd, Castro Valley	94546	84D-1168-7-2	R1-BE-CSU-RV-HO	RH	0.15		Above Moderate	1		8.712	6.0984
Western Blvd, Hayward	94541	414-66-72	RS-SU	LMDR	0.19		Above Moderate	1		12	8.4
Wilma Way, Hayward	94541	426-120-18	FASP-R1-BE		0.33		Above Moderate	2		7.26	5.082
1440 172nd Ave, Hayward	94541	80A-112-22-1	EAGP-LDR	LDR	0.08		Above Moderate	1		9	6.3

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
145 Medford Ave, San Lorenzo	94580	429-10-94	RS-SU	LMDR	0.19		Above Moderate	1		12	8.4
14625 Midland Rd, San Leandro	94578	79-4-11-2	R1-HO	RH	0.15		Above Moderate	1		8	5.6
1500 173rd Ave, San Lorenzo	94580	80A-117-9-7	R1	LDR	0.21		Above Moderate	1		9	6.3
1505 167th Ave, San Leandro	94578	80-78-18	R3-BE	MDR	0.24		Above Moderate	3		22	15.4
1515 168th Ave, San Leandro	94578	80A-100-7-1	R2-BE	MDR	0.19		Above Moderate	2		22	15.4
15536 Tracy St San Lorenzo 94580	94580	413-15-41	AC-P	LDR	0.18		Above Moderate	1		9	6.3
16239 Ashland Ave, San Lorenzo	94580	80C-495-337	R1	MDR	0.15		Above Moderate	1		10	7
162nd Av, San Lorenzo	94580	80-63-29-4	RS-D15	MDR	0.08		Above Moderate	1		29.04	20.328
16485 Kent Ave, San Lorenzo	94580	80C-484-115	RS-D25	MDR	0.23		Above Moderate	1		22	15.4
16661 Kent Ave, San Lorenzo	94580	80C-486-13-4	R1	LDR	0.11		Above Moderate	1		9	6.3
16674 Winding Blvd, San Leandro	94578	80A-212-35	R1-RV-HO	RH	0.08		Above Moderate	1		8.712	6.0984
16881 Robey Dr, San Leandro	94578	80A-220-12	R1-RV-HO	RH	0.12		Above Moderate	1		8.712	6.0984
17124 Los Banos St, Hayward	94541	80A-120-29	R1	LDR	0.10		Above Moderate	1		9	6.3
17823 Madison Ave, Castro Valley	94546	84C-955-9-8	MASP-R1-B40-CSU-RV	RR	1.53		Above Moderate	1		2	1.4
18134 Knight Dr, Castro Valley	94546	84D-1108-50	R1-BE-CSU-RV-HO	RH	0.18		Above Moderate	1		8.712	6.0984

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
1831 East Ave, Hayward	94541	426-180-48	FASP-R1-BE		0.20		Above Moderate	1		7.26	5.082
18338 Carlton Ave, Castro Valley	94546	84B-472-67	R1-CSU-RV	R1	0.17		Above Moderate	1		8	5.6
18348 Carlton Ave, Castro Valley	94546	84B-472-68	R1-CSU-RV	R1	0.14		Above Moderate	1		8	5.6
18351 Carlton Ave, Castro Valley	94546	84B-405-43	R1-CSU-RV-HO	RH	0.45		Above Moderate	2		8	5.6
19065 Standish Ave, Hayward	94541	413-51-60	RS-SU	LMDR	0.12		Above Moderate	1		12	8.4
19271 Santa Maria Ave	94546	84B-570-123-3	R1-CSU-RV	R1	0.25		Above Moderate	1		8.712	6.0984
19388 Lake Chabot Rd, Castro Valley	94546	84B-529-88	R1-CSU-RV	R1	0.20		Above Moderate	1		8	5.6
19388 Lake Chabot Rd, Castro Valley	94546	84B-529-89	R1-CSU-RV	R1	0.17		Above Moderate	1		8	5.6
19430 Center St Castro Valley	94546	84C-1061-18	RSL-CSU-RV	RSL	1.34		Above Moderate	8		9	6.3
19515 Center St, Castro Valley	94546	84C-697-25	R1-CSU-RV	R1	0.12		Above Moderate	1		8	5.6
19628 Lake Chabot Rd, Castro Valley	94546	84B-553-1-4	R1-CSU-RV	R1	0.12		Above Moderate	1		8	5.6
19672 Lake Chabot Rd, Castro Valley	94546	84B-553-16	R1-CSU-RV	R1	0.14		Above Moderate	1		8	5.6
2000 Strang Ave, San Leandro	94578	80A-187-1	R1-RV-HO	RH	0.13		Above Moderate	1		8.712	6.0984
20109 San Miguel Ave, Castro Valley	94546	84A-120-16	RMX-D25	RMX	0.48		Above Moderate	5		17.424	12.1968
20646 Center St, Castro Valley	94546	84C-1053-107	R1-CSU-RV	R1	0.19		Above Moderate	1		8	5.6

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
20940 Francis St, Castro Valley	94546	84A-51-53	CVCBD-CVBD-S11W	CBD-R-1	0.23		Above Moderate	1		10	7
21347 Locust St, Hayward	94541	414-86-95	R2-BE	LMDR	0.20		Above Moderate	1		12	8.4
21406 Oak St, Hayward	94546	415-160-14	R4	RLM	0.17	Yes	Above Moderate	2		22	15.4
21407 Locust St, Hayward	94541	414-86-72	R2-BE	LMDR	0.19		Above Moderate	1		12	8.4
21408 Oak St, Hayward	94546	415-160-16	R4	RLM	0.17		Above Moderate	2		22	15.4
21420 Oak St, Hayward	94546	415-160-15	R4	RLM	0.17	Yes	Above Moderate	2		22	15.4
21454 Oak St, Hayward	94546	415-160-18	R4	RLM	0.17	Yes	Above Moderate	2		22	15.4
2149 167th Ave, San Lorenzo	94580	80A-215-12-1	R1-RV-HO	RH	0.13		Above Moderate	1		8.712	6.0984
22653 Woodroe Ave, Hayward	94541	417-70-59	FASP-R1		0.12		Above Moderate	1		8.712	6.0984
227 Willow Ave, Hayward	94541	429-64-24-2	RS-D35	MDR	0.38	Yes	Above Moderate	3		12	8.4
22888 Valley View Dr, Hayward	94541	417-140-48-3	FASP-R1-BE1AC		0.52		Above Moderate	1		1	0.7
23470 Maud Ave, Hayward	94541	417-220-40	FASP-R1-BE		0.88		Above Moderate	1		4.356	3.0492
23730 Maud Ave, Hayward	94541	417-220-42	FASP-R1-BE		0.54		Above Moderate	1		4.356	3.0492
239 Blossom Way, Hayward	94541	429-32-12-2	RS-D35	MDR	0.23		Above Moderate	3		22	15.4
24065 Quinn Ln, Hayward	94541	426-100-130	FASP-R1-BE		0.27		Above Moderate	1		7.26	5.082

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
24082 Madeiros Ave, Hayward	94541	426-50-64	FASP-R1-BE		0.27		Above Moderate	1		4.356	3.0492
24351 Arendal Ct, Hayward	94541	426-110-84	FASP-R1-BE		0.22		Above Moderate	1		7.26	5.082
24391 Israel Ct, Hayward	94541	426-180-44	FASP-R1-BE		0.51		Above Moderate	1		7.26	5.082
24412 Karina St, Hayward	94542	417-261-31	FASP-R1-BE		0.30		Above Moderate	1		4.356	3.0492
24426 Karina St, Hayward	94542	417-261-30	FASP-R1-BE		0.44		Above Moderate	1		4.356	3.0492
24438 Karina St, Hayward	94542	417-261-29	FASP-R1-BE		0.26		Above Moderate	1		4.356	3.0492
24443 Karina St, Hayward	94542	417-261-32	FASP-R1-BE		0.24		Above Moderate	1		4.356	3.0492
24466 Karina St, Hayward	94542	417-261-27	FASP-R1-BE		0.23		Above Moderate	1		4.356	3.0492
24485 Karina St, Hayward	94542	417-261-52	FASP-R1-BE		0.28		Above Moderate	1		4.356	3.0492
24545 Karina St, Hayward	94542	417-261-54	FASP-R1-BE		0.29		Above Moderate	1		4.356	3.0492
24552 Karina Ct, Hayward	94542	417-261-46	FASP-R1-BE		0.24		Above Moderate	1		4.356	3.0492
24579 Karina Ct, Hayward	94542	417-261-39	FASP-R1-BE		0.32		Above Moderate	1		4.356	3.0492
24580 Karina Ct, Hayward	94542	417-261-45	FASP-R1-BE		0.24		Above Moderate	1		4.356	3.0492
24590 Karina St, Hayward	94542	417-261-17	FASP-R1-BE		0.44		Above Moderate	1		4.356	3.0492
24611 Karina St, Hayward	94542	417-261-56	FASP-R1-BE		0.28		Above Moderate	1		4.356	3.0492

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
24636 Karina Ct, Hayward	94542	417-261-43	FASP-R1-BE		0.31		Above Moderate	1		4.356	3.0492
24830 Fairview Ave Hayward	94542	417-270-6	R1-BE		3.10		Above Moderate	9		4.356	3.0492
25024 Fairview Ave, Hayward	94542	417-270-29	R1-BE	RR	0.25		Above Moderate	1		2	1.4
2754 Sydney Way, Castro Valley	94546	84B-396-66-5	R1-BE-CSU-RV-HO	RH	0.17		Above Moderate	1		8.712	6.0984
2760 Somerset Ave, Castro Valley	94546	84B-525-61	R1-CSU-RV	R1	0.13		Above Moderate	1		8	5.6
3093 Grove Way, Castro Valley	94546	417-10-17-2	PD-1408	RSL	0.46		Above Moderate	5		17.424	12.1968
3115 Grove Way, Castro Valley	94546	417-10-16-2	PD-1408	RSL	0.42		Above Moderate	3		17.424	12.1968
3129 Grove Way, Castro Valley	94546	417-10-15-2	PD-2166	RSL	0.93		Above Moderate	11		17.424	12.1968
3143 Grove Way, Castro Valley	94546	417-10-14-5	PD-2166	RSL	0.25		Above Moderate	3		17.424	12.1968
320 Medford Ave, San Lorenzo	94580	413-39-28-3	RS-SU	LMDR	0.12		Above Moderate	1		12	8.4
3203 Carol Pl, Hayward	94541	417-200-28	FASP-R1		0.17		Above Moderate	1		8.712	6.0984
3232 Hollow Ln, Hayward	94541	417-140-11	FASP-R1		0.54		Above Moderate	1		8.712	6.0984
3450 Bridle Dr, Hayward	94541	425-90-14	FASP-R1-BE		0.22		Above Moderate	1		7.26	5.082
346 Smalley Ave, Hayward	94541	431-12-138	RS-DV	MDR	0.11		Above Moderate	1		22	15.4
3588 Sarita St, Hayward	94542	417-261-33	FASP-R1-BE		0.23		Above Moderate	1		4.356	3.0492

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
3606 Sarita St, Hayward	94542	417-261-51	FASP-R1-BE		0.26		Above Moderate	1		4.356	3.0492
396 Medford Ave, Hayward	94541	413-39-81	RS-SU	LMDR	0.22		Above Moderate	1		12	8.4
4175 Seven Hills Rd, Castro Valley	94546	84D-1342-83	R1-CSU-RV	R1	0.14		Above Moderate	1		8	5.6
4177 Seven Hills Rd, Castro Valley	94546	84D-1342-84	R1-CSU-RV	R1	0.14		Above Moderate	1		8	5.6
4179 Seven Hills Rd, Castro Valley	94546	84D-1342-85	R1-CSU-RV	R1	0.12		Above Moderate	1		8	5.6
4622 Crow Canyon Rd, Castro Valley	94552	84C-1067-9-1	R1-BE-CSU-RV	RR	0.30		Above Moderate	1		2	1.4
4652 Malabar Ave, Castro Valley	94546	84C-905-119	R1-CSU-RV-HO	RH	0.24		Above Moderate	1		8	5.6
4663 Proctor Rd, Castro Valley	94546	84D-1403-4-14	R1-BE-CSU-RV-HO	RH	0.27		Above Moderate	1		8.712	6.0984
4666 James Ave, Castro Valley	94546	84C-810-25	R1-CSU-RV	R1	0.11		Above Moderate	1		8	5.6
4674 Ewing Rd, Castro Valley	94546	84D-1255-41	R1-BE-CSU-RV-HO	RH	0.24		Above Moderate	1		8.712	6.0984
4683 Ewing Rd, Castro Valley	94546	84D-1250-20-3	R1-BE-CSU-RV-HO	RH	0.13		Above Moderate	1		8.712	6.0984
4701 Ewing Rd, Castro Valley	94546	84D-1250-21-3	R1-BE-CSU-RV-HO	RH	0.33		Above Moderate	2		8.712	6.0984
4748 Mira Vista Dr, Castro Valley	94546	84D-1265-21	R1-BE-CSU-RV-HO	RH	0.27		Above Moderate	1		8.712	6.0984
4748 Mira Vista Dr, Castro Valley	94546	84D-1265-22	R1-BE-CSU-RV-HO	RH	0.29		Above Moderate	1		8.712	6.0984
4748 Mira Vista Dr, Castro Valley	94546	84D-1265-23	R1-BE-CSU-RV-HO	RH	0.36		Above Moderate	2		8.712	6.0984

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
4829 Proctor Rd, Castro Valley	94546	84D-1190-20	R1-BE-CSU-RV-HO	RH	0.23		Above Moderate	1		8.712	6.0984
4837 Proctor Rd, Castro Valley	94546	84D-1190-18	R1-BE-CSU-RV-HO	RH	0.52		Above Moderate	3		8.712	6.0984
4838 Proctor Rd, Castro Valley	94546	84D-1270-33-2	R1-BE-CSU-RV-HO	RH	0.44		Above Moderate	2		8.712	6.0984
4915 Proctor Rd, Castro Valley	94546	84D-1196-14-6	R1-CSU-RV-HO	RH	0.18		Above Moderate	1		8	5.6
4980 Jensen Rd, Castro Valley	94552	85-5450-54	PD-1566	R1	0.52		Above Moderate	3		12.44571	8.712
5202 Proctor Rd, Castro Valley	94546	84C-965-5-5	R1-CSU-RV-HO	RH	0.15		Above Moderate	1		8	5.6
5231 Canyon Hill Ct, Castro Valley	94546	84C-910-12	MASP-R1-B40	RR	0.97		Above Moderate	1		2	1.4
5300 Proctor Rd, Castro Valley	94546	84C-960-72	R1-CSU-RV-HO	RH	0.27		Above Moderate	1		8	5.6
5427 Jensen Rd, Castro Valley	94552	85A-6436-3	PD-1876	RR	0.90		Above Moderate	1		1.089	0.7623
5427 Jensen Rd, Castro Valley	94552	85A-6436-5	PD-1876	RR	0.92		Above Moderate	1		1.089	0.7623
6132 Greenridge Rd, Castro Valley	94552	85-1613-1	R1-BE-CSU-RV-HO	RH	0.68		Above Moderate	2		8.712	6.0984
764 Galway Dr, San Lorenzo	94580	80D-566-36-1	PD-1997	LDR	0.89		Above Moderate	10		15	10.5
Coelho Dr San Leandro	94578	80C-500-8	R1	LDR	0.12		Above Moderate	1		9	6.3
Cherry Way, Hayward	94541	414-76-3	R2	LMDR	0.14		Moderate	2		22	15.4
Liberty St, San Lorenzo	94580	80-69-4-1	RS-D15	MDR	0.11		Moderate	2		29.04	20.328
Miramonte Ave, San Lorenzo	94580	80A-202-12-13	RS-D20	RLM	0.21		Moderate	3		21.78	15.246

Table B-25: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Miramonte Ave, San Lorenzo	94580	80A-202-12-18	RS-D20	RLM	0.13		Moderate	2		21.78	15.246
Ocean View Dr, Hayward	94541	414-81-67	R3-BE	LMDR	0.35		Moderate	5		21.78	15.246
16222 Lindview Dr, San Leandro	94578	80A-188-6	RS-D20	RLM	0.20		Moderate	3		21.78	15.246
16432 Saratoga St, San Leandro	94578	80A-200-3-3	RMF-D3	RMN	1.05		Moderate	21		29	20.3
16790 E 14th St San Leandro	94578	80A-100-32-5	EAGP-GC-MHDR	GC	0.40		Moderate	12		43	30.1
21789 Princeton St, Hayward	94541	429-59-19-1	RS-D3	MDR	0.53		Moderate	8		22	15.4
346 Smalley Ave, Hayward	94541	431-12-137	RS-DV	MDR	0.21		Moderate	3		22	15.4
346 Smalley Ave, Hayward	94541	431-12-139	RS-DV	MDR	0.14		Moderate	2		22	15.4
398 Medford Ave, Hayward	94541	413-39-82	RS-SU	LMDR	0.14		Moderate	2		22	15.4
							Total Units	538			
							Above Moderate	454			
							Moderate	82			
							Low and Very Low	2			

# Appendix C: Housing Constraints

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## Section C.1 Introduction and Summary

### C.1.1 Introduction



This Appendix covers local governmental, non-governmental, environmental, and infrastructure constraints to housing production in Alameda County.



### C.1.2 Summary

County policies and regulations, such as the [Zoning Ordinance](#), as well as market factors outside of the County’s control affect the quantity and type of residential development that occurs in Alameda County. The following summarizes key governmental and nongovernmental constraints to housing development as detailed in this Appendix.

- Base residential zoning districts (e.g., R-1, R-2, R-2, R-3) limit residential development to single-family homes or duplexes/triplexes.
- The lack of detail in the County’s parking requirements could pose a constraint to the development of studio and 1 bedroom housing units by requiring 2 spaces for each unit.
- Due to various legislative updates, zoning provisions for certain residential uses are not consistent with State law (e.g., Low Barrier Navigation Centers, ADUs/JADUs).
- Specific Plans regulate land uses, parking, etc. in an inconsistent manner and in certain cases not compliant with State law.

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## Section C.2 Governmental Constraints

### C.2.1 Introduction

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Local policies and regulations can affect the quantity and type of residential development. Since governmental actions can constrain the development and the affordability of housing, State law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583(c)(3)).

The County's primary policies and regulations that affect residential development and housing affordability include: the Zoning Ordinance, Specific Plans, the General Plan/Area Plans, development processing procedures and fees, on and off-site improvement requirements, and the California Building and Housing Codes. In addition to a review of these policies and regulations, this Section includes an analysis of the governmental constraints on housing production for persons with disabilities.

### C.2.2 Land Use Controls

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This section provides an overview of the County's land use controls and their relation to the County's housing supply.

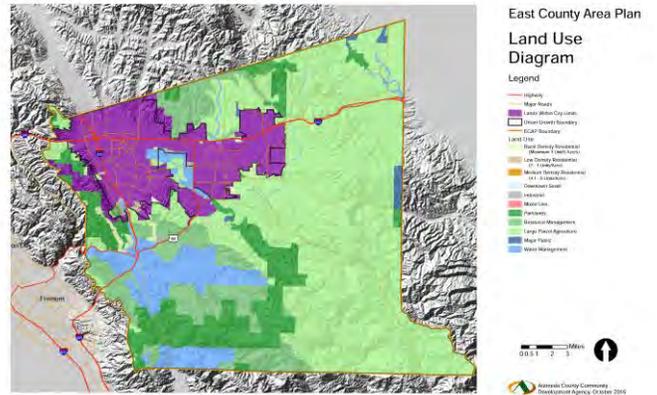
#### **General Plan Land Use Designations**

The Alameda County General Plan is comprised of several different documents, including countywide elements addressing housing, conservation, open space, noise, recreation, safety, scenic routes, and climate action. These documents generally govern the unincorporated portions of the County only, as the incorporated areas are covered by municipal General Plans for the County's 14 cities. Three "area plans" have been developed to address land use and transportation issues. These cover East County (the unincorporated areas around Dublin, Pleasanton, and Livermore), Eden Township, and Castro Valley.

#### **East County Area Plan (ECAP) (1994, amended 2000)**

The East County (formerly called the Livermore-Amador Valley Planning Unit) encompasses 418 square miles of eastern Alameda County and includes the cities of Dublin, Livermore, Pleasanton, and a portion of Hayward, as well as surrounding unincorporated areas. The Area Plan outlines goals, policies, and programs for land use, transportation, public services and facilities, and environmental health and safety.

The land use policies are designed to support goals that preserve open areas and agriculture, supply community facilities, produce housing, promote economic development, and promote compact communities that contain a diverse economic base, affordable housing, and a full complement of public facilities and amenities. The Amended ECAP included the implementation of the voter approved Urban Growth Boundary (UGB) as part of Measure D or the “Save Agriculture and Open Space Lands” Initiative. The Initiative also resulted in the addition, deletion, and revision of more than 60 policies and programs of the previously applicable ECAP, as well as establishment of and changes to the UGB and the Land Use Diagram.

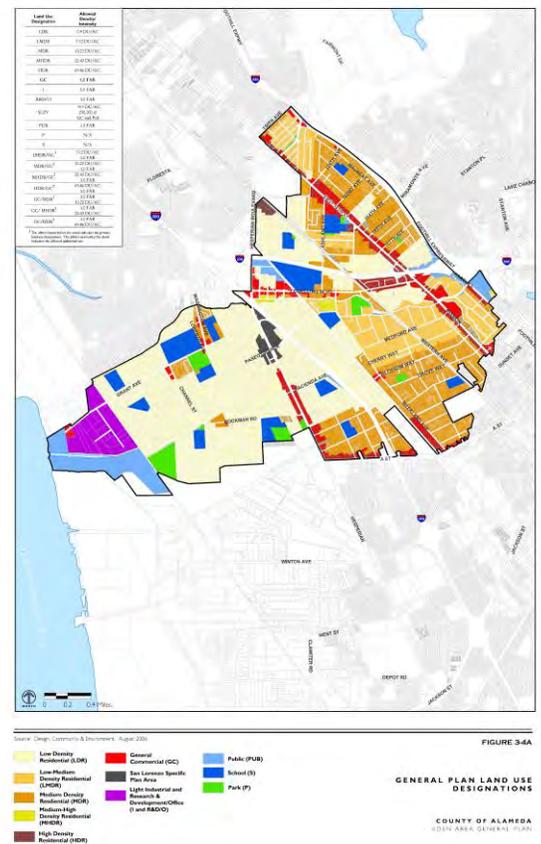


Source: Alameda County

### Eden Area Land Use Plan (2010)

The Eden Area General Plan serves as the County General Plan for unincorporated Eden Township, an area that includes the communities of Ashland, Cherryland, Hayward Acres, San Lorenzo, and Fairview. The largest period of growth in the Eden Area occurred during the post-WWII housing boom, and since then, residential, public, commercial and industrial development has continued. Today, single-family residential is the predominant land use.

The Area Plan describes the Eden Area as a growing set of communities with interdependent economies that consist of large household sizes, a low median age, and a low median income. However, it also explains that the economy at the time was growing more slowly than the County overall, particularly in high technology, research and development, and other Bay Area economic activities. The Area Plan includes goals that seek to improve neighborhoods through transportation, infill development, expansion of the urban forest, and improvement of buildings in disrepair; transform corridors from features that divide the community into areas that bring people together in a safe, multi-modal environment of diverse mix of uses at higher densities; and create new districts that emphasize a pedestrian- and transit-oriented environment.



Source: Alameda County



**Table C-1: General Plan Residential Land Use Designations**

Name	Description
<b>Medium Density Residential</b>	Applies to areas appropriate for residential uses. Typical residential land uses include single family lots, single family detached and attached homes, multiple family residential units, and group quarters. Additionally, certain public and quasi-public, limited agricultural, community and neighborhood commercial, neighborhood support, and similar and compatible uses may be allowed.
<b>Medium/High Density Residential</b>	Applies to areas appropriate for residential uses. Typical residential land uses include townhouses, single family detached and attached homes, multiple family residential units, and group quarters. Additionally, certain public and quasi-public, community and neighborhood commercial, neighborhood support, and similar and compatible uses may be allowed.
<b>High Density Residential</b>	Applies to areas appropriate for residential uses. Typical residential land uses include single family detached and attached homes, multiple family residential units (i.e., townhouses, condominiums, and apartment buildings), and group quarters. Additionally, certain public and quasi-public, community and neighborhood commercial, neighborhood support uses, and similar and compatible uses may be allowed.
<b>Very High Density Residential</b>	Applies to areas appropriate for residential uses. Typical residential land uses include single family attached homes, multiple family residential units (i.e., condominiums and apartment buildings), and group quarters. Additionally, certain public and quasi-public, community and neighborhood commercial, neighborhood support, and similar and compatible uses may be allowed.
<b>Mixed Use</b>	Applies for sites where the area is appropriate for a mix of residential, office, industrial, and general commercial uses. Certain office, light industrial, retail and wholesale commercial, high density residential, public and quasi-public, and similar and compatible uses may be allowed.
<b>Eden Area Land Use Plan</b>	
<b>Low Density Residential (LDR)</b>	Applies to areas appropriate for the development of single-family and detached housing units.
<b>Low-Medium Density Residential (LMDR)</b>	Applies to areas appropriate for a mix of residential uses. Typical residential land uses include single-family, detached housing, and duplexes and triplexes. Additionally, multi-unit and mobile home parks may be allowed.
<b>Medium Density Residential (MDR)</b>	Applies to areas appropriate for the development of a mix of single-family, duplex, triplex, townhouse. Additionally, mobile home parks may be allowed.
<b>Medium-High Density Residential (MHDR)</b>	Applies to areas appropriate for the development of townhouses and multi-family buildings.
<b>High Density Residential (HDR)</b>	Applies to areas appropriate for the development of highly urbanized residential uses. Typical residential uses include multi-family residential buildings.
<b>General Commercial (GC)</b>	Applies to areas appropriate for certain commercial uses. Additionally, residential uses as a secondary use may be allowed.
<b>Research and Development/Office (R&amp;D/O)</b>	Applies to areas appropriate for the live/work use.
<b>San Lorenzo Village Specific Plan Area (SLZVSPA)</b>	Applies to a mix of residential, commercial, and public and institutional uses allowed in the San Lorenzo Village Center Specific Plan. Typical residential uses include multi-family and mixed-use uses. Additionally,

**Table C-1: General Plan Residential Land Use Designations**

Name	Description
	certain stores, public facilities, cultural, outdoor spaces and attractive streetscape environment uses may be allowed.
<b>School (S)</b>	Applies to lands that are intended as a school and the school district determines the area is no longer needed for educational purposes. The school district may allow applicable schools to be redeveloped as residential uses.
<b>Castro Valley General Plan</b>	
<b>Rural Residential</b>	Applies to areas appropriate for rural residential and agricultural uses. Typical residential uses include very low density, one-family detached housing. Additionally, certain secondary residential uses related to agricultural uses (i.e., crops, orchards, and gardens, and limited animal-keeping) may be allowed.
<b>Hillside Residential</b>	Applies to areas suitable for residential uses in the vicinity of steep slopes and/or high fire hazard areas. Typical residential uses include single-family detached dwellings.
<b>Residential - Single Family</b>	Applies to areas appropriate for single-family dwellings and related accessory residential uses. Additionally, certain community facilities may be allowed.
<b>Residential - Small Lot</b>	Applies to areas appropriate for a mix of housing types on smaller subdivision lots. Typical residential land uses include single-family detached, duplexes, townhouses, and rowhouses.
<b>Residential - Low Density Multi-family</b>	Applies to areas appropriate for multi-family residential uses. Typical residential uses are townhouses.
<b>Residential - Medium Density Multifamily</b>	Applies to areas appropriate for multi-family residential uses. Typical residential uses include apartments and condominiums.
<b>Residential - Mixed Density</b>	Applies to areas appropriate for a mix of housing types near certain commercial uses. Typical residential uses include single-family dwellings, duplexes, townhomes, and two-story multi-family residential uses.
<b>Residential - Downtown Mixed Use</b>	Applies to the downtown area suitable for a mix of residential and commercial uses. Typical residential uses include multi-family homes. Additionally, certain commercial uses may be allowed.
<b>Residential - Downtown Low Density</b>	Applies to the downtown specific plan area suitable for residential uses. Typical residential uses include single-family detached dwellings and duplexes.
<b>Residential - Downtown Medium Density</b>	Applies to the downtown area suitable for a mix of residential housing types. Typical residential uses include townhouses, condominiums, and apartments.
<b>Schools</b>	Applies to publicly-owned or operated educational facilities of all sizes, as well as school-related sites, serving all age groups. Sites designated as 'School' may also be developed as residential uses at a density comparable to surrounding uses if they are no longer needed for educational purposes
<b>Neighborhood Commercial</b>	Applies to areas where the primary purpose is for neighborhood serving retail and commercial service uses. Typical uses include convenience stores, small restaurants, hair salons, and fitness studios.
<b>Core Pedestrian Retail</b>	Applies to areas primarily appropriate for commercial uses and allows multi-family residential houses. Typical commercial uses include retail, service, offices, park, and parking uses.

**Table C-1: General Plan Residential Land Use Designations**

Name	Description
<b>BART Transit Village</b>	Applies to areas adjacent to the Castro Valley BART station suitable for a mix of residential, office, retail, and parking structure uses.

Source: Alameda County

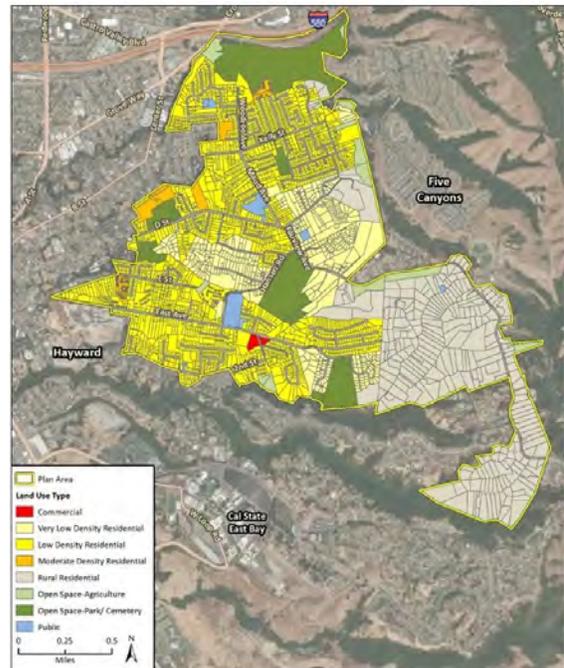
### Specific Plans

The County’s area plans explicitly defer to several Specific Plans where such plans have provided goals, policies, and zoning regulations tailored to their defined geographical area. Four Specific Plans are considered relevant for the 6<sup>th</sup> Cycle Housing Element and are described in greater detail below. Excluded from this section are the Little Valley Specific Plan (1997) and the Madison Area Specific Plan (2006). The Specific Plans included were selected due in part to their status as Census Designated Places (CDPs) within Alameda County by the U.S. Census Bureau.

#### Fairview Specific Plan (1997, updated 2021)

The unincorporated Community of Fairview is north and east of Hayward, south of Castro Valley, and west of Palomares Canyon. The Planning Area encompasses approximately 1,800 acres (2.8 square miles), almost all of which is within the Alameda County Urban Growth Boundary.

Although Fairview is served by the Eden Area General Plan, the Eden Area Plan explicitly defers to the Fairview Specific Plan as the source of “goals, policies, and zoning regulations that apply to this area.” In the past this created a policy gap, as the 1997 Specific Plan was structured as a regulatory document rather than a collection of policies included in the updated Specific Plan adopted in 2021. Land use regulations in the plan include a Land Use Map and definitions of land use categories. This chapter also addresses policies

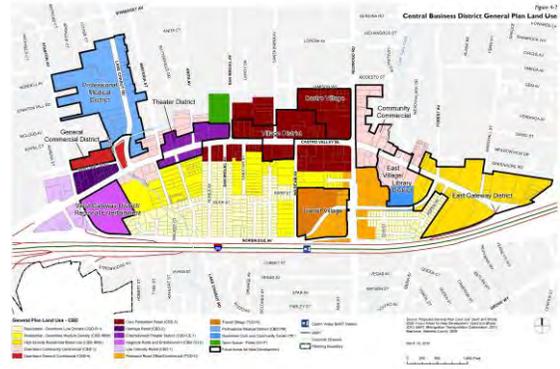


Source: Alameda County

preserve the natural environment, retain open space, reduce hazards, maintain neighborhood character, address traffic congestion and parking, and ensure quality community services.

### Castro Valley Central Business District Specific Plan (1993, update in-progress)

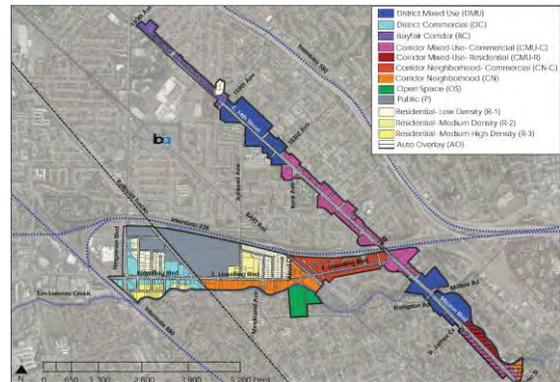
The Castro Valley Central Business District Specific Plan (CVBDSP), adopted in 1993, takes the general policies which the Castro Valley Plan establishes for the downtown commercial area of the community, expands on them, and puts them into regulatory form. Additionally, it provides for specific implementation measures and programs not included in the General Plan. The CVBDSP is guided by goals to make the Central Business District an attractive focal point of the community that promotes businesses, commerce, employment, multi-modal transportation, generates tax revenue, and conserves historic and natural resources. The CVBDSP identifies 11 subareas and outlines development objectives, allowed uses, and design policies for each.



Source: Alameda County

### Ashland and Cherryland Business District Specific Plan (1993, updated 2015)

The Ashland and Cherryland Business District Specific Plan (ACBDSP) was adopted in December 2015 and most recently amended on May 8, 2018. Chapter 6 (Development Code) of the plan establishes the zoning standards that implement the ACBDSP and promotes the public health, safety, comfort, convenience, and general welfare of the community and implements the Eden Area General Plan. The Code in Chapter 6 applies to all subject property in the zoning map for land use activity, new development, and improvements/modifications of existing development.

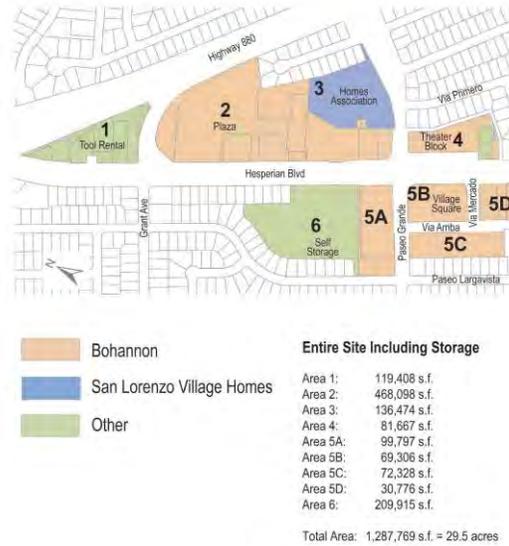


Source: Alameda County

### San Lorenzo Village Center Specific Plan (2004)

The San Lorenzo Village Center Specific Plan (SLVCSP) applies to approximately 29 acres and consists of those contiguous, non-residential properties located on both sides of Hesperian Boulevard, from the I-880 overpass on the north to Via Mercado on the south. The SLVCSP calls for the Village Center to become the economic, commercial, and cultural heart of San Lorenzo. In this pedestrian and transit-friendly environment, interconnected walkways will link stores, the community center, parking, and transit stops, and will provide comfortable spaces to socialize, eat and rest. The SLVCSP's overarching land use approach is to establish a balanced mix of diverse uses, including a range of small to large retail stores and services, civic, institutional, and residential uses, as well as encourage mixed retail/residential uses throughout the plan area.

Figure 1  
SPECIFIC PLAN AREA BY SUBAREA  
San Lorenzo Village Center Specific Plan



Source: Alameda County

Land Use Goal 4 specifically address residential uses and states: in order to support a lively and desirable public environment, encourage development having residential uses above ground floor retail, office, or civic uses throughout the plan area.

### Zoning Districts

The Zoning Ordinance is [Title 17](#) of the Alameda County Code of Ordinances. The Zoning Ordinance and Zoning Map are available on the County's website, consistent with Government Code Section 65940.1(a)(1)(B). This section analyzes all zoning districts that allow residential uses in some capacity in both the Zoning Ordinance and in the Specific Plans described above.

Table C-2 lists the zoning districts that allow residential development established in [Chapters 17.06](#) through [17.51](#) of the Zoning Ordinance. Also included are "combining zoning districts" which modify use and/or development standards in conjunction with other districts. Proceeding Table C-2 are subsections that describe the zoning framework of individual Specific Plans.

Table C-2: Residential Zoning Districts

District Code	District Name	Description
<b>Base Zoning Districts</b>		
<b>A</b>	<b>Agricultural</b>	Established to conserve and protect existing agricultural uses and to provide space for and encourage such uses in places where more intensive development is not desirable or necessary for the general welfare.

**Table C-2: Residential Zoning Districts**

District Code	District Name	Description
R-1	<b>Single-Family Residence</b>	Established to provide for and protect established neighborhoods of one-family dwellings, and to provide space in suitable locations for additional development of this kind, together with appropriate community facilities and allowance for restricted interim cultivation of the soil compatible with such low-density residential development.
R-2	<b>Two-Family Residence</b>	Established to provide for the protection of established neighborhoods in which duplex dwellings are located, and generally to provide a transitional area between single- and multiple-residence districts or between single-residence districts and areas of light commercial use, for additional development of this kind.
R-S	<b>Suburban Residence</b>	Established to regulate and control the development in appropriate areas of relatively large building sites at various densities in harmony with the character of existing or proposed development in the neighborhood, and to assure the provision of light, air and privacy, and the maintenance of usable open space in amounts appropriate to the specific types and numbers of dwellings permitted.
M-U	<b>Mixed-Use Residential Commercial</b>	Established to provide for and protect the development of a limited type of multiple dwelling in areas found to be suitable for such use.
R-3	<b>Four-Family Dwellings</b>	Established to provide for larger types of multiple dwellings in relatively small areas generally near business uses or in the vicinity of major thoroughfares, together with appropriate community facilities and compatible types of group living quarters.
R-4	<b>Multiple Residence</b>	Established to provide for larger types of multiple dwellings in relatively small areas generally near business uses or in the vicinity of major thoroughfares, together with appropriate community facilities and compatible types of group living quarters.
SD	<b>Sunol Downtown</b>	Established to implement the provisions of the East County Area Plan and control development of combined residential and commercial uses on a building site within the downtown area of the community of Sunol so as maintain the economic viability of such uses to the greatest extent possible. The district is established to recognize the existence of established residential and commercial uses that have coexisted in the same neighborhood for many years and form a cohesive neighborhood of buildings that have had a history of mixed residential and commercial retail or small manufacturing uses, and the existence of buildings that may be historically significant.
PD	<b>Planned Development</b>	Established to encourage the arrangement of a compatible variety of uses on suitable lands in such a manner that the resulting development will: <ul style="list-style-type: none"> <li>A. Be in accord with the policies of the General Plan of the county;</li> <li>B. Provide efficient use of the land that includes preservation of significant open areas and natural and topographic landscape features with minimum alteration of natural land forms;</li> <li>C. Provide an environment that will encourage the use of common open areas for neighborhood or community activities and other amenities;</li> <li>D. Be compatible with and enhance the development of the general area;</li> <li>E. Create an attractive, efficient and safe environment.</li> </ul>
<b>Castro Valley Zoning Districts</b>		
RSL	<b>Residential Small Lot</b>	Established to support infill projects of duplexes, small lot single-family detached units, and townhouses. The RSL district implements and is consistent with the residential small lot land use classification of the Castro Valley General Plan.
RMF	<b>Residential Medium Density Family</b>	Established to support medium density multi-family residential development in Castro Valley. The RMF district implements and is consistent with the residential medium density multifamily land use classification of the Castro Valley General Plan.

**Table C-2: Residential Zoning Districts**

District Code	District Name	Description
<b>RMX</b>	<b>Residential Mixed Density</b>	Established to support a mixture of single-family and multi-family residential development in areas close to the commercial business district. The RMX district implements and is consistent with the residential mixed density land use classification of the Castro Valley General Plan.
<b>Combining Zoning Districts</b>		
<b>–B</b>	<b>Building Site</b>	Established to be combined with other districts in order to modify the site area and yard requirements, and thereby to vary the intensity of land use so as to give recognition to special conditions of topography, accessibility, water supply or sewage disposal, and to provide for development pursuant to adopted plans.
<b>–D</b>	<b>Density</b>	Established to be combined with R-S districts in order to provide for variations in the intensity of development and thus to create, maintain and protect patterns of residential use in conformance with adopted plans concerning the ratio of dwelling units to land area.
<b>–DV</b>	<b>Density Variable</b>	Established to be combined with the R-S districts in order to provide for variations in the intensity of development to act as incentive to combine narrow parcels into larger, more regular parcels associated with better site development. The intent is to create patterns of residential development in conformance with adopted plans concerning the ratio of dwelling units to land area while promoting superior development standards.
<b>–SU</b>	<b>Secondary Unit</b>	Established to be combined with residential districts which are characterized by lot sizes, parking areas, street improvements, public utilities, and other residential support systems which can best accommodate them.
<b>–RV</b>	<b>Recreational Vehicle</b>	Established to be combined with residential districts which are characterized by lot sizes, yards, and parking such that properties in these districts can accommodate the parking and storage of personally owned recreational vehicles.

Source: Alameda County Zoning Ordinance, Chapters 17.06 – 17.51

**Fairview Specific Plan**

The Fairview Specific Plan uses zoning designations that apply throughout Alameda County, as well as special development standards that respond to local conditions in Fairview. About 88 percent of all parcels in Fairview have a base zone of R-1, meaning they are intended for single family homes. Of these single-family parcels, 58 percent are subject to a combining zone that establishes further limitations, primarily related to development standards such as lot size and building area (e.g., R-1-B-E-6,000). About 11 percent of Fairview’s parcels (roughly 400 properties) have PD—or Planned Development—zoning. These properties are contained in subdivisions where variations from conventional single-family zoning were allowed to make the project more feasible and preserve sensitive natural areas on the site. The remaining one percent of the community’s parcels have base zones of Agriculture, Commercial, or Suburban Residential. Development standards are discussed in the proceeding section.

**Castro Valley Central Business District Specific Plan**

The CVBDSP does not utilize base zoning districts and is instead divided into 11 subareas. Within each subarea, specific land uses are permitted or prohibited, described both individually and collectively in terms of general Land Use Groups. Land Use Group D (High Density Residential Development) is the only exclusively residential Group and is generally permitted directly adjacent to the CVBDSP’s commercial core (i.e., Subareas 2 and 4 through 10). It includes multi-family

residential development (generally 20-40 du/ac, with exceptions as determined through Site Development Review), senior housing, congregate care facilities, affordable housing, and daycare facilities. However, these uses are generally limited by subarea to only be located on upper stories or on towards the rear of parcels as part of a mixed-use development.

An exception is Subarea 11, which is physically separated into two parts by Subareas 8 and 9 along Redwood Road. It consists of parcels historically zoned for residential development between Castro Valley Boulevard and the I-580 freeway, as well as several parcels formerly zoned for commercial development but developed as residential. In addition to all Land Use Group D uses, single-family residences, duplexes, and triplexes are permitted, as well as mobilehomes. Where there is one (and only one) dwelling unit on the property, an ADU is allowed with a CUP.

**Ashland and Cherryland Business District Specific Plan**

The goals and policies of the ACBDSP are implemented by Chapter 6 (Development Code) of the Specific Plan, which utilizes a set of form-based transect zones described in Table C-3.

**Table C-3: Ashland and Cherryland Business District Specific Plan – Residential Zoning Districts**

District Code	District Name	Description
DMU	District Mixed-Use	Provides a vibrant, walkable urban main street mixed-use commercial environment that supports public transportation alternatives and provides locally and regionally-serving commercial, retail, and entertainment uses, as well as a variety of urban housing choices.
DC	District Commercial	Provides a vibrant, walkable urban main street commercial environment that serves as the focal point for the surrounding neighborhoods and provides locally- and regionally-serving commercial, retail, and entertainment uses.
BC	Bayfair Corridor	Provides a vibrant mixed-use environment adjacent to public transit that strengthens present and future commercial opportunities, serves daily needs of surrounding neighborhood residents, and accommodates growth and infill.
CMU-R	Corridor Mixed-Use - Residential	Provides an urban form that can accommodate a very diverse range of uses, including mixed-use and commercial services, to encourage revitalization and investment. Commercial allowed as a secondary use.
CMU-C	Corridor Mixed-Use - Commercial	Supports neighborhood-serving commercial uses on small and medium-sized lots in various structures, including house form building types. Residential allowed as a secondary use.
CN-C	Corridor Neighborhood - Commercial	Supports neighborhood-serving commercial uses on small and medium-sized lots in various structures, including house form building types. Residential allowed as a secondary use.
CN	Corridor Neighborhood	Accommodates a variety of uses appropriate in a neighborhood setting such as medium density housing choices and a limited amount of retail, commercial, and office uses as allowed in the Eden Area General Plan.
R	Residential	Preserves existing and allows new small-to-medium lot detached homes and reinforces their role within a walkable neighborhood.

Source: Ashland and Cherryland Business District Specific Plan (2018)

**San Lorenzo Village Center Specific Plan**

The SLVCSP does not utilize base zoning districts, instead implementing a unique set of regulations most similar to the County's C-1 (Retail Business) district. Residential uses are permitted by-right when part of a mixed-use project that includes commercial development. "Other residential uses" are allowed with a conditional use permit (CUP) and site development review, and any use not listed in the SLVCSP is explicitly stated to be not permitted in Section V.A.3 (Use and Building Controls). In addition, the SLVCSP limits the number of residential units allowed within its boundaries to 580 units, functioning as a stringent constraint to residential development. The County is implementing Program 1.B - San Lorenzo Village Specific Plan Priority Development Area Grant to remove this cap on residential development within the SLVCSP to facilitate the construction of housing.

### **Development Standards**

Development standards can constrain new residential development if they make it economically infeasible or physically impractical to develop a particular lot, or when it is difficult to find suitable parcels to accommodate development meeting the criteria for building form, massing, height, and density in a particular zoning district.

Through its Zoning Ordinance, the County enforces minimum site development standards for new residential uses. Table C-4 summarizes these standards for base zoning districts that allow residential development.

**Table C-4: Development Standards in Base Zoning Districts that Allow Residential Development**

sf = square feet   ft = feet   ac = acre   Res/R = residential   du = dwelling unit												
Zoning District	Min Lot Area/Unit (sf)	Max Lot Coverage (%)	Max Units	Min Building Site Dimensions		Min Setbacks (ft)			Max Height of Main Structure		Min Building Separation (ft)	Min Open Space/Unit (sf)
				Area (sf)	Width (ft)	Front	Side	Rear	Feet	Stories		
<b>A</b>	–	–	–	100 ac	–	30	10	10	–	–	–	–
<b>R-1</b>	–	–	–	5,000	50 Corner: 60	20	5 Corner: 10	20 <sup>1</sup>	25 <sup>2</sup>	2	–	–
<b>R-2</b>	–	–	–	5,000 <sup>3</sup>	50 Corner: 60 <sup>3</sup>	20	5 Corner: 10	20 <sup>1</sup>	25	2	20	–
<b>R-S</b>	–	–	Site area/5,000 sf	5,000	50 Corner: 60	20	10	20	25	2	20	600
<b>M-U</b>	–	–	Res site area/3,500 sf	5,000	50 Corner: 60	0 Abutting R District: 20	0	0 Abutting R District: 20 <sup>4</sup>	–	–	35	200
<b>R-3</b>	–	–	1/2,000 sf Max 4 du	5,000	50 Corner: 60	20	5 <sup>5</sup>	20	25	2	20	–
<b>R-4</b>	1,250	40	Site area/ 1,250 sf	6,000	60 Corner: 70	20	10	20	Lot coverage >30%: 45 Lot coverage <30%: 75	–	20 <sup>6</sup>	600
	1,200	35										600
	1,100	30										500
	1,000	20										400
<b>S-D</b>	–	–	Res site area (sf)/40,000	40,000	50 Corner: 60	0 Abutting res: 10	0 Abutting res: 5	0 Abutting res: 10	Residential: 25 Commercial: 35	2	–	–

<sup>1</sup> Rear yard may be as little as 10 feet if compensated elsewhere. See Section 17.08.080.

<sup>2</sup> Up to 30 feet on large lots. See Section 17.08.100.

<sup>3</sup> Except for mobilehome parks. See Chapter 17.52, Sections 1000 – 1060.

<sup>4</sup> Additionally, the building profile shall fit within a 45-degree angle measured at grade from the common property line.

<sup>5</sup> At least one side yard shall have a width of at least 15 feet.

<sup>6</sup> Plus three feet for every 10 feet in height above 35 feet.

Source: Alameda County Zoning Ordinance, Chapters 17.06 – 17.17

In addition to base zoning districts, the Zoning Ordinance establishes minimum site development standards for residential uses in zoning districts only utilized within the Castro Valley Urbanized Area (excluding the Castro Valley Business District; see discussion of CVBDSP above). Table C-5 summarizes these standards for Castro Valley zoning districts that allow residential development.

**Table C-5: Development Standards in Castro Valley Zoning Districts that Allow Residential Development**

sf = square feet   ft = feet							
Zoning District	Max Units/Acre	Min Building Site Dimensions		Min Setbacks (ft)			Min Building Separation (ft)
		Area (sf)	Width (ft)	Front	Side	Rear	
RSL	17	2,500	40 <sup>1</sup>	15	4	15	25
RMF	29	5,000	50 Corner: 60	10	5 Corner: 10	15	35
RMX	29	5,000	50 Corner: 60	10	5 Corner: 10	10	45

<sup>1</sup> If a small lot single-family home (with an attached, double-loaded garage in front of the main building) complies with the parking location and design requirements in the Residential Design Standards and Guidelines for Unincorporated Communities of West Alameda County, a lot width of 35 feet is allowed. The lot width may be reduced to 30 feet if garages are the width of a single car, detached, and/or accessed from an alley.

Source: Alameda County Zoning Ordinance, Chapter 17.51 (Castro Valley)

Also established in the Zoning Ordinance are “combining zoning districts” that modify use and/or development standards in conjunction with base residential zoning districts. The combining zoning districts which allow or relate to residential development are described above in Table C-2. As stated there, the B combining district can be combined with any residential zoning district to modify building site area requirements, while the D and DV combining districts are specifically used with the R-S district to provide for variations in density and intensity. Meanwhile, the SU and RV combining districts are intended to alter land use standards to allow accessory dwelling units and recreational vehicles respectively.

Table C-6 summarizes combining zoning districts by the development standards they modify.

**Table C-6: Development Standards in Combining Zoning Districts that Allow Residential Development**

sf = square feet   ft = feet									
Combining District		Min Lot Area/Unit (sf)	Min Site Area (sf)	Max Lot Coverage	Max Units	Max Building Site Width (ft)	Min Setbacks (ft)		Max Height (ft)
							Front	Side	
Building Site	B-8	–	8,000	–	–	80	25	10	–
	B-10	–	10,000	–	–	100	30	15	–
	B-20	–	20,000	–	–	150	30	15	–
	B-40	–	40,000	–	–	150	30	20	–
	B-E	As specified in the amendment creating the district							
Density	D-35	3,500	–	–	–	–	–	–	–
	D-25	2,500	–	–	–	–	–	–	–

**Table C-6: Development Standards in Combining Zoning Districts that Allow Residential Development**

sf = square feet   ft = feet									
Combining District		Min Lot Area/Unit (sf)	Min Site Area (sf)	Max Lot Coverage	Max Units	Max Building Site Width (ft)	Min Setbacks (ft)		Max Height (ft)
							Front	Side	
	<b>D-20</b>	2,000	–	–	–	–	–	–	–
	<b>D-15</b>	1,000	–	–	–	–	–	–	–
	<b>D-3</b>	1,500	–	–	–	–	–	–	–
<b>Density Variable</b>	<b>–DV</b>	–	–	–	1/2,000 sf <sup>1</sup>	–	–	–	–
<b>Secondary Unit</b>	<b>–SU</b>	50% of existing dwelling living area, or 640 sf (whichever is less)			1 ADU	–	10 (from existing dwelling)		15
<b>Recreational Vehicle</b>	<b>–RV</b>	–	–	–	–	30	–	–	11

<sup>1</sup> Only for lots less than 20,000 square feet in area and with an average lot width of at least 100 feet. For all other lots, the density shall be one dwelling per 3,500 square feet. See Section 17.25.040.

Source: Alameda County Zoning Ordinance, Chapters 17.22 – 17.30

Lastly, the County’s Specific Plans also establish various development standards for residential uses which differ from base zoning districts. Table C-7 summarizes Specific Plan districts by the development standards they modify.

**Table C-7: Development Standards in Specific Plan Areas that Allow Residential Development**

sf = square feet   ft = feet   ac = acre   R = residential														
Zoning District	Min Lot Area/Unit (sf)	Min Site Area (sf)	Max Lot Coverage (%)	Max Units/ac	Min Building Site Dimensions		Min Setbacks (ft)			Max. Height		Min. Bldg. Separation (ft)	Min Open Space/Unit (sf)	
					Area (sf)	Width (ft)	Front	Side	Rear	Feet	Stories			
<b>Fairview Specific Plan</b>														
R-1-B-E-5	–	5 acres	20	1.0	–	–	30	20	20	25	2	–	1,000	
R-1-B-E-1	–	1 acre	20	1.0	–	–	30	20						
R-1-B-E-20,000	–	20,000	25	4.3	–	–	30	15 Corner: 20						
R-1-B-E-10,000	–	10,000	27.5-30 <sup>1</sup>	4.3	–	–	30	15						
R-1-B-E-6,000	–	6,000	40	8.7	–	–	20	7-10 Corner: 10-15 <sup>2</sup>						
R-1	–	5,000	–	8.7	5,000	50 Corner: 60	20	5 Corner: 10						
R-S-B-E-D-3	1,500	–	–	29.0	5000	50 Corner: 60	20	10						
R-S-B-E-D-25	2,500			17.4										
<b>Castro Valley Business District Specific Plan</b>														
Set by Site Development Review, based on the Zoning Ordinance for the corresponding district or type of use and consistent with the overall goals and policies of the CVBDSP.														
<b>Ashland-Cherryland Business District Specific Plan</b>														
DMU/DC	–	–	90	86	–	–	– <sup>4</sup>	–	5 Adj to R: 15	75	5 <sup>3</sup>	–	–	
BC	–	–	90	43	–	–		–	5 Adj to R: 15	55	4 <sup>5</sup>	–	–	
CMU-R/ CMU-C	–	–	75	-R: 12 -C: 43	–	–		–	5 Adj to R: 10	45	4 <sup>5</sup>	–	–	
CN/CN-C	–	–	70	22	–	–		–	20	35	2.5	–	–	
R	–	–	60	R-1: 9 R-2: 22 R-3: 43	–	–		– <sup>6</sup>	5	20	35	2.5	–	–
<b>San Lorenzo Village Center Specific Plan</b>														
	–	–	–	19.66 <sup>7</sup>	–	–	– <sup>8</sup>	– <sup>9</sup>	–	50 <sup>10</sup>	–	–	150	

<sup>1</sup> Maximum lot coverage is 27.5% for lots 15,000-19,999 square feet in area and 30% for lots 10,000 to 14,999 square feet in area.

<sup>2</sup> Scales with lot width from 80 feet to 100 feet or more.

<sup>3</sup> Additional stories allowed with a CUP.

<sup>4</sup> See ACBDSP Section 6.3 (Frontage Standards).

<sup>5</sup> Up to 5 stories allowed with a CUP.

<sup>6</sup> Average of the setbacks of the two adjacent properties.

<sup>7</sup> Total not to exceed 580 units for entire Plan Area.

<sup>8</sup> Along Paseo Largavista and residential portions of Via Arriba, setback to match residential standard.

<sup>9</sup> At boundary adjacent to a residential zone, setback to match residential standard.

<sup>10</sup> Heights limits along Paseo Largavista and residential portions of Via Arriba not to exceed 30 feet.

*Source: Ashland and Cherryland Business District Specific Plan (2018), Castro Valley Business District Specific Plan (2015), San Lorenzo Village Center Specific Plan (2004)*

## **Development Standards Analysis**

Though relatively compact in area, residential development in Alameda County may occur in a wide variety of settings: adjacent to urbanized incorporated areas, at the wildland urban interface, or within the most populous unincorporated area in California (Castro Valley). In terms of area, the vast majority of unincorporated land utilizes large lot, single-family districts (e.g., A, S-D) due to steep hillside conditions or distance from population centers. The County's General/Area Plans prioritize resource conservation and the protection of agricultural lands outside of established urban areas, and thus these development standards are appropriate and do not unnecessarily constrain likely sites for residential development.

Opportunities for denser housing are primarily located in zoning districts established specifically for Castro Valley (RSL, RMF, RMX) and within the Specific Plans established for the commercial centers of Castro Valley, Ashland-Cherryland, and San Lorenzo. Otherwise, the remaining base residential zoning districts (e.g., R-1, R-2, R-2, R-3) limit residential development to single-family homes or duplexes/triplexes through 25-foot height limits, 20-35-foot building separation requirements, and density limitations inherent to their General/Area Plan land use designations. Though the R-4 zoning district allows building heights from 45-75 feet, the district is only applied to a small number of parcels countywide and limits lot coverage, at max, to 40 percent of site area. These development standards are typical methods for controlling density and land use intensity in residential zoning districts.

## **Design Standards and Guidelines**

Design standards and guidelines are evaluated as they have the potential to increase development costs and extend the permitting process. Senate Bill 330 (Housing Accountability Act, Government Code Section 65589.5) precludes jurisdictions from denying or reducing the permitted density of a housing development project based on subjective development and design standards.

Alameda County adopted the Residential Design Standards and Guidelines (RDSG) in 2014 to establish provisions for the design of new residential construction and redevelopment projects in unincorporated areas. The Standards establish metrics for new development, while the Guidelines are more qualitative and descriptive.

Development standards for residential projects (i.e., single-family dwellings, townhomes, multi-family dwellings) are established in RDSG Chapter 2, while development standards for residential mixed-use projects are described in RDSG Chapter 4. Both chapters include detailed diagrams illustrating the major development standards established in the Zoning Ordinance (see Table C-3) while also adding objective standards related to a building's relationship to the street, parking location/design, site landscaping, and more. Furthermore, the RDSG development standards supersede development standards for residential and residential/commercial mixed-use development in the Zoning Ordinance; this includes a variety of crucial development standards such as parking rates. Special multi-family residential standards are also described for such developments in the ACBD and CVCBD Specific Plan areas. The specificity and quantitative

nature of the RDSG’s standards satisfy the State’s requirements that development and design standards be objective in nature and do not significantly constrain housing production.

In Specific Plan areas, the RDSG apply unless they would conflict with the provisions of a particular Specific Plan, in which case the Specific Plan governs. On topics where Specific Plans are silent, the RDSG controls. Table C-8 summarizes which sets of design standards are applicable in the four Specific Plan areas discussed in this Appendix.

**Table C-8: Applicability of Design Standards and Guidelines in Specific Plan Areas**

Specific Plan	Applicability
<b>Fairview Specific Plan</b>	RDSG applies to all new residential construction, additions, and remodels unless they conflict with the Specific Plan’s unique development standards tailored to single-family hillside development.
<b>Castro Valley Business District Specific Plan</b>	RDSG establishes special provisions for multi-family residential projects and mixed-use development projects in the Castro Valley Central Business District.
<b>Ashland-Cherryland Business District Specific Plan</b>	ACBDSP Chapter 6 (Development Code) replaces RDSG Chapter 4 (Development Standards for Residential Mixed-Use Projects). However, RDSG Chapter 5 (Design Guidelines for Residential Mixed-Use Projects) remains applicable (except for Section K or when in conflict with ACBDSP Chapter 6).
<b>San Lorenzo Village Center Specific Plan</b>	Detailed parcel-specific General Design Guidelines with illustrations provided in Chapter IV (Design).

*Source: Fairview Specific Plan (2021), Ashland and Cherryland Business District Specific Plan (2018), Castro Valley Business District Specific Plan (2015), San Lorenzo Village Center Specific Plan (2004)*

## Parking Requirements

The regulation of parking and loading spaces occurs in [Sections 17.52.750](#) through [17.52.950](#) of the Zoning Ordinance. The number of parking spaces required for residential uses is described in Section 17.52.910 (Parking Spaces Required – Residential Buildings). Additional parking regulations are outlined in the Residential Design Standards and Guidelines (RDSG) and relevant Specific Plans. Required parking rates for residential uses from all sources are shown in Table C-9 and organized by the geography they affect.

**Table C-9: Residential Parking Rates**

Residential Use	Required Number of Spaces
<b>Base Zoning Districts</b>	
<b>Single-family dwellings, duplexes, triplexes, multi-family dwellings</b>	2 per dwelling unit
<b>Accessory dwellings units (ADUs)<sup>1</sup></b>	1 per unit or bedroom
<b>Single-room occupancy (SRO) facilities</b>	2
<b>Residential care facilities, transitional and supportive housing</b>	2, plus 1 for each 6 beds
<b>Mobilehome park</b>	2 per mobilehome site; plus 1 for each 10 mobilehome sites

**Table C-9: Residential Parking Rates**

Residential Use	Required Number of Spaces
<b>Emergency shelter</b>	3, plus 1 for each 10 individual beds
<b>Agricultural employee housing</b>	1 per unit, or 1 for each 4 beds
<b>Fairview Specific Plan</b>	
<b>New dwelling units</b>	2
4-5 bedrooms	3
6+ bedrooms	4
<b>Other uses</b>	Consistent with Zoning Ordinance
<b>Castro Valley Business District Specific Plan</b>	
Set by Site Development Review, based on the Zoning Ordinance for the corresponding district or type of use and consistent with the overall goals and policies of the CVBDSP.	
<b>Ashland-Cherryland Business District Specific Plan</b>	
<b>Single-family dwellings</b>	
DMU, DC, BC, CMU-C Districts	1 per dwelling unit
CMU-R, CN, CN-C, & R Districts	2 per dwelling unit
<b>Multi-family dwellings</b>	
DMU, DC, BC Districts	1 per dwelling unit
CMU-C & CN-C Districts	1.5 per dwelling unit
CMU-R, CN, & R Districts	2 per dwelling unit
<b>Guest parking<sup>2</sup></b>	0.25 per dwelling unit
<b>San Lorenzo Village Center Specific Plan</b>	
<b>Standard Housing</b>	2 per unit
<b>Senior housing</b>	As determined by parking demand study
<b>Guest parking</b>	As determined by parking demand study
<b>Residential Design Standards and Guidelines for Unincorporated Communities of West Alameda County</b>	
<b>Multifamily (Medium Density Residential and High Density Residential)<sup>3</sup></b>	
Studio	1
One Bedroom	1.5
2+ Bedrooms	2
Guest Parking (space per unit)	.5 in all zones
<b>Townhome<sup>4</sup></b>	
All units	2
Guest Parking (units <= 1,000 sq ft)	0.5
Guest Parking (units >= 1,000 sq ft)	1
<b>Small Lot Single Family<sup>5</sup></b>	
All Units	2

**Table C-9: Residential Parking Rates**

Residential Use	Required Number of Spaces
Guest Parking (units <= 1,000 sq ft)	0.5
Guest Parking (units >= 1,000 sq ft)	1
<b>Single Family Subdivision<sup>5</sup></b>	
All Units	2
Guest Parking (per dwelling unit)	1
<sup>1</sup> On-site parking is not required for an accessory dwelling unit in any of the follow instances: 1. Located with one-half mile of a public transit facility. 2. Located within an architecturally and historically significant district. 3. Located entirely within the existing primary residence or an existing accessory structure. 4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit. 5. When there is a car share vehicle facility located within one block of the accessory dwelling unit. <sup>2</sup> Only applicable in CMU-R, CMU-C, CN, CN-C, and R districts. <sup>3</sup> Minimum of one space must be covered. Tandem parking allowed for up to 25 percent of the units. For CVBD, lots consisting of more than eight spaces must provide at least 25 percent but not more than 50 percent compact spaces <sup>4</sup> Minimum of one space must be covered. Tandem parking allowed for up to 25 percent of the units. Space along the public street frontage of a building site can be counted toward guest parking requirements. However, guest spaces may be required to be on the building site if there is existing congestion, as defined by the Planning Director, on the street. A parking study may be required to determine existing parking congestion. Driveway aprons may be counted for the required guest parking. <sup>5</sup> Minimum of 2 spaces must be covered spaces in a garage or carport. Space along the public street frontage of a building site can be counted toward guest parking requirements. However, guest spaces may be required to be on the building site if there is existing congestion, as defined by the Planning Director, on the street. A parking study may be required to determine existing parking congestion. Driveway aprons may be counted for the required guest parking.	

### Parking Requirements Analysis

For all typical residential dwelling units in Alameda County, barring those that are subject to an Area Plan, the County requires two parking spaces, as described in the first row of Table C-9. With the exception of requiring an additional space to accommodate rooms allocated for paying guests (i.e., apartment hotels), there are no additional requirements detailed in the Alameda County Code of Ordinances that are universally applicable.

The RDSG, ACBDSP, Fairview Specific Plan, and the SLVBDSP provide additional parking guidelines. In most instances, the parking requirements detailed in these Specific Plans require at least two parking spaces per dwelling unit with the exception of studios in the RDSG and some dwelling units in DMU, DC, BC, CN-C, and CMU-C zones in the ACBDSP.

Overall, the County’s residential parking requirements lack clarity and could pose a constraint to development of housing. The base zoning district requirement that *all* single- and multi-family dwellings provide two parking spaces is particularly concerning, as applying the same parking rate regardless of unit type and bedroom count could limit the total number of units built and discourage smaller units. A preferable approach is the one described in the RDSG,

To streamline the County’s approach to parking requirements, Program 3.A – Streamline Parking Requirements directs the County to adopt the more tailored parking rates established by the RDSG as the standard for all base zoning districts and Specific Plans.

### Provisions for a Variety of Housing

The County has adopted provisions in its Zoning Code that facilitate a range of residential development types. Table C-10 provides a list of housing types and the zoning districts in which they are permitted, require a conditional use permit, or are not permitted.

**Table C-10: Residential Uses Permitted by Base Zoning District**

P = Permitted   CUP = Conditional Use Permit required   – = Use not allowed											
Land Use	Base Residential Zoning Districts							Sunol	Castro Valley		
	A	R-1	R-2	R-S	MU <sup>1</sup>	R-3	R-4	SD	RSL	RMF	RMX
Single-family dwelling	P	P	P	P	CUP	P	P	P	P	–	P
Duplex	–	–	P	P	CUP	P	P	–	P	P	P
Triplex	–	–	CUP	P	CUP	P	P	–	P	P	P
Multi-family dwelling	–	–	–	P	CUP	P <sup>2</sup>	P	–	P	P	P
Mixed-use	–	–	–	–	P	–	–	–	–	–	–
ADU/JADUs	P	–	–	–	–	–	–	–	–	–	–
Mobilehome	P	P	P	P	CUP	P	P	P	P	P	P
Mobilehome park	–	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Farmworker/employee housing (<36 beds/<12 units)	P	–	–	–	–	–	–	–	–	–	–
Farmworker/employee housing (37+ beds/13+ units)	CUP	–	–	–	–	–	–	–	–	–	–
Residential care facility (≤6)	–	–	P	P	CUP	P	P	–	P	P	P
Residential care facility (7+)	–	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Transitional housing (≤6)	–	–	P	P	CUP	P	P	–	P	P	P
Supportive housing (≤6)	–	–	P	P	CUP	P	P	–	P	P	P
Transitional housing (7+)	–	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Supportive housing (7+)	–	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Emergency shelter	–	–	–	–	–	–	P	–	–	–	–
SRO	–	–	–	–	–	–	CUP	–	–	–	CUP

**Note:** Unless noted otherwise, the Board of Zoning Adjustments (BZA) is the review authority for the CUPs indicated here.

<sup>1</sup> Unless legally created prior to August 6, 2005, no residential use is permitted by-right in the MU zoning district. See Section 17.13.040.

<sup>2</sup> Up to a total not to exceed four dwelling units. See Section 17.14.020.

Source: Alameda County Zoning Ordinance, Chapters 17.06 – 17.17

The County's Specific Plans also contain provisions which regulate a variety of housing types and where residential uses are permitted, require a conditional use permit, or are not permitted. Table C-11 summarizes the provisions of three of the Specific Plans; the Fairview Specific Plan is excluded due to its use of base zoning districts.

**Table C-11: Residential Uses Permitted in Specific Plan Areas**

P = Permitted   CUP = Conditional Use Permit required   – = Use not allowed											
Land Use	Ashland-Cherryland Business District								Castro Valley Business District		San Lorenzo Village Center
	DMU	DC	BC	CMU-C	CMU-R	CN-C	CN	R	Subareas 2, 4-10 <sup>1</sup>	Subarea 11	
Single-family dwelling	–	–	–	P	P	P	P	P	–	P	CUP
Duplex	P	–	P	P	P	P	P	P	–	P	CUP
Triplex	P	–	P	P	P	P	P	P	–	P	CUP
Multi-family dwelling	P	–	P	P	P	P	P	P	P	P	CUP
Mixed-use	P	–	P	P	P	P	–	–	P	P	P
ADU/JADUs	P	–	P	P	P	P	P	P	–	CUP	CUP
Live/work unit	P	–	P	P	P	P	P	–	–	–	CUP
Mobilehome	–	–	–	–	–	–	–	–	–	P	CUP
Mobilehome park	–	–	–	–	–	–	–	–	–	–	CUP
Residential care facility (≤6)	P	P	P	P	P	P	P	P	P	P	–
Residential care facility (7+)	CUP	CUP	CUP	CUP	–	CUP	CUP	CUP	P	P	–
Transitional housing (≤6)	P	P	P	P	P	P	P	P	P	P	–
Supportive housing (≤6)	P	P	P	P	P	P	P	P	P	P	–
Transitional housing (7+)	P	P	P	P	P	P	P	P	P	P	–
Supportive housing (7+)	P	P	P	P	P	P	P	P	P	P	–
Emergency shelter	CUP	CUP	CUP	CUP	–	CUP	CUP	–	–	–	–
SRO	P	–	P	P	P	–	–	–	–	–	–

**Note:** Unless stated otherwise, the Board of Zoning Adjustments (BZA) is the review authority for CUPs.

<sup>1</sup> Land Use Group D (High Density Residential) is generally permitted directly adjacent to the Castro Valley Business District Specific Plan area's commercial core (i.e., Subarea 2 and 4 through 10). It includes multi-family residential development (20-40 du/ac), senior housing, congregate care facilities, affordable housing, and daycare facilities. However, these uses are generally limited by subarea to only be located on upper stories or towards the rear of parcels as part of a mixed-use development.

Source: Ashland and Cherryland Business District Specific Plan (2018), Castro Valley Business District Specific Plan (2015), San Lorenzo Village Center Specific Plan (2004)

## **Multi-Family Dwellings**

The County regulates the permitting of residential developments based on the number of dwelling units they contain. Chapter 17.04 (Definitions) specifically defines one-family dwellings (or single-family dwellings), two-family dwellings (or duplexes), multiple dwellings (or multi-family dwellings), and dwellings groups. Multi-family dwellings are technically defined as any building containing three or more dwelling units, but are distinguished from “triplexes” in this Appendix to better describe regulatory nuances. In this subsection, only duplexes, triplexes, and multi-family dwellings are discussed.

Duplexes are allowed by-right in the R-2, R-S, R-3, and R-4 base zoning districts. Triplexes are allowed by-right in the R-3 and R-4 districts base zoning districts. Multi-family dwellings are allowed by-right in the R-S, R-3, and R-4 zoning districts. All multi-family use types are allowed by-right in Castro Valley’s RSL, RMF, and RMX zoning districts. Residential developments containing more than four dwelling units in the R-3 zoning district are explicitly prohibited in [Section 17.14.020](#) (Permitted Uses) and [Section 17.14.040](#) (Density Limitations), except in Castro Valley, where residential density is limited to one dwelling unit per 2,000 square feet of lot area.

In the R-4 zoning district, all uses permitted in the R-3 district are permitted by reference, plus the following additional provisions:

- In [Section 17.16.020](#) (Permitted Uses), site development review is required for every dwelling in a multi-family dwelling or dwelling group on a building site with an area that equals or exceeds “five times the area for one dwelling unit.”
- In [Section 17.16.040](#) (Density Limitations), the maximum number of dwelling units permitted on any lot in the R-4 district is calculated by dividing the area of the building site by 1,250.

### **Specific Plan Areas**

All multi-family use types are allowed by-right in ACBDSP’s DMU, BC, CMU-C, CMU-R, CN-C, CN, and R zoning districts.

In the CVBDSP area, multi-family residential developments are permitted by-right in Subareas 2 and 4 through 10, with additional provisions (in specific subareas) that limit these and other uses in Land Use Group D to upper stories or towards the rear of parcels as part of a mixed-use development. Duplex and triplexes are not allowed. In Subarea 11, all multi-family use types are allowed by-right.

In the SLVCSP, multi-family residential development is only allowed when part of a mixed-use project.

### **Accessory Dwelling Units (ADUs)**

In Government Code Section 65852.150, the California Legislature found and declared that, among other things, allowing accessory dwelling units (ADUs) in zones that allow single-family and multi-family uses provides additional rental housing, and are an essential component in

addressing California’s housing needs. In recent years, ADU law has been revised to improve its effectiveness at creating more housing units by streamlining approval processes and expanding capacity to accommodate the development of ADUs and junior accessory dwelling units (JADUs).

In Alameda County, ADUs are only explicitly permitted in the A zoning district on parcels 25 acres in size or larger that are zoned for not more than one dwelling and no more than one dwelling unit on the parcel. ADUs in the A district are also subject to a number of additional requirements, such as needing to be within the same building envelope as the primary unit and being subject to site development review.

The Ordinance also establishes an SU combining district (see Tables C-2 and C-5) in Article IV (Combing SU Districts). The intent of this combining district is to limit the construction of ADUs to residential districts characterized by lot sizes, parking areas, etc. which can best accommodate them. The Ordinance makes no mention of junior accessory dwelling units (JADUs).

These regulations are not compliant with State laws regulating the permitting, construction, and development review of ADUs and should be comprehensively updated to permit both attached and detached ADUs/JADUs in all zoning district permitting residential uses without discretionary review. The County has already acknowledged that its existing ADU regulations are out of compliance with State law and has prepared interim ADU guidelines based on community input received since its last update to ADU regulations in mid-2017. The latest version of these interim guidelines was released in June 2022 and is available on the County’s website.

Program 1.J - ADU Ordinance compliance directs the County to adopt its interim guidelines as amendments to the Zoning Ordinance and commit to regulating ADUs/JADUs in a manner compliant with State law. Additionally, all Specific Plans should be revised to ensure compliance with State ADU law, referring back to the Zoning Ordinance where appropriate.

### **Mobile and Manufactured Homes**

Government Code Section 65852.3 requires cities to allow and permit manufactured and mobile homes on a permanent foundation in the same manner and in the same zone as a conventional stick-built structure, subject to the same development standards that a conventional single-family home on the same lot would be subject to. As manufactured homes that meet certain requirements must be permitted in mobile home parks and are frequently regulated by jurisdictions together, they are discussed here jointly.

Mobile homes in Alameda County are only explicitly permitted in the A zoning district. However, the County’s definition of “dwelling unit” includes single-family mobile homes constructed after July 15, 1976, issued an insignia of approval by the U.S. Department of Housing and Urban Development, and permanently located on a foundation system. Given this definition, mobile homes are technically permitted by-right in all base zoning districts except the MU district, where they require a CUP. They are also permitted by-right in all Specific Plan zoning districts which allow single-family homes by-right.

Mobile home parks, meanwhile, are allowed with a CUP in all base zoning districts except the A district, where they are not allowed. Development standards for mobilehome parks are provided in [Sections 17.52.1000 – 17.52.1065](#).

Manufactured homes are defined by the Zoning Ordinance as factory-assembled structures in one or more sections that are built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent foundation. They are also mentioned as part of the definitions of “agricultural caretaker dwelling” and “secondary (or accessory) dwelling unit.” This definition is nearly identical to that provided for mobilehomes. Given the regulatory approach to mobilehomes described above, manufactured homes on permanent foundations can be understood to be permitted as “dwellings” in the same fashion.

### **Farmworker/Employee Housing**

State law provisions related to farmworker housing (also called employee housing) derive from Health and Safety Code [Section 17021.5](#) and [Section 17021.6](#). Section 17021.5 generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. Section 17021.6 generally requires that employee housing consisting of no more than 36 beds in group quarters designed for use by a single family or household to be treated as an agricultural use. No conditional use permits, zoning variances, or other zoning clearance are to be required.

The County defines “agricultural employee housing” as:

“any living quarters or accommodations of any type, including mobilehomes, which comply with the building standards in the State Building Standards Code or an adopted local ordinance with equivalent minimum standards for building(s) used for human habitation, and buildings accessory thereto, where accommodations are provided by any person for individuals employed in farming or other agricultural activities, including such individuals' families. The agricultural employee housing is not required to be located on the same property where the agricultural employee is employed.” ([Section 17.04.010](#))

Agricultural employee housing of not more than 36 beds (in group quarters) or 12 units/spaces (designed as single-family dwellings) is allowed in the A zoning district, subject to Site Development Review as described in Section 17.06.090 (Site Development Review – When Required) and Section 17.60.100 (Agricultural Districts – Agricultural Employee Housing). Since Site Development Review functions as a discretionary permit, the County is implementing Program 4.D - Farmworker/Employee Housing to remove the Site Development Review requirement so that agricultural employee housing is allowed by-right, consistent with State law. Agricultural employee housing for 37 or more beds (in group quarters) or 13 units/spaces (designed as single-family dwellings) is allowed in the A zoning district subject to a CUP.

As shown in the Needs Assessment (Appendix A, Table A-29), as of 2017 an estimated 305 permanent farm workers and 288 seasonal farmworkers were employed in all of Alameda County. Although publicly available data do not provide an estimate of the specific number of farmworkers

employed in *unincorporated* Alameda County, less than one percent of residents work in the Agriculture and Forest Industry according to 2019 ACS data (Appendix A, Figure A-11).

### **Supportive and Transitional Housing**

In addition to emergency shelters, transitional and supportive housing are used to further facilitate the movement of homeless individuals and families to permanent housing. They can serve those who are transitioning from rehabilitation or other types of temporary living situations (e.g., domestic violence shelters, group homes, etc.).

Transitional housing is defined in Government Code [Section 65582](#) as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined point in the future, which shall be no less than six months. Health and Safety Code [Section 50675.14](#) defines supportive housing as housing with no limit on length of stay, that is occupied by a target population, and that is linked to an on-site or off-site service that assists residents in retaining the housing, improving their health, and maximizing their ability to live and (where possible) work in the community.

Transitional and supportive housing must be allowed in all zones that allow residential uses and subject to the same development standards that apply to other residential uses of a similar type within these zones. Furthermore, [AB 2162](#) (Government Code Section 65650-65656) requires supportive housing to be allowed by-right in zones where multi-family and mixed-uses are permitted, including nonresidential zones that allow multi-family uses, if the proposed development meets certain criteria (e.g., deed restricted for 55 years to lower income households, serving “target population” of homeless individuals, minimum area dedicated for supportive services, etc.).

Alameda County permits both transitional and supportive housing by-right for up to six persons per unit in the R-2, R-S, R-3, and R-4, RMX, RSL, and RMF zoning districts. The County requires a CUP for both transitional and supportive housing for seven or more persons in the R-1, R-2, R-S, R-3, R-4, RMX, RSL, and RMF zoning districts. Program 4.C - Transitional and Supportive Housing is proposed to permit transitional and support housing for up to six persons by-right in the A, R-1, and SD zoning districts to be compliant with State law. Additionally, all Specific Plans should be revised to ensure compliance with State law, referring back to the Zoning Ordinance where appropriate.

### **Emergency Shelters/Low Barrier Navigation Centers**

California Health and Safety Code Section 50801 defines an emergency shelter as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. Additionally, Government Code Section 65583(a)(4) requires cities to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones must also include sufficient capacity to accommodate the need for emergency shelters in the community.

The County allows emergency shelters by-right in the R-4 zoning district and with a CUP in the ACBDSP area in the DMU, DC, BC, CMU-C, CN-C, and CN zoning districts. Emergency shelters are subject to the additional regulations and development standards of [Section 17.52.1165](#) (Emergency Shelter – Regulations). Objective development and performance standards are as follows:

- No emergency shelter shall have more than 60 beds;
- Each resident shall be provided a minimum of 50 gross square feet of personal living space, not including space for common areas;
- No individual or family shall reside in an emergency shelter for more than 180 consecutive days;
- The operation of buses or vans to transport residents to or from off-site activities shall not generate vehicular traffic substantially greater than that normally generated by residential activities in the surrounding area, to the satisfaction of the planning director;
- Arrangements for delivery of goods shall be made within the hours that are compatible with and will not adversely affect the livability of the surrounding properties;
- The facility's program shall not generate noise at levels that will adversely affect the livability of the surrounding properties, and shall at all times maintain compliance with the county noise ordinance;
- On-site management shall be provided 24 hours a day, seven days per week. All facilities must provide a management plan to the satisfaction of the planning director that shall contain policies, maintenance plans, intake procedures, tenant rules, and security procedures;
- No emergency shelter shall be closer than 300 feet to any other emergency shelter unless findings can be made that an additional facility would not have a negative impact upon residential activities in the surrounding area;
- On-site parking shall be provided at the rate of three spaces plus 1 for each 10 individual beds (see Zoning Ordinance Section 17.52.910);
- The facilities shall provide exterior lighting in the parking lot, on building exteriors, and pedestrian accesses. All exterior lighting shall be down-cast and shall not illuminate above the horizontal. No light source shall be exposed above the horizontal, nor visible from neighboring residential use properties;
- Required yards shall conform with R-4 zoning district requirements (see Table C-3); and
- A waiting and client intake area of at least 100 square feet shall be provided inside the main building.

Emergency shelters are otherwise subject to the same development standards as residential and commercial uses in the R-4 zoning district and the objective standards comply with those allowed by Government Code Section 65583(a)(4). The number of required parking spaces for an emergency shelter is lower compared to that required for multi-family uses elsewhere in the County, and though parking spaces are not specifically set aside to accommodate staff, there is

no evidence that this constitutes a constraint to the management or development of emergency shelters.

According to the 2022 Point-in-Time (PIT) Count, there were an estimated 510 persons experiencing homeless in unincorporated Alameda County, 91 (17.8 percent) sheltered and 419 (82.2 percent) unsheltered. Considering the 60-bed limit, approximately seven emergency shelters would be needed to accommodate 419 unsheltered individuals. Conservatively assuming 600 gross square feet per bed (including space for offices, infrastructure, etc.), each emergency shelter would require approximately 36,000 square feet of floor area, or 252,000 square feet to satisfy the County's unmet emergency shelter need. The R-4 zoning district is assigned to 11 parcels in the Castro Valley, Ashland-Cherryland, and San Lorenzo areas, many with existing multi-family developments and totaling approximately 173,827 square feet.<sup>1</sup> Program 4.A – Emergency Shelters directs the County to identify parcels that have capacity to be (re)developed into emergency shelters and rezone them accordingly to the R-4 zoning district.

Additionally, the Zoning Ordinance does not address low barrier navigation centers (LBNCs), defined as Housing First, low-barrier, service enriched shelters focused on moving people into permanent housing that provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing (Government Code Section 65660). State law requires LBNCs to be permitted by-right in areas zoned for mixed-use and nonresidential zones permitting multi-family uses provided they satisfy the provisions establish by AB 101 (see Government Code Section 65662). This would allow LBNCs in the following zoning districts:

- Base residential zoning districts: MU
- ACBDSP zoning districts: DMU, BC, CMU-C, CMU-R, and CN-C, CN, and R
- CVBDSP zoning districts: subareas 2 and 4-11
- SLVCSP zoning districts: entire plan area

Under Program 4.B – Low Barrier Navigation Centers, the County will amend the Zoning Ordinance to allow LBNCs in the appropriate zoning districts consistent with AB 101.

### **Single-Room Occupancy Units**

A single-room occupancy (SRO) unit is considered a small, affordable housing unit that can serve as an entry point into more stable or long-term housing for people who have previously experienced homelessness. They can also help jurisdictions meet their projected housing need for acutely and extremely low-income households.

[Section 17.04.010](#) (Definitions) of the Alameda County Zoning Code defines an “SRO unit” as a room that is used, intended or designed to be used by no more than two persons as a primary

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<sup>1</sup> *Alameda County Open Data, Zoning (updated November 1, 2022)*

residence, but which lacks either or both a self-contained kitchen or bathroom. Meanwhile, an “SRO facility” is defined as a building containing six or more SRO units or guestrooms, designed for occupancy of no more than two persons, and which is intended, designed, or is used as a primary residence by guests.

All SRO facilities are subject to the regulations and development standards detailed in [Section 17.54.134](#) (Conditional Uses – Single Room Occupancy (SRO) Facilities). SRO facilities are allowed by-right in the ACBDSP area in the DMU, BC, CMU-C, and CMU-R zoning districts. They are allowed with a CUP in the R-4 and RMX base zoning districts.

### **Residential/Community Care Facilities**

Health and Safety Code [Section 1502](#) defines community care facilities as “any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children.” This definition includes a wide variety of facilities, including foster family homes, small family homes, and group homes.

Health and Safety Code [Section 1569.2](#) defines residential care facilities for the elderly as “a housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision, personal care, or health-related services are provided, based upon their varying needs, as determined in order to be admitted and to remain in the facility. Persons under 60 years of age with compatible needs may be allowed to be admitted or retained in a residential care facility for the elderly.”

State law requires local governments to treat both facility types with six or fewer residents as a residential use and subject to the same development standards as a single-family dwelling. Furthermore, no conditional use permit, zoning variance, or other zoning clearance shall be required of a community/residential facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone. The residents and operators of a residential care facility shall be considered a family for the purposes of any law or zoning ordinance that relates to the residential use of property. However, “six or fewer persons” does not include the operator, operator’s family, or persons employed as staff.

Facilities serving six persons or less are permitted by-right in the R-2, R-S, R-3, and R-4 zoning districts. They are also permitted by-right in the RMX and RSL districts of Castro Valley. Facilities serving seven or more persons are allowed with a CUP in the R-1, R-2, R-S, MU, R-3, R-4, RSL (Castro Valley) and RMX (Castro Valley) zoning districts. Program 3.C - Allow Residential Care Facilities and Community Care Facilities Consistent with State Law directs the County to also permit residential/community care facilities in the A, R-1, and SD zoning districts to be compliant with State law. Additionally, all Specific Plans should be revised to ensure compliance with State law, referring back to the Zoning Ordinance where appropriate.

## Housing for Persons with Disabilities

Persons with disabilities normally have certain housing needs that include accessibility of dwelling units, access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. This classification includes facilities that are licensed by the State of California to provide permanent living accommodations and 24 hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. It includes hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. The use of property as a licensed residential care facility for the care of six or fewer persons must be considered a residential use that is permitted in all residential zoning districts. No local agency can impose stricter zoning or building and safety standards on these homes than otherwise required for homes in the same district.

In [Chapter 17.60](#) (Reasonable Accommodation), Alameda County details the zoning policy to accommodate access to housing for persons with disabilities. In [Chapter 17.60](#), "disabled," "disability," and other related terms are defined as in the Federal Americans with Disabilities Act of 1990, the California Fair Employment and Housing Act, or their successor legislation.

### Reasonable Accommodation

Both the federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances. Per [Chapter 17.60](#) (Reasonable Accommodation) of the Code of Ordinances, it is the policy of Alameda County to provide reasonable accommodation for exemptions in the application of its zoning laws to rules, policies, practices, and procedures for the siting, development, and use of housing, as well as other related residential services and facilities, to persons with disabilities seeking fair access to housing. The purpose of this section is to provide a process for making a request for reasonable accommodation to individual persons with disabilities, to be applicable to individual residential units.

As outlined in [Section 17.60.020](#) (Application), any person who requires reasonable accommodation because of a disability in the application of a zoning law which may be acting as a barrier to fair housing opportunities, or any person acting on behalf of or for the benefit of such a person, may request such accommodation on a form to be provided by the planning director. [Section 17.60.070](#) (Grounds for Reasonable Accommodation) explains that in making a

determination regarding the reasonableness of a requested accommodation, the following factors shall be considered:

- A. Special need created by a disability;
- B. Potential benefit to current and/or potential residents and/or visitors that can be accomplished by the requested modification;
- C. Alternative accommodations which may provide an equivalent level of benefit to residents;
- D. Potential impact on surrounding uses;
- E. Whether the requested accommodation would impose an undue hardship on the immediate surrounding neighbors;
- F. Physical attributes of the property and structures, including consistency of design with the immediate surrounding neighborhood; and
- G. Whether the requested accommodation would impose an undue financial or administrative burden on the county.

### Incentives for Affordable Housing

[Chapter 17.106](#) (Density Bonus) implements State Density Bonus Law (Government Code [Section 65915 et seq.](#)) and establishes requirements developers must meet when applying for a density bonus. Table C-12 summarizes the County’s affordability categories and how density bonus units are calculated.

**Table C-12: Calculation of Density Bonus by Income Group**

Income Group	Min. % Qualifying Units	Density Bonus	Additional Bonus per 1% Increase in Qualifying Units	% Units Req. for Max. Bonus
Very Low-Income	5%	20%	2.5%	11%
Low-Income	10%	20%	1.5%	20%
Moderate Income (Condo or PD only)	10%	5%	1%	40%
Senior Citizen Housing	100%	20%	–	–

*Source: Alameda County Zoning Ordinance, Section 17.106.050 (Density Bonus Calculations)*

In 2020, the adoption of AB 2345 increased the allowed density bonus from 35 percent to 50 percent for qualifying development projects and altered a variety of minor density bonus requirements. Program 2.A – Density Bonus directs the County to amend the Zoning Ordinance to update its density bonus provisions to be in compliance with State law.

### Urban Growth Boundary

The East County Area Plan (ECAP) established an Urban Growth Boundary for Alameda County. Following a countywide vote, Measure D or the “Save Agriculture and Open Space Lands”

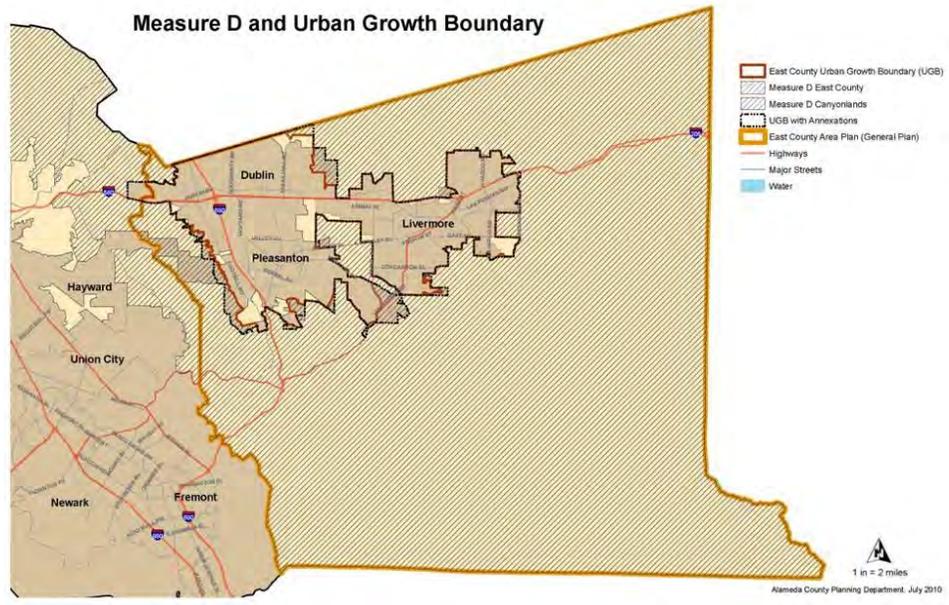
Initiative took effect on December 22, 2000. By May of 2002, the County completed and adopted its corresponding amendments to the applicable Alameda County General Plan, in this case the ECAP. The ECAP defines the Urban Growth Boundary as follows:

This defines areas generally suitable for urban development and areas generally suitable for long-term protection of open space, natural resources, agriculture and other productive resources, recreation, buffers between communities, and public health and safety. The Urban Growth Boundary is intended to be permanent and to define the line beyond which urban development shall not be allowed.

Measure D, Section 7 (County Housing Obligations), specifically addresses housing obligations from State law by clarifying that “nothing in this ordinance shall be applied to preclude County compliance with housing obligations under State law. To the maximum extent feasible, the County shall meet State housing obligations for the East County Area within the County Urban Growth Boundary. In providing required housing, the County shall protect environmental values, enhance the quality of life of affected persons, and comply with policies and programs of this ordinance to the maximum extent feasible.”

Consequently, Policy 26 of the ECAP reads, “If State-imposed housing obligations make it necessary to go beyond the Urban Growth Boundary, the voters of the County may approve an extension of the Boundary. The Board of Supervisors may approve housing beyond an Urban Growth Boundary only if:

1. It is indisputable that there is no land within the Urban Growth Boundary to meet a State housing requirement either through new development, more intensive development, or redevelopment;
2. No more land is used outside the Urban Growth Boundary than is required by the affordable housing necessary to meet a State obligation;
3. The area is adjacent to the Urban Growth Boundary, or to an existing urban or intensive residential area;
4. The percentage goals for low- and very low-income housing in Policy 36 will be met in any housing approved;
5. There will be adequate public facilities and services for the housing; and
6. The development shall not be on prime agricultural lands, or lands designated, at least conditionally, for intensive agriculture, unless no other land is available under this policy.”



Source: Alameda County

## Other Local Ordinances

The County does not have other ordinances, such as inclusionary housing or replacement policies, that directly impact the cost and supply of residential development.

### C.2.3 Building and Housing Codes and Enforcement

Alameda County has adopted by reference the 2019 [California Building Standards Code](#) (Code of Regulations, Title 24) as the Building Code of Alameda County. All codes that constitute the 2019 Buildings Standards Code are referenced in [Title 15](#) (Buildings and Construction) of the Municipal Code. The standards may add material and labor costs but are necessary minimums for the safety of those occupying the structures.

In many cases, amendments to the State Code have been incorporated to reflect issues of local concern in [Chapter 15.08](#) (Building Code). For example, the County amended the 2019 California Residential Code for one- and two-unit family dwellings for standards including foundations, roof assemblies, and tiny houses. Additionally, the County amended the 2019 California Green Buildings Standards Code (Code of Regulations, Title 24, Part 11) to adopt definitions contributing towards the County’s Green Building Program in [Section 15.08.185](#) (CBC Ch. 4, Special Detailed Requirements Based on Use and Occupancy {See CBC}, Section 470, Construction And Demolition Debris Management) and provides mandatory green building standards for new and rebuilt construction (also called Tier 1 measures). These standards may increase initial construction costs, but over time will benefit the health, welfare, and resilience of current and future residents.

The County’s [Code Enforcement Division](#) is responsible for monitoring Code compliance. Code enforcement practices occur under the supervision of the Director of Public Works (see Municipal Code [Article VIII](#)) when a complaint is made.

## C.2.4 Permits and Procedures

### Permits and Procedures

The intent of Alameda County’s development review process is to ensure a comprehensive, inclusive process in the least practical amount of time. is the County’s experience that processes which actively encourage citizen participation and input into new development projects have a higher likelihood of approval without risk of legal challenge that further delays project implementation. The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Tables C-13 and C-14 identify approvals and/or permits that could be required for planning entitlements, their corresponding approval body, and the typical or estimated approval timeline. It should be noted that each project would not have to obtain each permit/approval.

**Table C-13: Typical Approval Timelines for Single-Family and Multi-Family Projects**

Project Type	Typical Approval Timeline
Four or fewer dwelling units	over-the-counter = one day to one week; discretionary permit (such as an SFD in an Agriculture zoning district) = 4 months
Multi-Family (5-25 units)	discretionary permit = 4 to 6 months
Multi-Family (26-100 units)	discretionary permit = 6 months
Multi-Family (100+ units)	discretionary permit = 6 months

Source: County of Alameda

**Table C-14: Estimated Approval Timelines**

Permit/Approval Type	Approval Authority	Estimated Approval Timelines <sup>1</sup>
<b>Zoning Approval</b>	Planning Director	over-the-counter = one day to one week
<b>Site Development Review</b>	Board of Zoning Adjustments, Fairview Municipal Advisory Council, or Castro Valley Municipal Advisory Council	discretionary permit = 4 to 6 months
<b>Residential Cluster Permit</b>	Planning Commission	N/A (we never get those)
<b>Conditional Use Permit</b>	Planning Commission	discretionary permit = 4 to 6 months
<b>Building Plan Check</b>		
<i>ADU and Single-Family/Duplex</i>	XX	over-the-counter = one day to week

**Table C-14: Estimated Approval Timelines**

Permit/Approval Type	Approval Authority	Estimated Approval Timelines <sup>1</sup>
<i>Multi-family and Mixed-Use</i>	XX	over-the-counter = one day to one week
<p><b>Notes</b></p> <p>All permit/approvals are assumed to be subject to a Mitigated Negative Declaration/Negative Declaration or lower-level environmental review.</p> <p><sup>1</sup> Typical approval timeline is from date of application submittal. Applicant work periods to provide a complete application or other applicant delays that are not within the County's control are reflected in these timelines.</p>		

Source: County of Alameda

Additionally, the time lapse between project approval and building permit issuance varies. This variation depends on many factors, including the project's complexity, which can affect the time to prepare a full set of construction plans

### **Development Review Process**

The County is currently consulting with an outside management team tasked with assessing and making recommendations on the County's development review process. The consultant team will be presenting their findings and recommendations in the summer of 2023, and this document will be updated if possible, to reflect the consultant input. There has been concern about efficiencies, timeliness, accuracy and coordination between the various County agencies, all who have a role in reviewing and approving a project.

The Planning Department is also implementing an online permit application portal where applicants can submit material completely online, which is currently in its second phase (building permits was the first phase). The focus for the Planning Department is on the user experience so that applicants can not only learn about the process as they submit an application, but they have the ability to track it once in process. The online permit portal requires coordination between the software consultant developing the application, as well as numerous County agencies that will have a role in reviewing a project, with a specific task of approving some aspect of the project (i.e. Fire Dept, Septic Systems, Grading etc.). County leadership is very supportive of this effort to create a centralized portal for all permits needed for development, and it is expected that its functionality will continue to improve during the planning period.

### **Planning Commission Permit Streamlining Subcommittee**

In the 2022 the Planning Commission created a Permit Streamlining subcommittee tasked with looking at various regulations that are considered hinderances to development projects. A subcommittee of three Planning Commissioners developed the following list of items they believe, if implemented, would streamline development projects. Below is a summary of the items, subject to review at the community level.

(1) *Site Development Review (SDR)*

**Recommendation:** Only require an SDR when a project does not comply with the General Plan, Specific Plan, Design Guidelines

- Expedited approval of projects that comply with standards.
- Greater reliance on approved Plans, Standards, Guidelines and Ordinances.
- More efficient use of staff time.
- Shows Alameda County is taking proactive steps to address the housing crisis.

*(2) Lot Size Consistency*

Resolve the “lot size consistency” during the pre-application meeting. This is too important an issue to be left to the formal review phase. Provide guidelines and examples to applicant on how to prepare a lot size consistency analysis for the County’s review and approval during the pre-application meeting phase.

**Recommendation:** Eliminate Lot Size Consistency and defer to zoning for minimum lot sizes.

*(3) Private Streets*

Develop a clearer policy on Public vs. Private roads. Need clear guidelines on how to resolve this issue - a “performance” based approach is suggested.

**Recommendation:** Require Public Streets when a project has greater than a certain number of parcels. Private roads may be allowed by the Public Works Agency when a public street requirement would have a detrimental effect on the development yield.

These changes proposed by the Planning Commission Permit Streamlining Subcommittee can be implemented programmatically within the Housing Element document. It’s expected these recommendations would be discussed at the community level at the various advisory bodies, to determine final language and approaches to implementation. See Program 3.B - Planning Commission Streamlining Subcommittee.

**Zoning Approval**

As described in [Section 17.54.010](#) (Zoning Approval), "zoning approval" or "approved as to zoning" refers to and means an official notation by the planning director or his authorized representative upon a building permit, occupancy permit, or license, or upon a written request certifying that the use, building, or structure specified thereon is in conformance with the regulations and provisions of this title. Zoning approval shall be obtained for every new use of land, new building or structure that exercises a variance, conditional use, cluster permit, residential planned development district, quarry, or site development review. The zoning approval shall include reference to any limitations in conditions to which the approval is subject. Any application for a permit or license may be referred to the planning department for a report as to conformity with the regulations and provisions of this title.

Section [17.54.020](#) (Zoning Approval—Lapse) explains that zoning approval shall lapse and become void whenever the permit or license upon which it is given either lapses or is revoked (per [section 17.54.030](#)). A zoning approval authorized for a variance or from a conditional use shall lapse and become void if not exercised within one year, unless otherwise specified in the authorizing action.

### **Site Development Review**

[Sections 17.54.210 – 17.54.290](#) (Site Development Review; Site development review—Plan modifications) of the Municipal Code details the purpose, procedures, and applications of the Site Development Review. Most relevant for residential uses is [Section 17.45.225](#) (Site development review for garage conversions—Applications), which details the components needed for a site development review for a garage conversion. However, site development review shall not be required for garage conversions when the purpose of the conversion is to create a new secondary unit within the space of an existing attached or detached garage, compliant with [Section 17.30.110](#) (SU combining district—Permitted uses), concerning secondary units. The county board of zoning adjustments shall hold a public hearing and render a decision on the application.

The Fairview Specific Plan and the Castro Valley Business District Specific Plan address site development review. In the Fairview Specific Plan area, floor area ratio (FAR) limits are used to establish thresholds for discretionary action. Site Development Review and a noticed public hearing by the Fairview Municipal Advisory Council would be required for improvements on parcels zoned R-1, R-1-L, and R-1-B-E that exceed the following maximum FAR:

- Smaller than 5,000 sf: 0.55 FAR
- 5,000 – 9,999 sf: 0.15, plus 2,000 sf
- 10,000 sf or larger: 0.10, plus 2,500 sf
- [see Fairview Specific Plan, p.3-23]

In Castro Valley all new construction, expansion, or remodeling which involves changes to the façade of an existing building and which requires a building permit is subject to Site Development Review as provided under Section 8-95.0 et seq. of the Zoning Ordinance. However, Site Development Review shall not be required for residential construction which would not be subject to Site Development Review under the Zoning Ordinance. Site Development Review applications shall be reviewed by the Castro Valley Municipal Advisory Council, which shall hold a public hearing on the application and make a recommendation on the application to the Planning Director.

### **Residential Cluster Permit**

[Section 17.54.300](#) (Single-family residence—Cluster permit) and subsequent sections address cluster permits. A cluster development of single-family residences is permitted only in R-1 (single-family residence) districts, and R-1 combining districts upon issuance of a cluster permit. A single-

family residence cluster development is intended to encourage the arrangement of single-family residences on suitable lands in such manner that will:

- Be in accord with the general plan of the county;
- Provide efficient use of the land that includes preservation of significant amounts of open areas and natural and topographic landscape features;
- Provide an environment that will encourage the use of common open areas for community activities and other amenities;
- Provide variety in the siting of residences and the design of access and circulation facilities;
- Be compatible with and enhance the development of the general area.

Per [Section 17.54.420](#), all building permits issued within the boundaries of an approved cluster development shall conform to the provisions of the approved cluster permit until such time as said cluster permit expires or the property owner has filed with the planning commission notification in writing of his intent to abandon this permit which notification shall render said permit null and void.

It's worth noting the clustering provision of the zoning code rarely is utilized by developers, for reasons not apparent to County staff.

### **SB 35 Processing**

Senate Bill 35 (SB 35) (Government Code [Section 65913.4](#)) became effective January 1, 2018. The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 requires cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above-moderate and lower-income levels to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process. The County complies with the requirements of SB 35 as part of project review as projects are proposed. The County will adopt local procedures consistent with SB 35 (see Program 3.D - SB35 Processing and Permit Streamlining) to ensure continued compliance and to facilitate the review process.

### **Subdivisions**

Alameda County oversees subdivision development as detailed in [Title 16](#) (Subdivisions) of the Code of Ordinances. [Section 16.04.050](#) (Compliance) explains that no real property, or portion thereof, shown on the latest equalized county assessment roll as a unit or contiguous units and lying wholly or partially within the unincorporated portion of the county shall be divided into two or more parcels for the purpose of sale, lease or financing, whether immediate or future, unless prior thereto a tentative map is acted upon and a final map or parcel map has been filed. The section lists several exceptions to the parcel and final map requirements that are at the discretion of the advisory agency.

For any subdivision into five or more lots and, when required by the advisory agency, for any other subdivision, the tentative map shall include:

1. A preliminary grading plan prepared by a civil engineer registered by the state;

2. A conceptual plan for soil erosion and sediment control for both construction and postconstruction periods prepared by the civil engineer, or, with respect to the soil erosion control provisions, by a landscape architect registered by the state;
3. A soils-geologic investigation report prepared by a licensed geologist, certified engineering geologist, or a registered civil engineer or soil engineer as provided by Section 6736.1 of the Profession Engineers' Act.

Said data and material shall be consistent with requirements and specification of the county grading ordinance. Additional reports and data may be required by the Planning Director when deemed necessary due to the scale of the proposed subdivision or presence of potentially hazardous or environmentally sensitive conditions. The County's subdivision ordinance is typical of those adopted by other jurisdictions and does not present any unusual constraints to housing development.

### Permit and Development Fees

The County requires payment of application fees for entitlement processing and development fees at time of building permit issuance. County fees are based on the County's costs of providing services and are reviewed and adjusted periodically. The County's permit and development fees are available on the County's website consistent with transparency requirements (Government Code §65940.1(a)(1)(A)).

### Planning Fees

Table C-15 lists the fees and deposits required by the County's Planning Department for residential projects as of March 2022. Deposits are based on the typical time it takes to process an application of that type, and complex projects may necessitate a larger deposit or additional costs.

**Table C-15: Planning Fees**

Application Type	Fees/Deposit
Conditional Use Permit	At-Cost/\$2,500 deposit
Administrative Conditional Use Permit	At-Cost/\$4,000 deposit
Site Development Review	At-Cost/\$2,500 deposit
Variance	At-Cost/\$2,500 deposit
Zoning Verification Letter	At-Cost/\$500 deposit
Subdivision	At-Cost/\$6,000 deposit
Rezoning (Standard or Planned Development)	At-Cost/\$4,000 deposit
Minor Modification	At-Cost/\$1,000 deposit
General Plan Amendment	At-Cost/\$6,000
Specific Plan Initiation or Amendment	At-Cost/\$6,000
Appeals	At-Cost or \$250

Source: Alameda County Planning Department, [Fee/Deposit Schedule](#) (March 2022)

## Development and Impact Fees

Projects in Alameda County are subject to various fees, including fees charged by or on behalf of school, sewer, and park districts, as well as transportation fees collected by Public Works, fire fees, and others. Table C-16 below identifies the fees for sample residential projects that are representative of development in unincorporated Alameda County.

## Fees Analysis

Table C-16 shows the total estimated planning and development fees for single-family and multi-family developments.

**Table C-16: Estimated Fees for Single-Family and Multi-Family Market-Rate Housing Developments**

Estimated Fee Types	Single-Family with Sewer and Municipal Water	Single-Family with Septic and Water Well	Multi-Family Fourplex	Multi-Family: 50 units
Planning Review	If SDR is required, \$4,000.00	If SDR is required, \$2,500	If SDR is required, \$4,000.00	\$4,000.00
Park Dedication	\$11,550.00	\$11,550.00	10,200.00/unit	10,200.00/unit ADUs over 750 sq. ft, \$5,77.00
Building Permit Fee	\$3, 200.00	\$3,800.00	\$6,000.00	\$45,000.00
Water*	\$41,580.00	N/A	\$44,000.00	\$554,000.00
Sewer	\$16,000.00	N/A	\$64,000.00	\$1,000,000.00
PG&E	\$6,000.00 – \$12,000.00	\$6,000.00 – \$12,000.00	\$6,000.00 – \$12,000.00	\$6,000.00 – \$12,000.00
DEH / OWTS	N/A	\$4,700.00	N/A	N/A
Fire Department Review	\$120.00	\$120.00	\$120.00	\$120.00
Public Works Agency Review	\$6,300.00	\$3,000.00	\$75,000.00	\$30,000.00
Road Impact	\$2,800.00	\$3,400	\$7,600	\$95,000
School Impact	\$4.79 per square foot	\$4.79 per square foot	\$4.79 per square foot	\$4.79 per square foot

\*: These numbers are for EBMUD Zone 2, which includes Castro Valley.

Source: Alameda County, LWC

## C.2.5 On and Off-site Improvements

New development is required to provide public improvements to serve new residents. Development sites in the County are a mix of urban infill parcels (with full utilities, street frontages, etc.) and larger subdivisions in more rural areas that may require site improvements as a condition

of approval. Improvements associated with larger subdivisions include curbs/gutters/sidewalks, drainage, traffic safety improvements, street lighting, water/sewer connections

The County may require a project sponsor to incur the expense of either on-site or off-site development fees. On-site improvements pertain to private improvements required within the boundaries of the subject parcel. These include open space, parking, landscaping and lighting requirements. In addition to the fees associated with these improvements, the developer may need to cede some developable area in order to make these improvements. The Subdivision Map Act and the County's Title 16 (Subdivisions) address these requirements.

The size, location and number of dwelling units proposed all have an impact upon the number of improvements necessary for a subdivision's approval. For example, urban infill parcels may have existing systems and improvements that are deemed adequate to support the additional housing units. In these cases, the costs of on-site and off-site improvements do not serve as a constraint on housing production. However, in less urban/rural areas there may be several improvements required as a condition of approval. The need for infrastructure to support housing in these areas adds to the overall cost to develop housing. These are typical for such development within the region and are not considered a significant constraint on development.

## C.2.6 Summary

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County policies and regulations, such as the [Zoning Ordinance](#), significantly affect the quantity and type of residential development that occurs in Alameda County. The following summarizes key governmental constraints to housing development.

- Base residential zoning districts (e.g., R-1, R-2, R-2, R-3) limit residential development to single-family homes or duplexes/triplexes.
- The lack of detail in the County's parking requirements could pose a constraint to the development of studio and 1 bedroom housing units by requiring 2 spaces for each unit.
- Complex fee requirements with varying applicability may slow development process
- Due to various legislative updates, zoning provisions for certain residential uses are not consistent with State law (e.g., Low Barrier Navigation Centers, ADUs/JADUs).
- Specific Plans regulate land uses, parking, etc. in an inconsistent manner and in certain cases not compliant with State law.

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## Section C.3 Non-Governmental Constraints

Market factors over which a local government has only limited ability to control can influence the jurisdiction's capacity to develop more housing. These market-related constraints include land cost, construction costs, and the availability of financing. An assessment of these non-government constraints can inform the development of potential actions that can ameliorate their impact.

### C.3.1 Housing Supply/Conditions

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#### Market Overview: For-Sale

As shown in the Needs Assessment (Appendix A, Figure A-39), the region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly double during this time. The typical home value in unincorporated Alameda County was estimated at \$902,184 in December 2020, a 148 percent increase from \$364,323 in 2001.

Following the recovery from the Great Recession and until 2020, interest rates remained at low levels of 3.5 to 4.5 percent. When interest rates are low, capital investment and housing production generally increase, and more buyers are likely to take out a mortgage than when interest rates are higher. In addition, consumers are able to borrow more money for the same monthly payment. During the COVID-19 pandemic, national 30-year mortgage rates dropped to even lower levels, declining to as low as 2.65 percent in January 2021. However, interest rates began to increase in early 2022 and reached 5.81 percent by June 2022, the highest rate since June 2009.<sup>2</sup> The increase in home borrowing rates may impact the performance of the home buying market, but the severity of these impacts is uncertain due to the unusual conditions during the pandemic-recovery, including a shortage of housing supply, increased savings and significant changes to how many Americans work and live.

#### Market Overview: Rental

As shown in the Needs Assessment (Appendix A, Figure A-41), rents in unincorporated Alameda County are lower than rents in both Alameda County and the Bay Area as a whole. According to U.S. census data, the median rent paid in unincorporated Alameda County in 2019 was \$1,589, increasing 49.5 in the past 10 years, while rents in Alameda County have increased 56.2 percent. Meanwhile, median rent in the Bay Area has increased just over 54 percent in the same time period. The rate of rent increase in unincorporated Alameda County matches that of the rest of the County and the Bay Area.

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<sup>2</sup> Federal Home Loan Mortgage Corporation (Freddie Mac), [Primary Mortgage Market Survey](#)<sup>®</sup>

Per the Needs Assessment (Appendix A, Figure A-43), renter households in unincorporated Alameda County experience a higher housing cost burden than homeowners. An estimated 25 percent of renters spend 30 to 50 percent of their income on housing compared to 19 percent that own. Additionally, 26 percent of renters spend 50 percent or more of their income on housing, while 10 percent of owners are severely cost-burdened. In total, 29 percent of homeowners are cost burdened, while 51 percent of renters are cost burdened.

### **C.3.2 Development Costs**

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#### **Land Costs**

Land cost was estimated by a review of vacant land sale transactions between 2019 and 2022. Individual lots ranged from \$28 to \$80 per square foot, or about \$1,225,490 to \$3,500,000 per acre. Lot sizes ranged from approximately 26,572 to 4,356 square feet. Residential multi-family land in unincorporated Alameda County is estimated to cost an average of \$45 per square foot, or about \$1,945,090 per acre. Due to its cost and the relative lack of developable land outside areas protected as open space (or featuring steep slopes), land is considered a moderate constraint to development. Housing production will most likely occur on more expensive opportunity sites for redevelopment closer to incorporated areas, and developers will need to pay for the existing on-site improvement before demolishing it, resulting in a cost premium over vacant land. In addition, sites with existing uses will most likely incur more costs due to the removal of on-site structures.

#### **Construction Costs**

According to a March 2020 report published by the Turner Center for Housing Innovation, construction costs for multi-family housing in California have climbed 25 percent between 2009 and 2018.<sup>3</sup> This increase is in part due to the higher cost of building materials, such as lumber, concrete, and steel, as well as prevailing wage requirements. According to RSMeans, construction costs (including materials and labor but excluding soft costs such as fees) for a small apartment complex in Alameda County ranged between \$190 to \$219 per square foot in 2022. Construction costs can vary depending on the type of development, ranging from more expensive steel-frame Type I construction to more affordable wood-frame Type V. Due to the smaller scale, single-family homes tend to be more expensive to construct on a per square foot basis than larger, multi-family developments. This cost can fluctuate depending on the type and quality of amenities to the property, such as expensive exterior and interior finishes, outdoor spaces, fireplaces, swimming pools, etc.

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<sup>3</sup> Turner Center for Housing Innovation, [The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California](#), March 2020

Soft costs are the costs that are not directly incurred by the physical construction of the development. These costs include services for architectural, engineering, environmental assessments, landscape design and legal services, as well as permitting requirements and impact fees. They generally range from 15 to 30 percent of total development costs but fluctuate depending on local fees and exactions. Please refer to the Permit and Development Fees section for a discussion of the County’s required permit and development fees.

### C.3.3 Availability of Financing

The availability of financing has a large impact on rates of homeownership. The ability to secure financing can be influenced by creditworthiness, debt-to-income ratio, and the restrictiveness (or leniency) of mortgage lending standards. Reviewing data collected through the Home Mortgage Disclosure Act (HMDA) reveals the influence of the lending market on local home sales. Home purchase loans in 2021 are summarized in Table C-17 below.

In 2021, conventional home loan applications (3,028) vastly outnumbered government-backed loans (90), for a total of 3,118 loan applications across both types. This disparity could be driven by high home values in Alameda County, as government-back loan programs typically have a maximum loan amount. The approval rate for conventional loans was 77 percent and 76 percent for government-backed loans.

In competitive housing environments, where purchasing a new home may be out of reach for some, home renovations can be a desirable and more affordable way to add value to a property. There were 978 loan applications for home improvement in 2021. The approval rate for these types of applications was 59 percent.

**Table C-17: Home Loan Approvals**

Type	Home Loan Approvals (2021)					
	Total Applications	Total Approved	Loans Originated	% Approved	% Denied	% Withdrawn or Incomplete
Government-backed	119	91	90	76%	5%	18%
Conventional	4,053	3,126	3,028	77%	5%	17%
Refinancings	18,714	13,384	12,983	72%	8%	20%
Home Improvement	978	580	539	59%	25%	16%
5+ Units	68	59	59	87%	7%	6%
Non-occupant	1,879	1,319	1,282	70%	9%	21%

Source: HMDA, 2021

### C.3.4 Summary

Economic conditions in unincorporated Alameda County reflect a competitive housing market. Residential developments can garner higher home sale prices and rental rates than across the ABAG region. As such, Alameda County has market conditions that favor the development of both for-sale and for-rent housing. Due to high housing demand, however, portions of the western, urbanized area of Alameda County are generally built out, so in many instances, future housing development will be constrained by existing development or require demolishing existing structures, improvements, and uses. The lack of available vacant land may constrain housing production due to the increased costs associated with redevelopment; in addition, community opposition to new housing development may also constrain or slow development in the County.

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## **Section C.4 Environmental and Infrastructure Constraints**

### **C.4.1 Environmental Constraints**

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#### **Environmental Constraints**

The unincorporated areas of Alameda County are characterized by a range of terrains and landscapes, including open space, agriculture uses, and permanently protected lands of hills and mountains separating the County's eastern and western portions. The Castro Valley, Fairview, and Sunol areas directly border or are within these terrains. The eastern hills of Castro Valley constitute the headwaters of the San Lorenzo Creek watershed and its many of the origin of several creeks that flow into San Lorenzo Creek: Bolinas, Castro Valley, Chabot, Crow, Cull, Eden, Hollis, Kelly Canyon, Norris, and Palomares Creeks. Mountainous terrains and watersheds can present a variety of constraints to construction, including difficult or prohibitive grading, landslide risks, flooding, and disruption of natural ecosystems.

Historic land use has altered much of the landscape in Alameda County's unincorporated areas, but the remaining open space supports a diversity of plant and animal species. On the westernmost parcels in the Eden Area of unincorporated Alameda County is industrial uses. The Sunol CDP area is located within the central area of the County and provides a mix of residential and commercial uses. The Castro Valley area contains the highest mix of uses and concentration of density. The unincorporated area of Alameda County's eastern portion is predominately zoned open space, agriculture, and resource management with some area reserved for planned development and residential uses.

In response to some of the environmental constraints faced by the county, Alameda County adopted the Alameda County Community Climate Action Plan for unincorporated areas, which was approved as part of the 5<sup>th</sup> Cycle Housing Element Update by the Board of Supervisors on February 4, 2014. Alameda County published an Implementation Status Report in 2019 measuring the status of the 2014 goals. The Plan set out local programs and policy measures to reduce greenhouse gas emissions in the areas of transportation, land use, building energy, water, waste, and green infrastructure. According to the 2020 report, Alameda County made achieved and exceeded the adopted target of reducing GHG emissions to 15 percent below 2005 levels by 2020.

#### **Flooding Constraints**

Flooding is given special attention when accommodating new development in parts of the western area of unincorporated Alameda County. The unincorporated areas of Alameda County located in the flood plain are in Zone 2 of Alameda County's Flood Control & Water Conservation District. Adjacent to the San Francisco Bay shoreline is a mix of Light Industrial and Heavy Industrial uses

with a mix of residential and commercial uses located further inland. According to the National Oceanic and Atmospheric Administration (NOAA) flood mapping tool “Our Coast, Our Future,” there will be parcels effected by flooding in the future in unincorporated Alameda County when analyzing by sea-level rise and projected storm frequency.

All new construction and substantial improvements in Special Flood Hazard Areas are required to comply with the Flood Control and Water Conservation District Use Regulations (Municipal Code [Chapter 6.36](#)). Development standards are intended to meet, if not exceed, minimum National Flood Insurance Program (NFIP) criteria for requirements for floodplain management regulations, including raising residential buildings and using flood-resistant building materials, as required to comply with Floodplain Management regulations (Municipal Code). Alameda County also adopted Stormwater Management and Discharge Control (Municipal Code [Chapter 13.08](#)) regulations to reduce or eliminate the pollution from receiving waters and enhance water quality.

The County’s Available Land Inventory contains minimal property located in the Special Flood Hazard Areas. There are 5 sites significantly located in the hazard area: 84A-160-7-1, 411-24-5, 411-21-5-2, 411-21-5-4, and 80C-500-8 While development is subject to Municipal Code [Chapter 15.40](#) (Floodplain Management), these regulations do not preclude development of these sites at the housing densities indicated in the inventory.

### **Other Environmental Constraints**

The County has taken measures to prepare for and mitigate impacts from its other main environmental hazards – seismic activity, liquefaction, landslides, and wildfire. These measures include requiring geotechnical analyses for development proposals in hazardous areas, encouraging clustered development, and a county-wide available land inventory providing development capacity while factoring environmental constraints. Additionally, the County has identified its vulnerability to the impacts of climate change as part of its 2014 Community Climate Action Plan and has committed to comprehensively incorporating these anticipated impacts into future community plans. None of these environmental hazards are considered a constraint that would significantly affect the production and maintenance of housing during the planning period.

### **C.4.2 Infrastructure Constraints**

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Alameda County does not generally experience issues with public infrastructure demands (electricity, gas, and telephone services), water district supply, and sewage and drainage systems, as these services have been determined to be stable and adequate for the foreseeable future. An overview of the County’s water, sewer, and dry utilities infrastructure is described below.

## Water

In Alameda County, surface water resources are the primary sources of potable water. Rural areas rely on groundwater resources where surface water is in short supply or where surface water delivery systems are absent.<sup>4</sup>

Alameda County's unincorporated areas are served by two primary water service agencies: East Bay Municipal Utility District (EBMUD) and the Zone 7 Water Agency (Zone 7). Approximately 90 percent (325 million gallons per day) of EBMUD's water supply comes from the Mokelumne River.<sup>5</sup> EBMUD operates facilities including 21 reservoirs and water tanks in the area. EBMUD captures snowmelt from the watersheds of the Mokelumne River and collects it at the Pardee Reservoir 90 miles to the east of the Bay Area, which has a capacity of a 10-month supply of water.<sup>6</sup> EBMUD typically stores a six-month emergency supply in local reservoirs, but during a long-term drought, evaporation, and competing water rights on the Mokelumne River's supply would not be able to meet EBMUD's projected customer demands, even with mandatory water use restrictions in place.<sup>7</sup> In Alameda County, EDMUD generally supplies water to the western, urban unincorporated areas. The areas EDMUD does not supply water service are generally more rural and agricultural and are served by on-site water resources. Residential development is typically limited to having higher density and located in areas with potable water service. Based on projects in the Alameda County 2000 General Plan, EBMUD determined that it has sufficient system capacity to serve growth anticipated in the Castro Valley area through 2030.<sup>8</sup> Zone 7 supplies treated drinking water to the Pleasanton, Livermore, Dublin, and to the Dougherty Valley area. Zone 7 also provides water supply for agricultural use primarily to South Livermore Valley vineyards and flood protection for all eastern Alameda County.<sup>9</sup>

EBMUD's most recent water supply plan was the Water Supply Management Program 2040 submitted in June 2012. The plan addresses the district's water system and includes a description of the water supply sources, magnitudes of historical and projected water use, and defines challenges for the district. The Water Supply Management Program 2040 determined it can meet customer water service demands (based on ABAG population projects) through 2040 during normal conditions such as stable RHNA growth for Alameda County.<sup>10</sup> EBMUD's Mokelumne River supply is sufficient during normal or wet years to accommodate current demand, but falls short during droughts. According to the Water Supply Management Program 2040 Plan, EBMUD may be unable to meet the need for water without imposing extreme rationing measures. EBMUD is taking action to address ongoing drought conditions. The district has a contract with the U.S.

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<sup>4</sup> Alameda County Community Development Agency, [2015-2023 Housing Element](#)

<sup>5</sup> EBMUD, [Water Supply Management Program 2040](#)

<sup>6</sup> EBMUD, [About Your Water](#)

<sup>7</sup> Ibid.

<sup>8</sup> Alameda County Community Development Agency, [2015-2023 Housing Element](#)

<sup>9</sup> Ibid.

<sup>10</sup> Ibid.

Bureau of Reclamation for a supplemental water supply from the Sacramento River of up to 100 million gallons per day in dry years. The water is transported from the Freeport Regional Water Facility jointly owned by EBMUD and Sacramento County.<sup>11</sup>

On October 19, 2021, Governor Newsom declared a state of emergency due to drought conditions. The scarcity of water statewide continues to be an ongoing concern for the state and any future development.

## **Sewer and Stormwater**

Alameda County's cities and unincorporated areas are served by five wastewater treatment service providers: Castro Valley Sanitary District (CVSan), the Cities of San Leandro and Hayward, and the Union and Oro Loma Sanitary Districts). The unincorporated areas possess parcels with on-site septic systems for wastewater treatment. The Oro Loma (OLSD) and CVSan provide wastewater collection, treatment, and disposal services for part of the unincorporated areas and within the Urban Growth Boundary.<sup>12</sup> The Eden Area has flows treated by both the OLSD and CVSan service areas. CVSan provides and maintains the sewage collection system serving Castro Valley.<sup>13</sup>

Sewage from the District is treated under contract by OSD at the Oro Loma/Castro Valley Water Pollution Control Plant in San Lorenzo treats sewage for the District. As of 2007, CVSan was entitled to a nominal average dry-weather flow of 5.0 million gallons per day (MGD) through the Oro Loma plant, which has a total plant capacity of 20 MGD. In 2000, the average daily dry weather flow was 15 MGD. Daily dry weather flows from the CVSD have recently been averaging 3.7 MGD. Under drought conditions in the recent past, the daily dry-weather flow averaged 2.3 MGD.

There are only a select number of parcels with septic systems left in unincorporated Alameda County. Alameda County requires developers to construct new sewage service lines with a subdivision and pay fees per dwelling unit based on development location, the specific sewer district, and type of residential development.

Overall, the County's sanitary sewer districts have adequate capacity to treat wastewater for the service area to accommodate anticipated future development.

## **Dry Utilities**

Electricity in Alameda County is provided jointly by East Bay Community Energy (EBCE), a Community Choice Aggregation (CCA) program, and PG&E. Natural gas is provided by PG&E, and Marin Clean Energy provides an alternative energy source. EBCE was established based on the identified goals of the 2014 CCAP. Additional dry utilities include cable TV/internet (AT&T and

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<sup>11</sup> ABMUD, [About Your Water](#)

<sup>12</sup> Alameda County Community Development Agency, [2015-2023 Housing Element](#)

<sup>13</sup> Castro Valley Sanitary District, [Who We Are](#)

Comcast) and weekly garbage service (Waste Management of Alameda County through a contract with the Alameda County Waste Management Authority Sanitary District). Solid waste from Alameda County is taken to the Davis Street Transfer Station and then to Altamont Landfill east of Livermore located within the County's limits.

While there is concern about utility companies' ability to respond to development projects with new connections (underground service, electrical/gas/water meters etc.) in a timely fashion, overall, dry utility infrastructure is adequate to accommodate anticipated future development during the planning period. At the time of writing, the County expects that there are adequate utilities for infill projects throughout the unincorporated area. While the County has little ability to control private utility companies there should be on-going coordination and communication with utilities to remove constraints whenever possible. The County has added Program 2.H - Sewer Prioritization and Utility Coordination to increase coordination with utility companies regarding projects in the development pipeline to adequately plan for utilities early in the development process.

# Appendix D: Existing Programs Review

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## Section D.1 Existing Housing Programs Review

This Appendix documents the implementation status of the current 5<sup>th</sup> cycle Housing Element programs. The main purpose is to evaluate which programs were successful and should be continued, and which programs were ineffective and should be eliminated or modified.



Many of the County's current Housing Element programs were successfully completed or include effective ongoing County efforts. These programs have facilitated and will continue to facilitate affordable housing during the planning period, including housing and assistance to special needs populations.

People with special housing needs belong to demographic or occupational groups that have unique housing challenges and are likely to spend a significant portion of their income on housing. State law requires analysis of housing needs for the following groups of people: those who are elderly, those who have disabilities (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness.

Implementation of Alameda County's 5<sup>th</sup> cycle Housing Element for Unincorporated County addressed these communities in the following ways:

- Alameda County is a part of EveryOne Home; county-wide, 931 units of housing county-wide for people experiencing homelessness as of summer 2020.
- The Board of Supervisors adopted the Unincorporated Alameda County Homelessness Action Plan 2018-2021 in December 2018.
- Alameda County has created two significant funding mechanisms in the last planning period:
  - The first, the Boomerang Fund, was established by the Board of Supervisors for housing and homelessness programs. This fund provides approximately \$5 million, annually to housing work, tenant services, and policy development and implementation in Unincorporated Alameda County.
  - The second is Measure A1 funding, created by voter approval in 2016. Funding objectives have included supporting: household rehabilitation/preservation; the construction of rental units serving people with specific housing needs; homebuyers with down payments; and programs and services for people experiencing homelessness. Measure A1 funds have added 3,054 affordable units to the County-wide pipeline, as part of the 3,800 rental unit goal throughout Alameda County. As of 2023, 83 families have received home preservation help (through the program RenewAC) and 157 households have received down payment assistance (through the program AC Boost) county-wide.
- Alameda County HCD hosts resources about preventing foreclosure. Alameda County Housing Secure is a collaborative of legal service providers partnering to prevent the displacement of our most vulnerable community members throughout Alameda County,

including Unincorporated Alameda County. Alameda County Housing Secure began in 2018 and provides free legal services and emergency financial assistance to low-income tenants and homeowners. Since 2019 it has provided over \$800,000 in financial assistance to homeowners. In addition, HERA operates a county awarded CDBG funded Foreclosure prevention program that provides mortgage support to low-income homeowners

- In late 2022 and early 2023, the Alameda County Board of Supervisors have been considering a Fair Chance Housing ordinance, the Just Cause ordinance, and a Rental Registry Ordinance. This is the first phase of a series of rental protection ordinances proposed by County HCD for the unincorporated communities of Alameda County. By banning landlords of larger (4+) units from being able to ask about criminal backgrounds, the Just Cause Ordinance would make it much easier for people with criminal histories to successfully apply for housing, helping with recidivism and minimizing their risk of experiencing homelessness. At the time of writing, these ordinances have not been passed by the Board of Supervisors.
- Alameda County HCD has streamlined Fair Housing outreach by contracting with Alameda County Housing Secure (ACHS). ACHS began in 2018 and provides free legal services and emergency financial assistance to low-income tenants and homeowners. It serves as a single point of entry and housing support triage for Alameda County, as well as a collection point for data around tenant issues. The program hosts monthly 'know your rights' trainings for tenants and coordinates outreach campaigns with local CBOs and tenant organizations. By integrating outreach, capacity building, training, and legal services into a single program ACHS can provide robust, high-quality services. Alameda County HCD annually provides funding to ECHO Housing to provide Fair Housing and Landlord/tenant mediation.

Although existing policies and programs have provided resources to special needs populations and resulted in more opportunities for housing that can accommodate special needs groups, the County has modified existing program and added new programs to further housing opportunities for special needs populations (See Section IV of the Housing Element).

Various existing programs are recommended to be continued with some modifications to improve effectiveness based on the housing needs assessment (Appendix A), housing constraints analysis (Appendix C), and affirmatively furthering fair housing analysis (Appendix F), and/or reflect State law or other programmatic changes since the last Housing Element adoption. Other programs, however, are recommended to be deleted, as they are addressed through the sites inventory and rezone program, may have been completed in the last Housing Element cycle, or may be better reframed as policies instead of programs. Please see Table D-1 for the analysis of existing programs.

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
<p><b>Goal 1: Zone sites suitable for housing development that can accommodate a range of housing by type, size, location and tenure and income levels in accordance with the County's RHNA.</b></p>					
<p><b>Residential Sites Inventory</b></p>	<p>The County shall maintain an inventory of land with zoning and adequate infrastructure and services to meet the County's Regional Housing Needs Assessment (RHNA) Allocation of 1,769 units.</p>	<ul style="list-style-type: none"> <li>• Continue to provide adequate sites to accommodate the County's RHNA of 1,769 units.</li> <li>• Maintain an up-to-date inventory of vacant/underutilized residential sites as funding permits and make the inventory readily available to potential developers.</li> <li>• Highlight small sites that may be consolidated to accommodate additional housing units and maximize their development potential.</li> <li>• Monitor the redevelopment of mixed use sites to ensure that the County complies with Government Code Section 65863. Specifically, the County will compare the number of dwelling units constructed to the realistic development capacity provided in the Sites Inventory (Appendix A). If fewer units were constructed than projected, the County shall determine if the remaining parcels on the County's Sites Inventory are sufficient to meet the County's RHNA, and if not it shall identify additional sites or rezone parcels as need to make up the deficiency.</li> <li>• After the Housing Element has been adopted, post sites</li> </ul>	<p>Community Development Agency - Planning</p>	<p>Update the Residential Sites Inventory for the 6<sup>th</sup> cycle.</p>	<p><b>Modify</b> - Modify to rezone adequate sites to accommodate the 6<sup>th</sup> cycle RHNA obligation and to reflect monitoring requirements of No Net Loss rules.</p>

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
		inventory on the County's website.			
<b>Web Based Zoning and Planning Information</b>	Information is essential for effective land use planning, and the County will make data available to support residential and commercial development in the unincorporated areas.	<ul style="list-style-type: none"> <li>Provide a centralized, accessible, web-based information service for each parcel in Unincorporated Alameda County.</li> </ul>	Community Development Agency - Planning	Ongoing maintenance of information in the Public Access Map is necessary with the completion of each new planning and zoning effort.	<b>Continue</b> - Alameda County Planning will continue to maintain and update the Public Access Map.
<b>Annual Progress Report</b>	<p>Per Government Code Section 65400, local governments are required to annually report on the progress of implementation of their general plans. With respect to the housing element portion of the annual report, State law requires, by April 1 of each year, the local planning agency provide an annual report to the local government's legislative body, to the Office of Planning and Research (OPR) and to the State Department of Housing and Community Development (State HCD). This report should include the following information:</p> <ul style="list-style-type: none"> <li>The "status of the plan and progress in its implementation;"</li> <li>The "progress in meeting its share of regional housing needs determined pursuant to Government Code Section 65584;" and</li> <li>Local efforts to "remove governmental constraints to the maintenance, improvement and development of housing pursuant to Government Code Section 65583(c)(3)."</li> </ul>	<ul style="list-style-type: none"> <li>Prepare an annual report for submission to State HCD by April 1st of each year during the planning period;</li> <li>Initiate implementation activities as prescribed in the adopted Housing Element, and ensure an effective program of ongoing monitoring to track housing needs and achievements;</li> <li>Monitor legislation and issues related to the maintenance and development of housing;</li> <li>Report on the development of mixed use sites identified in the Sites Inventory to confirm compliance with Government Code Section 65863; and</li> <li>Monitor changing circumstances on a continuous basis and make adjustments to programs as necessary to maximize progress toward established goals and objectives.</li> </ul>	Community Development Agency - Planning	An APR detailing program completion and progress towards RHNA has been submitted each year. Additional tracking of policy completion is a part of the 2023-2031 Housing Element creation process. Planning staff post APRs online in a timely fashion to make them available to the public.	<b>Delete</b> - unnecessary to consider it a separate program of the Housing Element.
Goal 2: To ensure that there is a wide range of housing opportunities for current and future residents of the Unincorporated communities.					
<b>Affordable Housing Development</b>	The Housing and Community Development Department (CDA-HCD) and the Economic and Civic Development Department (CDA-ECD) will	<ul style="list-style-type: none"> <li>Develop a housing strategy (2015-17);</li> </ul>	Community Development Agency - Housing &	Only two projects have been planned in Unincorporated	<b>Delete</b> - this program has been incorporated

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	<p>collaborate on various projects that will increase the County’s supply of affordable housing. CDA-ECD and CDA-HCD will provide both administrative and financial resources to support affordable housing development within the unincorporated areas. In addition to those incentives provided by CDA-ECD and CDA-HCD, CDA-Planning will provide the following in support of affordable housing development in Unincorporated Alameda County:</p> <ul style="list-style-type: none"> <li>• Priority to processing subdivision maps that include affordable housing units;</li> <li>• Waiver of Park Dedication Fees or Dedication requirements;</li> <li>• Expedited review for the subdivision are consolidation of larger sites into buildable lots where the development application can be found consistent with the General Plan; and</li> <li>• Modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case by-case basis.</li> </ul>	<ul style="list-style-type: none"> <li>• Identify and complete 4 to 6 new affordable housing projects during the planning period (2015-23); and</li> <li>• Facilitate the development of affordable housing, especially housing that is affordable to extremely low-income households (i.e., households with incomes less than 30% AMI). (Annually)</li> </ul>	<p>Community Development Department and Community Development Agency - Economic &amp; Civic Development</p>	<p>Alameda County during the planning period. However, housing has also been built with Measure A1 funding in adjacent jurisdictions.</p>	<p>into other programs in the Housing Element.</p>
<p><b>Density Bonus Program</b></p>	<p>State law requires cities and counties to approve density bonuses for housing developments that contain specified percentages of units affordable to very low, low, or moderate income households or units restricted to occupancy by seniors. A density bonus may also be granted for the development of child care facilities. Under state law (California Government Code, Section 65915–65918), housing developers may qualify for several types of density bonuses—up to 35 percent—based on the percentage of housing units in a development affordable to very low-income, low-income, moderate-income, or senior households. Furthermore, density bonus units must be restricted to occupancy by seniors or affordable to the targeted income for at least 30 years. In 2012, the County updated its Density Bonus Ordinance to comply with</p>	<ul style="list-style-type: none"> <li>• Continue to ensure that the County’s Ordinance reflects State law.</li> <li>• Create and distribute brochures and other materials necessary to promote the County’s Density Bonus Program to developers.</li> </ul>	<p>Community Development Agency - Planning</p>	<p>Fewer than anticipated applicants have used the density bonus since it was set in place. Staff will continue to alter the program to conform to state regulations.</p>	<p><b>Modify</b> - conform density bonus ordinance to current state law; develop communications on the density bonus ordinance.</p>

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	<p>State law. Depending on the percentage of affordable units and the income level(s) to which the units are affordable, jurisdictions must also grant “concessions” (additional incentives) in addition to a density bonus. Under the basic requirements, jurisdictions must provide one concession. If a higher percentage of affordable units is provided (or if deeper affordability is provided), a new development can be provided with two or three concessions. In addition to an increase in density, the County’s Density Bonus Ordinance provides a variety of incentives. An applicant is eligible for one or more incentives, depending upon the amount of affordable units that are set aside. An incentive may include any of the following:</p> <ol style="list-style-type: none"> <li>1. Approval of a mixed-use development if commercial, office, industrial, or other land uses will help to offset the costs of the housing development.</li> <li>2. Government-assisted financing, including, but not limited to, mortgage revenue bonds issued by the County;</li> <li>3. A reduction in site development standards</li> <li>4. Other incentives proposed by the developer or the County which result in identifiable cost reductions, including but not limited to: <ul style="list-style-type: none"> <li>• Waiver or reduction of certain county fees applicable to restricted units in a housing development,</li> <li>• Reduction of interior amenities</li> <li>• Priority processing of a housing development which provides restricted units.</li> </ul> </li> </ol>				
<p><b>Small Lot Consolidation</b></p>	<p>The County shall assist in land consolidation by providing sites information to interested developers and provide gap financing assistance, as available, to nonprofit housing developers.</p>	<ul style="list-style-type: none"> <li>• Promote lot consolidation to facilitate housing development.</li> </ul>	<p>Community Development Agency - Planning</p>	<p>This policy has been minimally effective. Staff will consider modifying Density Variable incentives</p>	<p><b>Modify –</b> Modify Density Variable incentives to promote lot consolidation to facilitate housing</p>

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
				in to further encourage lot consolidation.	development for lower-income units.
<b>Secondary Units</b>	Secondary units serve to augment resources for senior housing, or other low- and moderate-income segments of the population. The County shall support the construction of secondary units and recognize these units as an important source of affordable housing.	<ul style="list-style-type: none"> <li>Promote the Secondary Unit. Program to increase public awareness.</li> <li>Review applications for secondary units.</li> <li>Periodically review the Zoning Ordinance to maintain consistency with State law.</li> </ul>	Community Development Agency - Planning, Public Works Administration - Building Inspections Division	This policy has been extremely effective, given the increase in ADU permits in unincorporated Alameda County.	<b>Delete</b> – the County has included programs that promote ADU development.
<b>Park Fee Waiver</b>	<p>Section 12.20 of the Alameda County Ordinance Code addresses Park Dedication Fees. Under sections 12.20.090 C. and 12.20.110 B. affordable housing developments may be exempted from this fee if they conform to the definition of "affordable housing" provided in 12.20.050:</p> <p>"Affordable housing" means a rental housing unit with rent restricted for fifty-five (55) years to be affordable to households with incomes of no more than sixty (60) percent of area median income, adjusted for household size, or an ownership housing unit with price restricted for forty-five (45) years to be affordable to households with incomes of no more than eighty (80) percent of area median income, adjusted for household size, as defined by the U.S. Department of Housing and Urban Development or a successor agency designated by the director of community development.</p>	<ul style="list-style-type: none"> <li>Promote affordable housing development and ensures financial feasibility.</li> </ul>	Community Development Agency - Planning	Staff consistently waive the park waiver fee to help ensure affordable projects' financial feasibility. This policy has been moderately effective, but combined with other programs will continue to facilitate affordable housing.	<b>Continue</b>
<b>HIV/AIDS Housing and Services</b>	Alameda County's HIV/AIDS housing and service system is supported primarily by two federal programs: the Housing Opportunities for Persons with AIDS (HOPWA) program of the U.S. Department of Housing and Urban Development, and the Ryan White Comprehensive AIDS Resources Emergency (CARE) Act, a program of the Health Resources and Services Administration of the U.S.	<ul style="list-style-type: none"> <li>Address the housing and needs of low income people with HIV/AIDS and their families.</li> </ul>	Community Development Agency - Housing & Community Development Department and the Public Health Department - Office	Efforts to provide assistance to low-income persons with HIV/AIDS are ongoing. Funded services include: Affordable housing development, tenant-based rental	<b>Modify</b> – this program is very important and will be continued. The program text has been updated to describe current progress.

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	<p>Department of Health and Human Services. Locally, HOPWA funds are administered by the Housing and Community Development Department of the Alameda County Community Development Agency (CDA-HCD), and Ryan White funds are administered by the Office of AIDS Administration in the Alameda County Public Health Department (PHDOAA).</p>		<p>of AIDS Administration</p>	<p>assistance, short-term housing and housing placement. Notably, Measure A1 funding served 32 individuals county-wide as of 2020.</p>	
<p><b>First Time Homebuyer Resources</b></p>	<p>The Alameda County Department of Housing and Community Development maintains a website with information pertinent to first-time homebuyers. The site includes links to both state and federal homeownership resources, as well as information on predatory lending and financial literacy.</p>	<ul style="list-style-type: none"> <li>Continue to provide resources for first time homebuyers; and</li> <li>Periodically update the website as new information and programs become available.</li> </ul>	<p>Community Development Agency - Housing &amp; Community Development Department</p>	<p>CDA-HCD continues to provide resources to first time homebuyers. Notably, Measure A1 funding helped 125 people purchase homes county-wide as of 2020. This program is administered county-wide but is very important in the unincorporated communities.</p>	<p><b>Modify</b> - this program is very important and will be continued. The program text has been updated to describe current progress.</p>
<p><b>Mortgage Credit Certificate</b></p>	<p>The Mortgage Credit Certificate (MCC), authorized by Congress in the Tax Reform Act of 1984, provides assistance to first-time homebuyers for the purchase of owner-occupied single family homes, duplexes, townhomes, and condominiums.</p> <p>The program provides the income eligible buyer with an opportunity to reduce the amount of federal income tax otherwise due by an amount equal to 15% of the mortgage interest payments at a dollar for dollar credit. The remaining 85% can be taken as the usual allowable deduction of the itemized return. The result increases the household's overall income and ability to qualify for a mortgage loan.</p>	<ul style="list-style-type: none"> <li>Assist 5-7 low and moderate income first time homebuyers in the unincorporated areas annually.</li> </ul>	<p>Community Development Agency - Housing &amp; Community Development Department</p>	<p>CDA-HCD continues to administer Alameda County's Mortgage Credit Certificate Program. This program is administered county-wide but is very important in the unincorporated communities.</p>	<p><b>Modify</b> - this program is very important and will be continued. The program text has been updated to describe current progress.</p>
<p><b>Section 8 Housing Programs</b></p>	<p>The Housing Authority of the County of Alameda (HACA) operates the programs listed below in Unincorporated Alameda County and</p>	<ul style="list-style-type: none"> <li>Provide rental assistance to 600 extremely low and very low income households in the</li> </ul>	<p>Housing Authority of County of Alameda</p>	<p>Assistance to qualified applicants is ongoing. This</p>	<p><b>Modify</b> - this program is very important and will be continued. The</p>

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	<p>several cities within the County. The programs are administered by the U.S. Department of Housing and Urban Development (HUD). They provide rental housing or rental assistance for low-income families, the elderly, people with disabilities, and others.</p> <p>The Section 8 Housing Choice Voucher Program (HCVP): Over 7,000 families and landlords participate in the HCVP. The HCVP is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. The family's portion of the rent ranges from 30 to 40 percent of the total household income. HACA pays the difference directly to the landlord.</p> <p>The Section 8 Project-Based Voucher Program (PBV): This program subsidizes the rent and utilities of a unit in a subsidized development. HACA provides 18 units of Section 8 Project-Based assistance in Unincorporated Alameda County.</p>	<p>unincorporated areas during the planning period.</p>		<p>program is administered county-wide but is very important in the unincorporated communities.</p>	<p>program text has been updated to describe current progress.</p>
<p><b>Family Self Sufficiency Program</b></p>	<p>The objective of the FSS program is to reduce or eliminate the dependency of low-income families on welfare assistance and on Section 8, public assistance, or any Federal, State, or local rent or homeownership program. HACA measures the success of its FSS program by the number of FSS families, who have become welfare free, obtained their first job or a higher paying job, obtained a diploma or higher education degree, or similar goals that will assist the family in obtaining economic independence.</p>	<ul style="list-style-type: none"> <li>Assist 20 Section 8 recipients in the unincorporated areas to achieve self-sufficiency during the planning period.</li> </ul>	<p>Housing Authority of County of Alameda</p>	<p>Assistance to qualified applicants is ongoing. This program is administered county-wide but is very important in the unincorporated communities.</p>	<p><b>Modify</b> - this program is very important and will be continued. The program text has been updated to describe current progress.</p>

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	<p>Affordable decent, safe, and sanitary housing provides a family a measure of stability. FSS builds on that foundation made possible by the Section 8 Housing Choice Voucher Program (HCVP). FSS participants sign a 5-year Contract of Participation. HACA's FSS Counselors leverage public- and private-sector resources to provide and facilitate the case management, education and job training opportunities that can help families become economically independent. FSS also offers a homebuyers education and financial incentive program to help participants purchase a home of their own upon successful completion of their Contract of</p> <p>Participation or upon achievement of certain interim goals. HACA's FSS program has successfully graduated over 150 families throughout Alameda County. Over 20 of those families have become homeowners.</p>				
<p><b>Housing Opportunities for Persons with Disabilities</b></p>	<p>The housing needs of persons with disabilities, including persons with developmental disabilities are typically not addressed by Title 24 Regulations. In addition to housing affordability, persons with disabilities may need to modify an existing unit or require a varying range of supportive housing environments. The County will encourage the development of supportive housing for persons with disabilities, including developmental disabilities, through the following actions:</p> <ul style="list-style-type: none"> <li>• Enforcing building code provisions requiring accessible design;</li> <li>• Seeking State and Federal monies for permanent supportive housing construction and rehabilitation;</li> <li>• Providing regulatory incentives, such as expedited permit processing and fee waiver, to projects targeted for persons with disabilities;</li> </ul>	<ul style="list-style-type: none"> <li>• Facilitate housing development for persons with disabilities.</li> </ul>	<p>Health Care Services Agency, Regional Centers, Planning, Community Development Agency - Housing &amp; Community Development Department, and Community Development Agency - Economic &amp; Civic Development</p>	<p>With the help of Measure A1 funding, County CDA helped facilitate 181 units of housing county-wide for people with disabilities as of summer 2020. This program is administered county-wide but is very important in the unincorporated communities.</p>	<p><b>Modify</b> - this program is very important and will be continued. The program text has been updated to describe current progress.</p>

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	<ul style="list-style-type: none"> <li>Reaching out to developers of supportive housing, and as funding becomes available, encourage development of projects targeted for persons with disabilities; and</li> <li>Working with local resource agencies to implement an outreach program informing families of housing and services available for persons with disabilities.</li> </ul>				
<p><b>Housing Opportunities for the Homeless</b></p>	<p>The County will take the following steps to promote the availability and increase the supply of housing opportunities for homeless persons:</p> <ul style="list-style-type: none"> <li>Identify additional sites that are now available or easily made available for shelters for homeless persons and families;</li> <li>Continue to provide assistance as described in the County's 10-Year Plan to End</li> <li>Homelessness and Continuum of Care program; and</li> <li>Continue to allow emergency shelters without a conditional use permit or other discretionary permit in the R-4 Zone subject to appropriate development standards pursuant to Government Code Sec. 65583.a.4.</li> </ul>	<ul style="list-style-type: none"> <li>Facilitate housing for homeless persons.</li> </ul>	<p>Community Development Agency - Housing &amp; Community Development Department, BHCS, Planning, and EveryOne Home</p>	<p>With the help of Measure A1 funding, County CDA helped facilitate 931 units of housing county-wide for people experiencing homelessness as of summer 2020. This program is administered county-wide but is very important in the unincorporated communities.</p>	<p><b>Modify</b> - this program is very important and will be continued. The program text has been updated to describe current progress. A separate program has been included that is specific to emergency shelters.</p>
<p><b>Affordable Housing Trust Fund "Boomerang" Program</b></p>	<p>The County has adopted allocating apportion of the residual tax increment funding returned from former Redevelopment Agencies (i.e. "Boomerang Funds") for the development of affordable housing county-wide and advocate for projects in the unincorporated county.</p>	<ul style="list-style-type: none"> <li>Support the development of affordable housing.</li> </ul>	<p>Community Development Agency - Housing &amp; Community Development Department</p>	<p>Boomerang funds continue to support vital housing activities. The Measure A1 funding has been very effective. Alameda County has created the Boomerang Fund for housing and homelessness programs, and</p>	<p><b>Modify</b> - HCD is investigating the process for an extension of the Measure A1 Bond. HCD also anticipates an allocation under a proposed regional housing bond sponsored by BAHFA. The program text has been updated to</p>

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
				Measure A1 funding for household rehabilitation/preservation; the construction of rental units serving people with specific housing needs; homebuyers with down payments; and programs and services for people experiencing homelessness.	describe current progress.
<b>Goal 3: Mitigate governmental constraints or mandates to housing development and affordability.</b>					
<b>Ordinance Review Committee</b>	<p>The County regulates the type, location, density, and scale of residential development in the unincorporated areas primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the County General Plan. The County is engaged in an ongoing process of reviewing the Zoning Ordinance for consistency with State laws. For this purpose Alameda County has established an Ordinance Review Committee. The goal of this review is to ensure that the County's requirements and standards do not act as a constraint to the development of affordable housing. The County will review the following policies in order to mitigate potential constraints to housing and to ensure consistency with State law:</p> <ul style="list-style-type: none"> <li>Review reasonable accommodation procedures to ensure their compatibility with fair housing laws, State Housing Element law, and the Health and Safety Code (2015-17);</li> <li>Evaluate the County's Ordinance with respect to Secondary Units and amend it as necessary for consistency with State law (2015-17);</li> </ul>	<ul style="list-style-type: none"> <li>Periodically review proposed changes to the Alameda County Zoning Ordinance to ensure consistency with the Housing Element law and State and Federal fair housing laws.</li> <li>Ensure that County regulations do not unnecessarily constrain housing development.</li> <li>Coordinate efforts with other County agencies as needed.</li> </ul>	Community Development Agency – Planning, Alameda County Fire Department, Alameda County Public Works Agency, and others	Historically, the Ordinance Review Advisory Committee was tasked with periodically reviewing ordinances and procedures for consistency with State law and County policy. However, this committee has not been convened since approximately 2012 and generally comprised of informally selected individuals. Therefore, the committee has not reviewed any policies since the 4th Housing Element cycle. The County has been proactive in its review of housing policies and guidelines, given the	<b>Delete</b> – the Ordinance Review Committee was not maintained, and staff do not anticipate convening the group again. This policy was ineffective.

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	<ul style="list-style-type: none"> <li>Evaluate the Park Dedication fee structure to ensure that it does not pose a constraint to the development of affordable housing (2015-17);</li> <li>Analyze the 25-foot height requirement in medium density residential zones and other zones, and consider modifications to these requirements, as appropriate (2015-17);</li> <li>Analyze the impact of the County's parking requirements on the development of housing and modify the requirements if needed, especially as they relate to the provision of affordable and senior housing (2015-17);</li> <li>Monitor the comprehensive Zoning Ordinance Update to ensure that proposed amendments do not pose an undue constraint on housing development (2015-23); and</li> <li>Review requirements for on- and off-site improvements for new developments, define what "excessive" requirements are, identify "excessive" potential requirements, and make every effort to reduce these "excessive" requirements, if any. (Ongoing)</li> </ul>			capacity limits of County Counsel. However, the Ordinance Review Advisory Committee was not maintained, and staff do not anticipate convening the group again.	
<b>Environmental Review Streamlining</b>	The County shall implement the provisions of SB 375 streamlining the California Environmental Quality Act (CEQA) process for Transit Priority Projects and projects that conform to the Sustainable Communities Strategy and meet specific criteria set forth in SB 375.	<ul style="list-style-type: none"> <li>Support the development of housing near transit.</li> </ul>	Community Development Agency – Planning	Alameda County adopts CEQA exemptions, and planning staff attempt to identify as many as possible.	<b>Modify</b> – continue to use Class 32 CEQA exemptions for infill housing development
<b>Intergovernmental Coordination</b>	Housing development often requires the input of more than one governmental body. Lack of coordination can lead to delays in project approvals and added housing costs. During the planning period the County will promote	<ul style="list-style-type: none"> <li>Expedite and simplify housing development by improving the efficiency of permit processes.</li> </ul>	Community Development Agency – Planning, Alameda County Fire Department,	Planning staff have coordinated with neighboring jurisdictions on potential	<b>Delete.</b> -

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	<p>housing development by ensuring the required reviews are done in a coordinated efficient manner. In support of improved coordination and communication, the County will do the following:</p> <ul style="list-style-type: none"> <li>• Continue to operate the Building Permit Center which provides a “one-stop” permit process that provides a coordinated and comprehensive review of residential development applications;</li> <li>• Ensure coordination between different County departments and provide for parallel review of different permits associated with projects;</li> <li>• Continue to coordinate multiple agency reviews of residential development proposals when more than one level of government is required for project review;</li> <li>• Increase the efficiency and accuracy of information disseminated by County agencies to members of the public; and</li> <li>• Continue to offer pre-application meetings, with members of various County agencies overseeing the development in attendance, so that applicants can be advised in advance of Federal, State, and County regulations, requirements, plans, policies, standards, including requirements for environmental review and findings that the approval body must make if it approves your application, that might apply to your proposal; and possible modifications to your project, including site layout, circulation, or</li> <li>• grading, that will make the project more consistent with the various regulations which may apply to a given project.</li> </ul>		Alameda County Public Works Agency, and others	developments, including future possible development near the Bay Fair BART station and the City of Pleasanton. Planning staff will continue to partner with neighboring jurisdictions to consider residential developments.	

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	<ul style="list-style-type: none"> <li>Convene meetings with the public and County agencies and departments who oversee land development to discuss possible procedural or policy changes that would minimize governmental constraints on residential development.</li> </ul>				
<b>Goal 4: To ensure a supply of sound housing units in safe and attractive residential neighborhoods.</b>					
<b>Minor Home Repair</b>	Alameda County provides grants for emergency repairs of plumbing, carpentry, electrical, railings, grab bars, toilets, water heaters, furnaces, doors, locks and more. The applicant must be the owner of record and the combined income of the household must meet program requirements.	<ul style="list-style-type: none"> <li>Continue to provide rehabilitation grants to qualified lower income homeowners.</li> <li>Assist 150 lower income households over the planning period.</li> </ul>	Community Development Agency - Neighborhood Preservation and Sustainability, Community Development Agency - Housing & Community Development Department, and Community Development Agency - Economic & Civic Development	Between 2017 and 2022, 184 households received HOME funded repairs throughout Alameda County; however, most of these are not in unincorporated Alameda County.	<b>Modify</b> - The program text has been updated to continue to provide rehabilitation grants to qualified lower income homeowners.
<b>Accessibility Grants</b>	Alameda County offers Accessibility grants for seniors or persons with special needs to install ramps, railings, doorways, counter height modifications, etc. Tenants and/or property owners may apply for assistance.	<ul style="list-style-type: none"> <li>Continue to provide accessibility grants to qualified persons.</li> <li>Assist 20 households over the planning period.</li> </ul>	Community Development Agency - Neighborhood Preservation and Sustainability, Community Development Agency - Housing & Community Development Department, and Community Development Agency - Economic & Civic Development	Of the rehabilitation funding offered through CDBG, none was used for accessibility rehabilitations in unincorporated.	<b>Continue</b>

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
<b>Rehabilitation Loans</b>	The Alameda County Rehabilitation Loan Program provides eligible lower income homeowners with below market-rate deferred loans to correct major health and safety deficiencies and make needed accessibility modifications. Loans may be secured for up to \$60,000. Repayment may be deferred until the property is sold refinanced or title transferred.	<ul style="list-style-type: none"> <li>• Provide loans to qualified lower income homeowners</li> <li>• Distribute information on the program.</li> <li>• Assist 14 homeowners during the planning period.</li> </ul>	Community Development Agency	As of 2023, 85 low-income households have received loans through this program throughout Alameda County. The program has been effective and is on track to meet its goal of assisting 200 households.	<b>Modify</b> – this program has been updated to include the current range of available loans and to refer to Renew AC.
<b>Foreclosure Prevention</b>	Unincorporated Alameda County has a high number of foreclosures, and the County is committed to distributing information to help residents avert foreclosure.	<ul style="list-style-type: none"> <li>• Provide up to date information about avoiding and dealing with foreclosure.</li> </ul>	Community Development Agency - Housing & Community Development Department	This program has been effective.	<b>Modify</b> – program updated to refer to Housing and Economics Rights Advocates (HERA) Foreclosure Prevention Program.
<b>Healthy Homes Program</b>	<p>The Board of Supervisors passed a resolution officially establishing the Alameda County Lead Poisoning Prevention Program (ACLPPP) in 1991. The resolution allowed cities in the County to participate in and support the Program by assessing an annual \$10 fee on all residential dwellings constructed before 1978, the first year that the U.S. Consumer Product Safety Commission (CPSC) banned lead in paint for residential use. The cities of Oakland, Berkeley, and Alameda were the first to participate in the program and the city of Emeryville joined in 1992. The program is governed by the Joint Powers Authority (JPA) which is composed of elected officials from each participating city and a community representative.</p> <p>From the start, the ACLPPP has demonstrated the importance and effectiveness of addressing housing conditions in order to improve the health of families. It soon became clear that many clients had multiple housing conditions that affected their health; pests, mold, and</p>	<ul style="list-style-type: none"> <li>• Prevent childhood lead poisoning and other health-related environmental problems.</li> </ul>	Healthy Homes Department	The Healthy Homes Department continues work to end lead poisoning and other environmental health issues through lead paint remediation, home repair, and other small grant programs. The Healthy Homes Department is a valuable part of Alameda County CDA.	<b>Modify</b> – program language has been summarized but the Healthy Homes Department continues to educate families regarding the principles of healthy homes.

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	<p>ventilation issues causing asthma triggers, a lack of fire and carbon monoxide detectors, and safety hazards causing injuries.</p> <p>The ACLPPP was a step ahead of a national trend to recognize the importance of a multifaceted approach to making homes healthy places for people to live. The Program began integrating healthy homes messages into its education and outreach, and training public health home visitors, housing program staff and others in the principles of a healthy home.</p> <p>In 2002 the ACLPPP received a Healthy Homes grant from HUD to conduct education and housing repairs in homes of children with asthma. The Program has continued to integrate healthy housing messages into its services, work with community partners and is now in its third Healthy Homes grant project. As a result, the name was changed from the Alameda County Lead Poisoning Prevention Program to the Alameda County Healthy Home Department.</p> <p>The Alameda County Healthy Homes Department's unique multi-disciplinary approach has received federal and state funding from the Department of Housing and Urban Development (HUD), Center for Disease Control (CDC), Environmental Protection Agency (EPA) and the Department of Health Services (DHS).</p>				
<b>Code Enforcement</b>	<p>The Code Enforcement Division is headed by the Code Enforcement Manager, an Assistant Deputy Director, and is responsible for enforcement of the Zoning Ordinance, the Neighborhood Preservation Ordinance, the Abandoned Vehicle Abatement Ordinance, the Building Code, the Housing code, and sections of the Fire Code, as well as land use regulations. Complaints usually derive from an</p>	<ul style="list-style-type: none"> <li>Continue to enforce applicable sections of the Alameda County Ordinance and related land use regulations.</li> <li>Investigate the cost of housing code enforcement.</li> </ul>	<p>Community Development Agency - Planning, Code Enforcement Division</p>	<p>Code Enforcement is a valuable part of Alameda County CDA and is one of the most public-facing departments in the agency.</p>	<p><b>Modify</b> – program text has been modified, but Code Enforcement will continue to enforce the Alameda County Municipal Code and other State and federal codes to promote safe housing conditions.</p>

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	illegal activity on or use of a property, such as operating a business in a residential district or an illegal dwelling unit. Investigations of violations occur on a complaint basis; as current staffing is not adequate to seek out violations.	<ul style="list-style-type: none"> <li>Seek additional funding opportunities to increase staffing.</li> </ul>			
<b>Goal 5: Seek to preserve units at risk of losing their affordability restrictions.</b>					
<b>Preservation of At Risk Housing</b>	44 units of housing are at risk of conversion to market rate units during the planning period. The County will monitor all units considered at risk of conversion, and to the extent feasible, work to preserve the affordability of these units.	<ul style="list-style-type: none"> <li>Maintain a database of subsidized housing units in order to monitor the status of units at risk of conversion;</li> <li>Pursue funding from private, State and Federal programs to assist in preserving at risk housing;</li> <li>Provide assistance via the Section 8 Housing Choice Voucher Program to households displaced due to the expiration of affordability restrictions;</li> <li>Discuss preservation options with at-risk project owners;</li> <li>Contact nonprofit housing developers to collaborate on projects that preserve units at risk;</li> <li>Provide financial assistance to nonprofit housing developers to either acquire or rehabilitate units at risk of conversion;</li> <li>Ensure that property owners comply with State laws requiring them to notify tenants one year in advance of their intent to terminate their subsidy contract or affordability covenants;</li> <li>Provide technical assistance to tenants to access other affordable housing resources.</li> </ul>	Community Development Agency - Housing & Community Development Department and Housing Authority of County of Alameda	CDA-HCD Staff continues to maintain the database of at risk units, and continues to pursue funding to support affordable housing preservation and rehabilitation. This program has been effective.	<b>Modify</b> – the program’s objectives have been included as action items and quantified objective updated to reflect the current number of at-risk units.

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
<b>Condominium Conversion</b>	<p>The County's apartment housing stock represents an important source of affordable housing to lower and moderate income households. Loss of apartment housing due to conversion to common interest developments (such as condominiums) compromises the County's ability to address rental housing needs. However, condominium may also provide affordable housing opportunities. In response to these concerns, in 1979 the County drafted guidelines to regulate the condominium conversion process. The guidelines list specific performance standards that must be met prior to conversion which include requirements for parking, open space, and energy efficiency. The guidelines also establish provisions for protecting the rights of tenants currently residing in units that are approved for conversion. These provisions include specific purchasing rights for tenants, as well as eviction clauses to which the owners must adhere.</p>	<ul style="list-style-type: none"> <li>Continue to enforce the Condominium Conversion Guidelines.</li> </ul>	<p>Community Development Agency – Planning and Alameda County Public Works Agency, - Development Services</p>	<p>This program has been effective.</p>	<p><b>Modify</b> – program language has been slightly modified to continue the program language.</p>
<b>Goal 6: To ensure equal housing opportunity for all persons without discrimination in accordance with State and Federal.</b>					
<b>Fair Housing Services</b>	<p>Alameda County HCD provides fair housing services through its contract with the Eden Council for Hope and Opportunity (ECHO). Funding for fair housing is through Federal Community Development Block Grants. Fair Housing services are provided in English with translation services available. Services include:</p> <ul style="list-style-type: none"> <li>Dissemination of materials pertaining to tenant rights;</li> <li>Investigation of housing discrimination complaints;</li> <li>Administration or judicial enforcement efforts related to individual or systemic forms of discrimination, conciliation by the fair housing agencies themselves, and follow-up;</li> <li>Public education and targeted outreach;</li> <li>Management training on fair housing laws;</li> </ul>	<ul style="list-style-type: none"> <li>Reduce housing discrimination through the provision of fair housing and landlord/tenant services.</li> <li>Pursue and allocate CDBG funds to support fair housing opportunities for all residents.</li> </ul>	<p>Community Development Agency - Housing &amp; Community Development Department</p>	<p>Alameda County's partnership with ECHO Housing has somewhat effective and the county will continue to work with ECHO Housing.</p>	<p><b>Modify</b> – this program has become three, more focused programs - Fair Housing Referrals, Fair Housing Services, and Displacement Protection.</p>

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	<ul style="list-style-type: none"> <li>• Tester recruitment and training for investigating complaints;</li> <li>• Studies or audits to uncover patterns of discrimination;</li> <li>• Counseling likely and actual victims of discrimination, housing providers, homeowners, insurers, lender and other industry representatives; and</li> <li>• Landlord/tenant referrals.</li> </ul> <p>Administrative remedies for housing discrimination are available through the California State Department of Fair Employment and Housing and the United States Department of Housing and Urban Development (HUD). HUD investigates most discrimination complaints on mortgage lending due to the length of time, nature, and cost of such investigations.</p>				
<b>Goal 7: To minimize the adverse environmental impacts of new residential development.</b>					
<b>Implement the Community Action Plan</b>	<p>The County adopted the Community Climate Action Plan in 2011, and incorporated the document into its General Plan in 2014. Over the next several years, the County will continue to strategize and coordinate efforts to implement the Plan.</p>	<ul style="list-style-type: none"> <li>• Implement the Community Climate Action Plan.</li> </ul>	<p>Community Development Agency - Planning</p>	<p>The Climate Adaptation Plan was adopted in 2014, and a progress report was issued in 2019. The County will be updating its Climate Action Plan in 2023. While this work will be relevant to long-term housing in unincorporated county, there is no need to attach it to the Housing Element.</p>	<p><b>Modify</b> – program text has been modified to generally implement the policies of the 2023 Community Action Plan as they relate to housing, the built environment, and transportation, to support the County’s greenhouse reduction goals.</p>
<b>StopWaste.org</b>	<p>StopWaste.Org is a public agency formed in 1976 by a Joint Exercise of Powers Agreement among the County of Alameda, each of the fourteen cities within the county, and two sanitary districts. The agency serves as the Alameda County Waste Management Authority and the Alameda County Source Reduction and</p>	<ul style="list-style-type: none"> <li>• Provide strategic planning, research, education and technical assistance to the public, businesses, and local governments.</li> </ul>	<p>StopWaste.org</p>	<p>This program has been fairly effective.</p>	<p><b>Delete</b> – although the program has been fairly effective, the program is out of scope for the Housing Element Update.</p>

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	<p>Recycling Board. In this dual role StopWaste.Org is responsible for the preparation and implementation of the County Integrated Waste Management Plan and Hazardous Waste Management Plan as well as the delivery of voter approved programs in the areas of waste reduction, recycled product procurement, market development and grants to non-profit organizations, to help the County achieve its 75% waste diversion goal. In support of this goal StopWaste.org operates several programs which emphasize sustainability and waste reduction these include: the Bay Friendly Gardening Program; Green Building; the Environmental Preferable Purchasing Program; and the irecycle@school Program.</p>	<ul style="list-style-type: none"> <li>Initiate innovative programs and facilities to maximize waste prevention, recycling, and economic development opportunities.</li> <li>Serve as a pro-active public policy advocate for long term solutions to our challenges.</li> <li>Partner with organizations with compatible goals.</li> </ul>			
<p><b>Infill, Mixed Use, and Transit-Oriented Developments</b></p>	<p>Infill projects are generally defined as projects occurring on parcels where existing infrastructure (streets, sidewalks, sewers, water) is present and there is an active or recently expired use. Mixed use developments generally combine residential uses with one or more uses such as commercial, civic, or recreational. Transit oriented development refers to projects that occur in close proximity to a transit access point (typically bus, train, or ferry). Mixed use and transit oriented developments offer effective solutions to problems that many communities face: the scarcity of affordable housing, the need for economic investment, water and air pollution, the preservation of open space, and public health concerns. These strategies can yield many benefits, these include:</p> <ul style="list-style-type: none"> <li>Efficient use of existing infrastructure and facilities;</li> <li>Encouraging investment in existing urban centers;</li> <li>Reducing urban sprawl by using infill lots and applying compact development patterns;</li> </ul>	<ul style="list-style-type: none"> <li>Implement the Eden Area and Castro Valley Area Plans as these plans contain policies to promote and support infill, mixed use and transit oriented developments; (2015-17)</li> <li>Investigate and develop programs to promote the redevelopment of infill sites, mixed use and transit oriented developments; these programs may include: annual outreach and marketing to developers; deferring fees for projects that would require lot consolidation; expedited permit processing; targeting specific financial resources; and modifying development standards (Annually);</li> <li>Investigate incentives to support infill, mixed use and transit oriented developments (Annually);</li> <li>Work with BART and the City of San Leandro to develop a</li> </ul>	<p>Community Development Agency – Planning and Community Development Agency - Economic &amp; Civic Development</p>	<p>In general, all development in urban unincorporated Alameda County is infill development. The County Planning department completed amendments to Ashland/Cherryland Business District (ACBD) Specific Plan to add flexibility to encourage mixed use developments. Revision of the Castro Valley Commercial Business District Specific Plan is underway. Alameda CDA Staff participated in creation of San Leandro's Bay Fair TOD Specific Plan,</p>	<p><b>Delete</b> – various programs throughout the Housing Element more particularly address the objectives of this 5<sup>th</sup> cycle program' other objectives; objectives not addressed by other programs have been satisfied during the 5<sup>th</sup> cycle.</p>

**Table D-1: Existing Housing Element Programs Review**

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	<ul style="list-style-type: none"> <li>• Minimizing traffic congestion by providing housing close to employment centers and child care facilities;</li> <li>• Creating sufficient density to support adjacent businesses;</li> <li>• Lowering greenhouse gas emissions by encouraging the use of public transportation; and</li> <li>• Improving public health by offering safe routes for pedestrians and cyclists</li> </ul> <p>Currently the San Lorenzo Village and the Ashland/Cherryland Business District Specific Plans allow for mixed use developments. The recently revised Castro Valley and Eden Area General Plans include designations that would permit mixed use and transit oriented developments in appropriate locations in these plan areas as well.</p>	<p>station area plan that would facilitate transit oriented development adjacent to the Bayfair BART Station (2015-17);</p> <ul style="list-style-type: none"> <li>• Maintain the Density Variable (DV) zoning designation which provides a density bonus of 75% for existing or consolidated sites that have a minimum of 100 foot median lot width and are at least 20,000 square feet in area (Annually);</li> <li>• Publicize parcels with the Density Variable (DV) zoning designation to encourage the redevelopment of small infill sites (Annually);</li> <li>• Complete the update of the Ashland Cherryland Business District Specific Plan (2015-17); and</li> <li>• Pursue SB 375 funding opportunities (Annually)</li> </ul>		<p>adopted in 2018, though it focuses primarily on San Leandro's side of the station. The density bonus has been less popular than anticipated. Staff have tried to incentivize first floor retail in the ACBD through relaxed design standards. Also in the ACBD, parking minimums are reduced near public transit to enable denser housing.</p>	

# Appendix E: Public Participation Summaries

[This Appendix will be updated as public participation is ongoing.]

## **Public Meetings**

### ***November 18, 2021 Joint MAC Meeting***

On November 18, 2021, Alameda County held a joint meeting of the Castro Valley, Eden Area, and Fairview Municipal Advisory Councils (MACs). Each MAC represents a different geographic area of the Unincorporated County. A notice for the meeting and the agenda were posted on the County website prior to the meeting. Due to COVID-19 restrictions, the meeting was held virtually on Zoom with the option to participate by phone. In addition to members from each of the three MACs, the meeting was attended by County Planning Department staff and members of the public. The meeting was recorded and the recording was posted on the County website.

County Planning staff presented a PowerPoint presentation that included a summary of state housing element law, including the required components, the purpose of the housing element, and the process for developing the revised housing element. The presentation explained the purpose of the Regional Housing Needs Allocation, how it was determined for each jurisdiction, and the importance of the sites inventory to demonstrate the County's capacity to accommodate it's RHNA.

#### *Summary of Comments Received at November 18, 2021 meeting:*

- Open space value should be factored into metric for identifying appropriate sites for housing
- Climate change should be considered in reviewing residential development proposals regarding requirements for elements such as energy efficient lighting and drought tolerant landscaping.
- It will be difficult to meet the RHNA and maintain the current quality of life in unincorporated communities.
- The RHNA numbers seems to be based on historical population growth and not more recent population loss.
- The County needs to look at how infrastructure is impacted by the increase in population that comes with adding more housing in an area.
- Water supply needs to be considered in determining appropriate sites for housing.

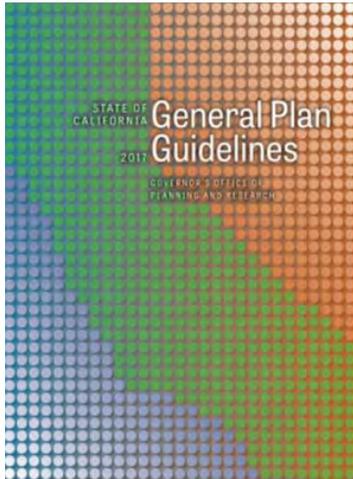
November 18, 2021 Meeting Presentation

# Housing Element Update & RHNA Allocation



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT

NOVEMBER 18, 2021

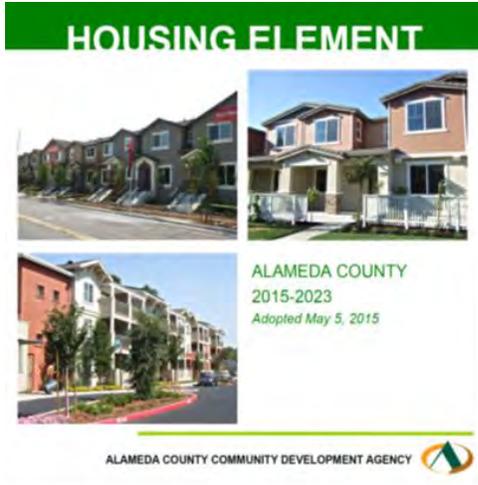


## General Plan Required by State Law (Government Code Section 65300 et seq.)

**Required Elements:**

- Land Use
- Circulation
- Housing
- Open Space
- Conservation
- Safety
- Noise
- Environmental Justice (separate element or integrate policies throughout other elements)

County General Plan Documents	STATE REQUIRED ELEMENTS							
	Land Use	Circulation	Housing	Conservation	Open Space	Safety	Noise	Envir. Justice
<b>AREA PLANS</b>								
Castro Valley General Plan	X	X		X	X	X	X	
East County Area Plan	X	X		X	X	X	X	
Eden Area General Plan	X	X		X	X	X	X	
<b>COUNTYWIDE ELEMENTS</b>								
Housing Element			X					
Conservation Element				X				
Open Space Element					X			
Safety Element						X		
Noise Element							X	
Ashland/Cherryland Community Health & Wellness Element to become Environmental Justice Element								X
Community Climate Action Plan	Optional Element							
Scenic Route Element	Optional Element							
Park and Recreation Element	Optional Element							
(An "X" indicates that the County document addresses topics related to the state required element.)								



The current County Housing Element was adopted in 2015.

<http://www.acgov.org/cda/planning/generalplans/documents/CompleteHousingElementBOSAdopted050515.pdf>

## Housing Element Update Required Components

- Evaluate existing Housing Element
- Assess Housing Need
  - Existing
  - Projected – Regional Housing Needs Allocation (RHNA)
  - Populations with Special Needs
- Site Inventory & Analysis
- Governmental & Nongovernmental Constraints
- Programs required to implement stated policies and achieve stated goals and objectives
- Board of Supervisors approval
- Certification by State HCD

## Housing Element Update Schedule

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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.

---

The next cycle for the Bay Area will be 2023 2031 (Sixth Cycle).

---

Revised Housing Element must be approved by State HCD and Board of Supervisors by January 2023.

## What is the Regional Housing Needs Allocation (RHNA)?

- **Since 1969, State law has required that all jurisdictions plan to meet the housing needs of everyone in the community.**
- **State HCD** identifies total number of units, across all income groups, for which the region must plan for the eight-year RHNA period (2023 to 2031).
- **ABAG** collaborates with local governments and stakeholders to develop a formula to assign each community a share of the Bay Area’s housing need.
- **Each local government** must update Housing Element of General Plan and zoning to show how it plans to accommodate its share of the regional need.

## What are the statutory objectives of RHNA?

**Increase housing supply and mix of housing types, tenure, and affordability in all cities and counties in an equitable manner**

**Promote infill development and socioeconomic equity** protect environmental and agricultural resources, encourage efficient development patterns, and achieve GHG reduction targets

**Promote improved intraregional jobshousing relationship**, including balance between low-wage jobs and affordable housing

**Balance disproportionate household income distributions** (more high-income RHNA to lower income areas and vice-versa)

**Affirmatively further fair housing**

## What’s new for this RHNA cycle?

**Greater emphasis on social equity**

**Higher total regional housing need**

**Expanded HCD oversight on methodology & allocations**

**More factors to consider in allocation** (*overpayment, overcrowding, greenhouse gas target, jobs-housing fit*)

**New requirements for identifying eligible sites for Housing Elements**

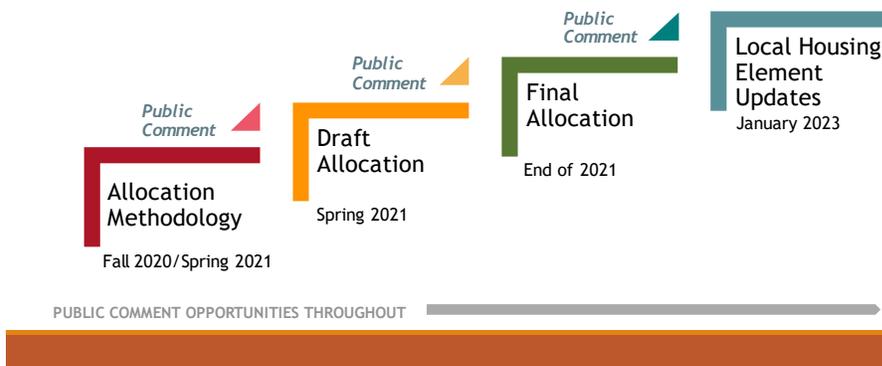
## How does HCD calculate the Regional Housing Need Determination?



## ABAG Region RHND 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	46,680 units	28,940 units	33,420 units	78,950 units	187,990 units
2023-2031	114,442 units	65,892 units	72,712 units	188,130 units	441,176 units
% Increase	<b>145%</b>	<b>128%</b>	<b>118%</b>	<b>138%</b>	<b>135%</b>

## RHNA Methodology Development



## Final 2023-2031 RHNA Methodology

- **STEP 1: Group RHND by income**
- **STEP 2: Factor weight = units allocated by factor**
  - Allocation Factors for Very Low - and Low-Income Units
    - 70% Access to High Opportunity Areas
    - 15% Job Proximity - Auto
    - 15% Job Proximity - Transit
  - Allocation Factors for Moderate- and Above Moderate-Income Units
    - 40% Access to High Opportunity Areas
    - 60% Job Proximity - Auto
- **STEP 3: Calculate jurisdiction's units from each factor**
- **STEP 4: Apply equity adjustment**

Equity Adjustment redistributes lower-income units to ensure all 49 jurisdictions identified as exhibiting above average racial and economic exclusion receive an allocation of lower -income units that is at least proportional to its share of households in 2020

## 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
<b>2015-2023</b>	430 units	227 units	295 units	817 units	1,769 units
<b>2023-2031</b>	1,251 units	721 units	763 units	1,976 units	4,711 units
<b>% Increase</b>	<b>191%</b>	<b>218%</b>	<b>159%</b>	<b>142%</b>	<b>166%</b>

## Comparison to Other Jurisdictions

JURISDICTION	2015-2023	2023-2031	PERCENTAGE INCREASE
Uninc. Alameda County	1,769 units	4,711 units	166%
Uninc. Contra Costa County	1,367 units	7,645 units	459%
Uninc. Santa Clara County	277 units	3,125 units	1,028%
Uninc. San Mateo County	913 units	2,833 units	210%

## Housing Element Sites Inventory and Analysis

- The land inventory must identify specific sites suitable for the development of housing within the planning period that are sufficient to accommodate the jurisdiction's share of the regional housing need for all income levels (Gov. Code § 65583)
- The site-specific listing must be accompanied by analysis to demonstrate that the land is suitable for development in the planning period and sites and zoning are sufficient and appropriate to accommodate the jurisdiction's share of the regional housing need for all income levels.
- The analysis of sites must indicate whether the inventory can provide for a variety of housing types, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, transitional and supportive housing, singleroom occupancy units and emergency shelters.

### Site Inventory Process



### Consequences of Not Fulfilling RHNA

- SB 35 (Weiner 2017) - local jurisdictions where construction of new housing units by developers has not met planning goals established through the Regional Housing Needs Allocation (RHNA) process are required to offer a ministerial approval process for multifamily residential developments under certain circumstances.
- AB 1174 (Grayson 2021) clarified the requirements that must be met for an approved development to be valid indefinitely and the process for modifications to applications.

## Incentives for Housing Element Compliance

### **Grant and loan programs that require an HCD certified housing element include:**

Permanent Local Housing Allocation (PLHA)  
Affordable Housing and Sustainable Communities (AHSC)  
SB 1 Planning Grants  
CalHOME Program  
Infill Infrastructure Grants  
ProhousingDesignation Program  
Local Housing Trust Fund Program (LHTF)  
Regional Transportation Funding: One Bay Area Grants (OBAG)

## Consequences of Housing Element Noncompliance

General Plan inadequacy  
Litigation  
Loss of permitting authority  
Financial penalties  
Court receivership

## Status of Process

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- Funded by \$500,000 Local Early Action Program Grant from State HCD
- Request For Proposals to recruit consultant

### ***Public Meetings July to October 2022***

From July to October 2022, County staff presented updates on the housing element process (in addition to other concurrent general plan projects) and solicited feedback from decision-makers and the public at the following meetings:

- Board Unincorporated Services Committee – July 27, 2022
- Castro Valley MAC – August 8, 2022
- Fairview MAC – September 6, 2022
- Eden Area MAC – September 13, 2022
- Planning Commission – September 19, 2022
- Agricultural Advisory Committee (AAC) – September 27, 2022
- Sunol Citizens' Advisory Council (Sunol CAC) – October 19, 2022

Due to COVID-19 restrictions, the meetings were held virtually on Zoom with the option to participate by phone. In addition to members from each of the decision-making bodies, the meetings were attended by County Planning Department staff and members of the public. Each meeting was recorded and the recordings were posted on the County website. County planning staff presented a PowerPoint presentation that outlined the housing element update process. Staff explained the requirements for the affirmatively furthering fair housing assessment, the importance of fulfilling the County's RHNA obligation, and the process for selecting sites for the sites inventory.

#### *Summary of Comments Received at July - October 2022 Meetings:*

##### July 27, 2022 Board Unincorporated Services Committee

- Many speakers expressed concern about how pandemic eviction moratorium was affecting the housing market/potentially discouraging development of more units.
- More protections are needed for renters.
- Maintenance of existing rental units should be addressed.
- Concern about young adults being able to afford rent.

##### August 8, 2022 Castro Valley MAC

- Utility service providers should be consulted as part of the housing element process.
- Development should be coordinated between unincorporated communities.
- Concern about ability to fulfill new RHNA when fell short of fulfilling previous RHNA

##### September 6, 2022 Fairview MAC

- The location of earthquake faults should be taken into consideration in sites inventory.
- Stormwater runoff is a safety concern in Fairview and should be considered in housing element.
- Wildfire risk and slopes should also be considered.

September 13, 2022 Eden MAC

- Preservation of trees and open space in the urban area should be taken into consideration, not just building housing.
- Environmental justice should be incorporated into the housing element.
- The County should adopt an inclusionary zoning ordinance.
- The public should be involved in the sites inventory to promote housing equity.

September 19, 2022 Planning Commission

- All unincorporated communities should share the burden of providing adequate sites to accommodate RHNA.
- New state law allowing residential development in commercial areas should be considered.
- Given the limited availability of potential sites, local opposition should not eliminate inclusion of some sites.

September 27, 2022 Agricultural Advisory Committee

- Concern housing development will result in loss of open space.
- Concern about condition of roads and lack of water impacting ability to build more housing in rural areas.
- More housing should be built in the cities instead of in the unincorporated areas.
- Ag worker housing and accessory dwelling units should be encouraged in rural areas.

October 19, 2022 Sunol Citizens' Advisory Committee

- Concern about consequences of completing HE late and potential enforcement by HCD.

*Example July-October 2022 Meeting Presentation:*

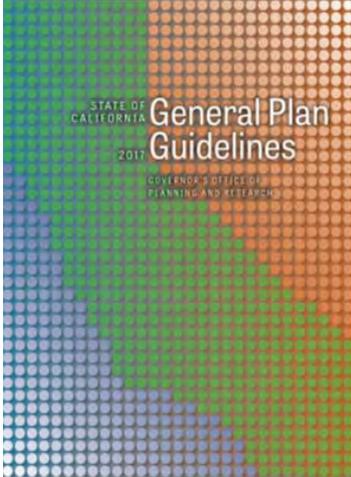
## Update on General Plan Project Housing Element, Environmental Justice Element, and Safety Element/Community Climate Action Plan

Unincorporated Services Committee

July 27, 2022



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT



## General Plan Required by State Law

(Government Code Section 65300 et seq.)

**Required Elements:**

- Land Use
- Circulation
- Housing
- Open Space
- Conservation
- Safety
- Noise
- Environmental Justice (separate element or integrate policies throughout other elements)

County General Plan Documents	STATE REQUIRED ELEMENTS							
	Land Use	Circulation	Housing	Conservation	Open Space	Safety	Noise	Envir. Justice
<b>AREA PLANS</b>								
Castro Valley General Plan	X	X		X	X	X	X	
East County Area Plan	X	X		X	X	X	X	
Eden Area General Plan	X	X		X	X	X	X	
<b>COUNTYWIDE ELEMENTS</b>								
Housing Element			X					
Conservation Element				X				
Open Space Element					X			
Safety Element						X		
Noise Element							X	
Ashland/Cherryland Community Health & Wellness Element to become Environmental Justice Element								X
Community Climate Action Plan	Optional Element							
Scenic Route Element	Optional Element							
Park and Recreation Element	Optional Element							

(An "X" indicates that the County document addresses topics related to the state required element.)

## General Plan Projects 2021-2024

Housing Element

Environmental Justice Element

Safety Element & Climate Action Plan

# Housing Element

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## Housing Element Update Process

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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.

---

The next cycle for the Bay Area is 2023 -2031 (Sixth Cycle).

---

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

---

Estimated completion date – January 2024.

## Housing Element Update Required Components

- Evaluate existing Housing Element
- Assess Housing Need
  - Existing
  - Projected – Regional Housing Needs Allocation (RHNA)
  - Populations with Special Needs
- Site Inventory & Analysis
- Governmental & Nongovernmental Constraints
- Affirmatively Further Fair Housing
- Programs required to implement stated policies and achieve stated goals and objectives
- Board of Supervisors approval
- Certification by State HCD

## Affirmatively Furthering Fair Housing

AB 686 (2018) requires that housing elements demonstrate the local jurisdiction is “affirmatively furthering fair housing.” Jurisdictions need to demonstrate compliance with the statute by:

- Analyzing existing fair housing and segregation issues
- Identifying fair housing goals
- Developing strategies to implement these goals
- Ensuring sites in the inventory are identified in such a way that promotes AFFH

## What is the Regional Housing Needs Allocation (RHNA)?

State HCD identifies total number of units, across all income groups, for which the region must plan for the eight-year RHNA period (2023 to 2031).



ABAG collaborates with local governments and stakeholders to develop a formula to assign each community a share of the Bay Area’s housing need.



Each local government must update Housing Element of General Plan and zoning to show how it plans to accommodate its share of the regional need.

## What’s new for this RHNA cycle?

Greater emphasis on social equity

Higher total regional housing need

Expanded HCD oversight on methodology & allocations

More factors to consider in allocation (*overpayment, overcrowding, greenhouse gas target, jobs-housing fit*)

New requirements for identifying eligible sites for Housing Elements

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- The analysis of sites must indicate whether the inventory can provide for a variety of housing types, including multifamily rental housing, housing for agricultural employees, transitional and supportive housing, single-room occupancy units and emergency shelters.

July 2022 -February 2023	Technical Studies and Issues Evaluation
July-October 2022	Sites Inventory
July-December 2022	Affirmatively Furthering Fair Housing
July 2022 -HE Approval	Community Engagement
March 2023	Public Review Draft Housing Element
April-December 2023	State HCD Reviews Draft Element
January 2024	Public Hearing Draft Housing Element
February 2024	Final Housing Element Adopted
October 2022 -February 2024	CEQA Analysis

### ***December 5, 2022 Planning Commission Work Session***

On December 5, 2022, County staff held a work session with the Planning Commission to request input for the housing element update. Due to COVID-19 restrictions, the meeting was held virtually on Zoom with the option to participate by phone. The meeting was attended by the Planning Commissioners, County Planning Department staff and members of the public. The meeting was recorded and the recording was posted on the County website. Staff provided an update on the status of each section of the draft housing element. Information presented included preliminary data for the housing needs assessment, prospective policies and programs, and a map showing properties on the draft sites inventory.

#### *Summary of Comments Received at December 5, 2022 Meeting:*

- Concern about consequences of completing housing element late, potential enforcement by HCD, and builder's remedy.

- Concern about impact of more ADUs and higher density on existing housing – need to improve amenities in impacted neighborhoods.
- Housing can't be built in the same way it has been and include higher density. The County needs to reduce parking requirements to accommodate higher density housing.

*December 5, 2022 Planning Commission Work Session Presentation:*

## Housing Element Update



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

PLANNING DEPARTMENT

DECEMBER 5, 2022

### Housing Element Update Process

The Housing Element is an opportunity to shape how unincorporated communities grow in 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.

The next cycle for the Bay Area is 2023-2031 (Sixth 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 & Nongovernmental 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 with additional prospective housing

Updating the building code for maintenance and code enforcement

Passing an inclusionary zoning ordinance or other community benefit program

Protecting tenants' rights through rent stabilization, a rental registry, and establishing a rental inspection process

Working with BART to facilitate the development of housing at the Castro Valley and Bay Fair BART stations.

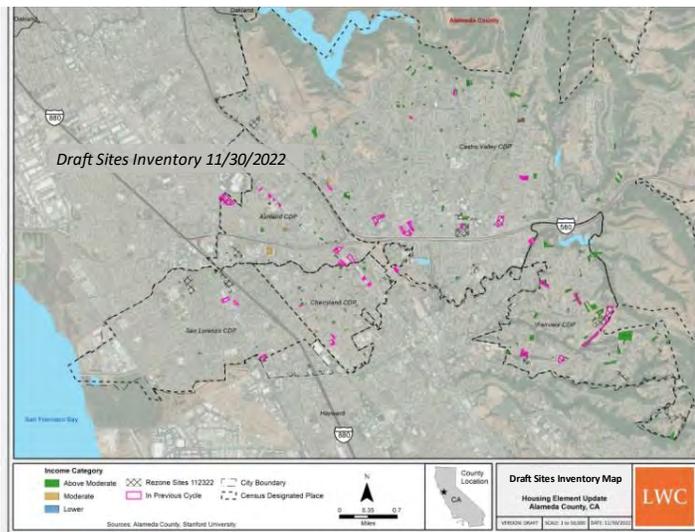
Creating universal design guidelines

## 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
<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



## 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 Site 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 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

### SO FAR:

General Plan updates shared with EMAC, CVMAC, FVMAC, Sunol CAC, AAC, USC, and this body

Hosted office hours

Met with the "Environmental Justice Bucket" of the Ashland Cherryland Healthy Communities Collaborative (ACHCC)

Contacting key landowners

Scheduling meetings with key stakeholders

### WHAT WE'RE LOOKING FORWARD TO:

Developing and publicizing a more detailed quantitative survey

One or more in-person gallery walks, to enable deeper discussion of the Site Inventory

A panel featuring housing leaders from unincorporated communities with discussion of housing needs and challenges

And a large, virtual, feedback forum where staff will describe how comments and input from throughout the update process has informed the public review draft.



Contact  
Information

Liz McElligott, Alameda County Planning Department  
[Elizabeth.mcelligott@acgov.org](mailto:Elizabeth.mcelligott@acgov.org) 510-670-6120

Contact our team: [housingelement@acgov.org](mailto:housingelement@acgov.org)

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

Housing Element Website:  
<http://www.acgov.org/cda/planning/housingelement/housing-element.htm>

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

### ***Public Meetings February 2023***

In February of 2023, County staff presented updates on the housing element process (in addition to other concurrent general plan projects) and requested input from decision-makers and the public at the following meetings:

- Fairview MAC – February 7, 2023
- Eden Area MAC – February 14, 2023
- Planning Commission – February 21, 2023
- Board Unincorporated Services Committee – February 22, 2023
- Castro Valley MAC – February 27, 2023

The meetings were held in-person with the option to participate virtually on Zoom or by phone. In addition to members from each of the decision-making bodies, the meetings were attended by County Planning Department staff and members of the public. Each meeting was recorded and the recordings were posted on the County website. County planning staff presented a PowerPoint presentation that provided an update on the status of each section of the draft housing element. Information presented included preliminary data for the housing needs assessment, prospective policies and programs, and a map showing properties on the draft sites inventory.

#### ***Summary of Comments Received at February 2023 Meetings:***

##### **February 7, 2023 Fairview MAC**

- Parking available on residential streets is inadequate.
- Private streets are an issue because of maintenance needs and lack of parking.

##### **February 14, 2023 Eden MAC**

- San Lorenzo Village should be developed with commercial uses, not residential.

- The historic resources in the communities should be considered and more ADU's should be encouraged.
- The natural resources on the 238 bypass parcels should be taken into consideration.
- The history of racial displacement should be included in the housing element.
- It's important to include San Lorenzo's history of racial discrimination and also current gentrification issues.

#### February 21, 2023 Planning Commission

- The long development application review process is a constraint on development.
- Non-governmental constraints include high EBMUD hookup fees, and PG&E takes too long to hookup electrical connections for new developments.
- Mobile home parks should be replaced with denser housing.
- Missing middle housing is important to provide opportunities for home ownership.
- Regarding construction of housing at BART sites, BART ridership is down so less parking is needed.

#### February 22, 2023 Unincorporated Services Committee

- Commercial property in San Lorenzo area should remain commercial.
- Support services and infrastructure improvements are needed to encourage the development of more housing.
- ADU's should be encouraged to increase housing supply.
- Schools are overcrowded because of closures.
- More low-income housing is needed in the area to counteract the impacts of historic redlining.
- County policies and ordinances like the eviction moratorium are not friendly to rental property owners and the development of more housing.
- The root cause of the housing crisis is lack of supply. Infrastructure improvements are needed.
- Housing providers deserve protections, not just tenant protections.
- Housing supply is important. Incentives for more housing need to be provided.
- There are too many restrictions on rental housing.

#### February 27, 2023 Castro Valley MAC

- Preserving commercial property is important. Communities need amenities.
- Excited to see potential for new development in Castro Valley. Mixed use developments should be encouraged.
- Too much low-income housing is being considered near former Caltrans 238 by-pass parcels.
- Mixed income housing should be encouraged, not just low-income, and developments should include retail space.

- Concerned that the current environment is not friendly to property owners. How can the County attract builders if rental property owners can't collect rent? Utility capacity needs to be considered.
- Infrastructure and school capacity needs to be considered.

*Example February 2023 Meeting Presentation:*

# Housing Element Update

Unincorporated Services Committee      February 22, 2023



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.

---

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.

---

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

---

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 & Nongovernmental Constraints
- Evaluate existing Housing Element policies & programs
- Affirmatively Further Fair Housing
- Community Engagement

## Prospective Policies and Programs

- |   |   |
|---|---|
| Targeting additional community resources in lower resource areas planned for additional housing | Passing an inclusionary zoning ordinance or other community benefit program                                 |
| Addressing potential displacement within unincorporated   | Working with BART to facilitate the development of housing at the Castro Valley and Bay Fair BART stations. |
| Rezoning sites to meet the RHNA   | Creating universal design guidelines  |
| Tracking ADU permit issuance to build accountability  |   |

## Unincorporated Alameda County RHNA Increase from Current Cycle

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Median income	100%	\$87,900	\$113,050	\$125,600
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## 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 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

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 appropriate for rezoning 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.

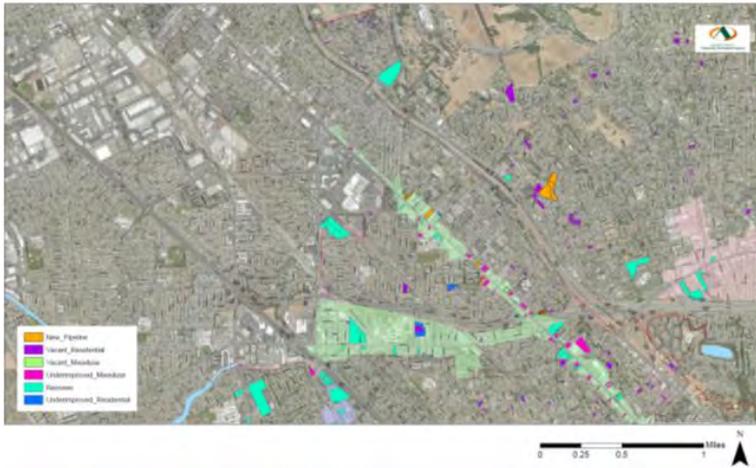
First Presbyterian Grove Way site, adjacent to Trader Joe's in Castro Valley.

177 Lewelling Blvd. (Crunch Fitness) & adjacent parcels

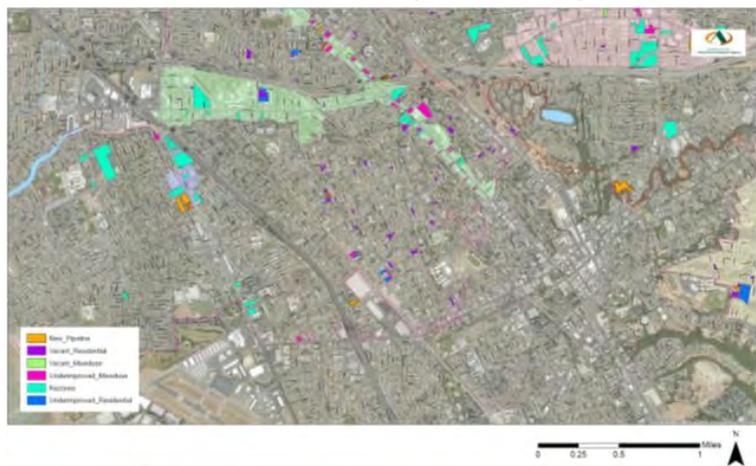
San Lorenzo Village area

Large site in East County inside the Urban Growth Boundary to the east of the City of Pleasanton.

## Draft Sites Inventory for Ashland



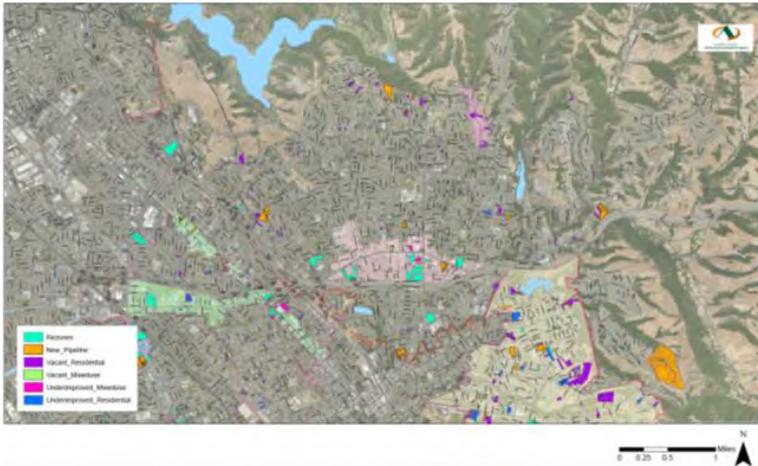
## Draft Sites Inventory for Cherryland



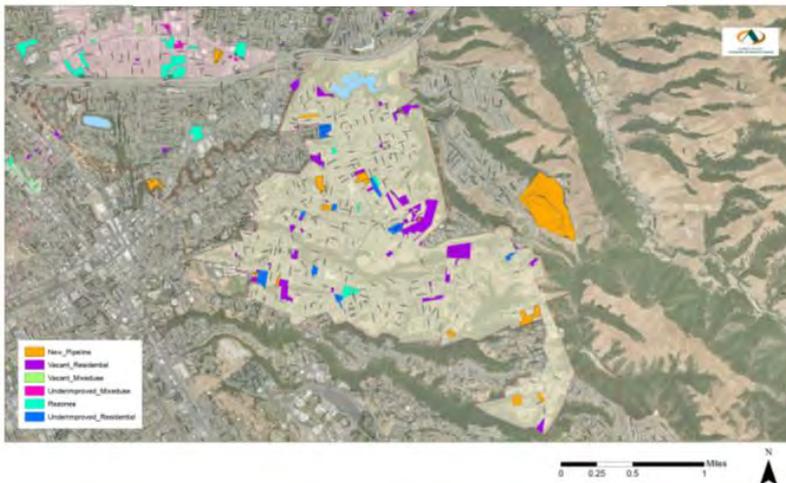
### Draft Sites Inventory for San Lorenzo



### 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

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 Community Workshops Presentations to EMAC, CVMAC, FVMAC, Sunol CAC, AAC USC, PC, T&P, BOS

## Current Meeting Schedule

<b>February 7</b>	Fairview MAC
<b>February 14</b>	Eden MAC
<b>February 21</b>	Planning Commission
<b>February 22</b>	Board Unincorporated Services Committee
<b>February 27</b>	Castro Valley MAC

## Comments Received at Recent Meetings

### 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.

### Planning Commission

BART ridership is down so not as much parking will be needed at stations in the future.

Only 500 to 600 housing units were built in the Unincorporated County during the last housing element cycle, well below the 5<sup>th</sup> cycle RHNA of 1,769.

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>

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

### ***Agricultural Advisory Committee – April 25 & May 23, 2023***

At its April 25 and May 23, 2023 meetings, the Agricultural Advisory Committee (AAC) received a presentation from Planning Department staff on the housing element update process. The meetings were held in-person with the option to participate virtually on Zoom or by phone. In addition to members of the AAC, the meetings were attended by County Planning Department staff and members of the public. The meetings were recorded and the recordings were posted on the County website. Staff informed the AAC that farmworkers are identified in state law as a population with special housing needs and the state requires that the need for farmworker housing be analyzed and addressed in the housing element. Staff requested the Committee's input on the need for farmworker housing in the County and how the need can be addressed in the housing element policies and programs. Staff added that the Committee can continue to explore and develop programs to facilitate the construction of farmworker housing after the housing element has been adopted.

#### ***Summary of Comments Received at April 25 & May 23, 2023 Meetings:***

- Agriculture has steadily declined in the County and there is a need to increase agriculture.
- There is more of a need for farmworkers for labor intensive crops, but cattle ranching needs fewer workers.
- The landscape industry uses lots of H-2A migrant workers and they stay in hotels and could this be part of the discussion. Cross training between agricultural sectors should be considered to keep workers busy all year and available.
- The agricultural scope should include entire farm to fork sector to meet specialty crops economy. Member Norton said seasonal workers tend to migrate to Stockton/Tracy and they carpool in. Most probably would prefer to stay near farms and ranches. He spoke on federal law and standards for farmworkers housing.
- Septic requirements are an issue and alternatives should be considered.
- This is a way of using housing as a strategy for employment and have workers close by instead of commuting hours to work.

#### ***Board of Supervisors***

[This Section will be updated as public participation is ongoing.]

### **Other Public Outreach Activities and Events**

#### ***Website***

The County's website hosted a dedicated Housing Element Update webpage (<https://www.acgov.org/cda/planning/housing-element/housing-element.htm>) to provide information on the Housing Element update process and timeline, resources (e.g., reference material, draft documents, etc.), meeting notices and materials, and County contact information. Any person could sign up to receive email notifications about upcoming meetings and availability of information.

### ***Online Office Hours***

From November 2022 to January 2023, County staff held online office hours to discuss Housing Element questions with a variety of groups. While the office hours were not well attended, staff was contacted by a resident of the Unincorporated Area who said she needed help finding adequate housing for her family who was living in an overcrowded unit. County Staff put her in contact with County HCD resources.

### ***Public Workshop for Property Owners***

On February 9, 2023, the County hosted a workshop for property owners of parcels in the sites inventory to explain what the Housing Element is and why their properties were included in the inventory. Workshop attendees were also encouraged to participate in the Housing Element survey, share their housing story, and to sign up for emails on the project website.

#### ***Summary of Comments Received at February 9, 2023 Property Owners' Workshop:***

- Interested in rezoning property to allow residential development.
- County should coordinate contact with other property owners to facilitate joint development of adjacent properties.
- Concern regarding access to utilities.

[This Section will be updated as public participation is ongoing.]

## **Affirmatively Furthering Fair Housing (AFFH)-Targeted Outreach**

### ***Ashland Cherryland Healthy Community Collaborative***

The Ashland Cherryland Healthy Community Collaborative (ACHCC) has been a significant part of the creation of the concurrently written Environmental Justice (EJ) Element. Members represent a variety of organizations and government agencies that serve and/or represent people in the Eden Area. In 2021, the following agencies and organizations formed the “EJ Bucket” of the ACHCC to help inform the policies and programs of the EJ Element:

- AC Transit
- Alameda County Community Food Bank
- Alameda County Economic and Civic Development Department
- Alameda County Health Care Services Agency
- Alameda County Healthy Homes Department
- Alameda County Library
- Alameda County Office of Education
- Alameda County Planning Department, Code Enforcement
- Alameda County Probation Department
- Alameda County Public Health Department
- Alameda County Public Works Agency
- Alameda County Sheriff's Office
- Alameda County Transportation Commission
- ALL IN Alameda County
- Bike East Bay
- Cherryland Elementary Family Resource Center
- Deputy Sheriffs' Activities League
- Eden Community Land Trust
- Eden I&R
- Eden United Church of Christ
- Friends of San Lorenzo Creek
- Hayward Area Recreation and Parks District (HARD)
- La Familia
- Mandela Partners
- My Eden Voice!
- 100k Trees for Humanity
- Padres Guerreros
- REACH Ashland Youth Center
- Resources for Community Development
- San Lorenzo Unified School District
- Tiburcio Vasquez Health Center
- YMCA East Bay

Since many of the organizations participating in the “EJ Bucket” of the ACHCC work with and advocate for special needs groups identified in the Housing Element, amidst ongoing engagement for the EJ Element, staff presented information regarding the Housing Element at the November and December 2022 meetings of the ACHCC as a means of (1) educating attendees about the Housing Element process, 2) inviting attendees to further discuss their organizations’ needs in relation to housing, and (3) advertising open surveys.

*Summary of Comments Received at November-December 2022 ACHCC Meetings:*

- Questioned basis for high RHNA since County is losing population.
- Resources should be focused in burdened areas where more housing is planned.
- Affordable housing development planned in Ashland in partnership with new park is example of improving resources in low resource area.
- County Probation Office sees challenges for its clients.
- Contamination and habitat value should be considered on potential housing sites.
- School capacity should be considered.
- There should be a tax policy to disincentivize self-storage units.

***Individual Interviews***

In addition to those attending ACHCC meetings, County staff reached out to the following organizations:

- Eden Community Land Trust
- East Bay Housing Organizations (EBHO)
- The Supportive Housing Community Land Alliance (SHCLA)
- REACH Ashland Youth Center, sponsored by the Alameda County Health Care Services Agency
- Resources for Community Development (RCD)
- My Eden Voice (MEV)
- The Deputy Sheriffs' Activities League (DSAL)
- Community Resources for Independent Living (CRIL)
- The Alameda County Probation Department

More information about these organizations and their work with special needs populations is available in Appendix F, the Affirmatively Furthering Fair Housing Assessment. Staff successfully met for individual conversations with the following organizations: EBHO; SHCLA; REACH Ashland Youth Center; RCD; MEV; and the Alameda County Probation Department.

## Summary of Public Comments Received

In response to the County's Housing Element outreach efforts, individual residents concerned with affordable housing and with housing access for people with disabilities reached out to staff.

Concerns heard by staff:

- Generally about housing and housing security and the disparities between homeowners and renters in urban unincorporated Alameda County.
- Lack of existing protections from yearly rental increases beyond state law
- Service providers can't help people with other problems in their lives when they're dealing with poor housing conditions or housing instability; whether or not they want to work in the housing sphere, providers are forced to because this problem is the age and state of housing structures; unregulated units
- Overcrowding, especially in Ashland and Cherryland. This goes on to effect other parts of peoples' lives.
- Residents especially in Ashland, Cherryland, San Lorenzo, and Hayward Acres have specific housing needs
- Between affordability and the size of units, there are people living effectively unsheltered in backyards or in storage units.
- Homelessness can look different in Unincorporated: more people couch-surfing or living in their cars, less people visibly sleeping outside than in other parts of Alameda County
- There are not enough services for people experiencing homelessness located specifically in Unincorporated.
- Alameda County needs to provide housing with services to people currently experiencing homelessness, ideally with some of the local medical providers involved.
- Can manufactured housing be a part of solving the housing crisis in Unincorporated Alameda County?
- Tiny homes are just a temporary solution for people experiencing homelessness; we need mental health and substance use support
- Some residents have difficulty working with ECHO housing
- People with disabilities have wide needs for housing.
- Greater transparency with the Housing Element process
- South and Central County do not have the same kinds of resources for people re-entering society that Oakland does, and that makes it difficult for people in other parts of the county to access them. While this is true for all returning people, there especially are not resources for women.
- Existing housing options for people on probation do not accommodate family structures. They're generally communal, have little privacy, and do not include options for dependents, pets, or partners.
- Waitlists for housing-related resources for people on probation are so long that sometimes their probation period ends before they're able to take advantage of any of them.

Stated needs and ideas heard:

- An unincorporated-specific navigation and resources center
- Protections against rising rents
- Services in the Unincorporated County for people experiencing homelessness
- Additional affordable housing, specifically to help systems-impacted people stay housed
- A Universal Design policy like the City of Alameda
- Making it easier to navigate the jurisdictional divides in Central Alameda County by working with San Leandro and Hayward as much as possible

**Online Survey**

<b>Community</b>	<b>Number of Responses</b>	<b>Percentage of Responses</b>
<b>Castro Valley</b>	21	40.4%
<b>Eden Area</b>	24	46.2%
<b>Ashland</b>	7	13.5%
<b>Cherryland</b>	3	5.8%
<b>Hayward Acres</b>	3	5.8%
<b>San Lorenzo</b>	11	21.2%
<b>Fairview</b>	2	3.8%
<b>Neighboring municipalities</b>	5	9.6%
<b>Total</b>	52	100.0%

A housing needs survey was offered in Spanish and English on the County website. Links to the survey were sent to the County’s Housing Element listserv, posted to various online newsletters and in flyers in San Lorenzo Village and along the East 14<sup>th</sup> Street and Mission Boulevard corridor in Ashland and Cherryland.

The survey received 52 responses, as shown in Table F-3. In addition, 294 potential responders clicked

through to the survey; while they did not complete the survey or did not intentionally click on the link, these 242 users read more about the Housing Element process.

Demographics of responders include the following:

- 40.4% of responses (21 people) have lived in the area for 5 years or less; 48.1% of responses (25 people) have lived in Unincorporated County for 11 or more years
- 32 responders (61.5%) identified themselves as a combination of one or more: American Indian and Alaska Native, Asian, Black or African American, Hispanic or Latine, Native Hawaiian and Other Pacific Islander.
- 40.4% (21 people) live in Castro Valley, and 46.2% (24 people) live in the Eden Area. 5 people (9.6%) live in adjacent cities or otherwise work in Unincorporated Alameda County.
- 40.4% of responses (21 people) said that the existing housing types available in Unincorporated Alameda County do not meet there needs.

When asked what housing issues the county should focus on solving in Unincorporated Alameda County, people responded in the following ways:

- 26 people (50%) of responders answered that “Affordability: rental housing is too expensive for people” was one of the 2 things the county should focus on.
- 13 people (25%) of responders answered that “Overcrowding: there are too many people living in one home” was one of the 2 things the county should focus on.
- 13 people (25%) of responders answered that “Housing quality and maintenance: housing needs repairs or significantly updated features” was one of the 2 things the county should focus on.

These responses are consistent with the housing needs analysis in Appendix A which found that 25 percent of renter households spend between 30 and 50 percent of their incomes on housing and 26 percent of renter household spend 50 percent or more of their income on housing. The analysis also found that 8.5 percent of residents of the Unincorporated Area live in overcrowded conditions, with the highest levels of overcrowding in Cherryland (17 percent of residents) and Ashland (15 percent of residents).

When asked about the housing issues faced while living in Unincorporated Alameda County, people responded in the following ways:

- 36.5% of responders (19 people) said that they do not face housing issues in Unincorporated Alameda County.
- Of the 33 people who responded with having housing problems
  - o 18 people (54.5%) said that “Monthly rental housing costs are too expensive”
  - o 15 people (45.5%) said that “[they] cannot find affordable housing”

When asked about what amenities they’d like to see near more dense housing, people answered the following ways. Note that responders were allowed to choose up to 2 options

- 46.2% (24 people) answered that they’d like additional parks and play areas
- 42.3% (22 people) answered that they’d like additional grocery and shopping areas
- 30.7% (16 people) answered that they’d like additional open space and trails.

The following responses to open ended questions are arranged thematically:

*On Needing Affordable Housing*

- I would like to see more affordable housing for all types of populations. I would like to see more affordable housing all over not just in certain areas. ... Affordability is too high. Can't afford to live here. More affordable housing in unincorporated Alameda County would help a lot of people from displacement as well as provide better quality of life. I wish my rent was lowered. ... There are a lot of people against affordable housing in unincorporated communities and there has to be a way to still complete affordable housing in these communities. It's giving segregation and red lining.
- My brother moved to Texas because he cannot afford housing here, I am looking for housing to move out of my parent house.
- I would love to find a place of my own that I can afford (I have a full time job and work extra some weekends, but housing is still not attainable).
- [in response to why existing housing does not meet their needs] Unaffordable
- Rent to[o] expensive
- Las rentas son muy altas y piden muchos requisitos para poder rentar. Quieren 3 veces más de ingreso de lo que se pagaría de renta *[Rents are very high and they (landlords) have many requirements in order [for one] to be able to rent. They want three times more than what is paid for rent itself.]*
- Need help with rental assistance
- [I need] Stable suitable affordable housing in a decent area. ... Rent is too high and hard to find suitable stable housing
- Los precios en la renta están muy elevados *[The rental prices are raised very high.]*
- Currently renting a room for my daughter and I. Rent assistance is very helpful. ... I can't move out on my own because rent is expensive and I'm a single mom.
- [I need] Renters protection, affordability. ... I would like for community members to have access to safe, affordable, and healthy housing particularly for our African American and new-comer communities.

- Ayuda financiera para pagar mi renta, que es muy cara, ayuda para pagar gas y electricidad son muy caros ,se necesita Mas viviendas de costo accesible para no tener que compartir la casa con otras 2 familias ... Necesidad de ayuda para comparar un departamento a costos razonables. ... Necesidad de ayuda para comparar un departamento a costos razonables. O ayuda financiera para poder pagar renta. ... Hay muchas personas sin vivienda, y no hay suficientes viviendas y las rentas son exageradamente CARAS. *[Financial help to pay my rent, which is very expensive, help to pay for gas and electricity, which are very expensive, there is need for more housing with accessible costs to not have to share an apartment with 2 other families ... [There is] Need for help to compare [a higher cost apartment rental] [with] an apartment [rented] at reasonable costs ... Or financial help for being able to pay rent ... There are many people without housing (now), and there is not sufficient housing, and the rents are exaggeratedly HIGH.]*
- There should be more affordable homeownership types ... much more! Condos, community land trusts, etc...
- [I need] More affordable housing and assistance for low-income families.

#### *On Transit and Housing:*

- Building house near transit corridors. Do not put additional house in established neighborhoods.
- I fully support mixed use housing near the Castro Valley BART station. I live 0.5 miles from the station and would love for the surrounding area to be built up and include more diverse, modern dining and retail options along with housing. I 100% support a more pedestrian-friendly downtown, with more frequent and accessible public transit options.
- Please increase density near the business district and BART as a way to improve walkability/rideability/livability.
- Build affordable housing near transit centers and not in existing neighborhoods.
- We agree with redeveloping Castro Valley BART's parking lot into housing, but we drive to BART so some sort of parking structure would be best to enable BART accessibility (most folks in Castro Valley would drive and park at BART).
- We still need to build more low-income housing near transit centers.

#### *On Overcrowding*

- We need an housing of own that is able to accommodate the family size of 5
- Adult children living with us. Need extra private areas for family.

Public comments received during the housing element process are also provided in Section 1.E. of the main body of this housing element document, along with programs to address the comments listed, and in Appendix F, the Affirmatively Furthering Fair Housing Assessment.

# Appendix F: Affirmatively Furthering Fair Housing (AFFH)

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# Introduction

## Introduction and Overview of AB 686

Assembly Bill 686 (AB 686, 2018) expands requirements for all state and local agencies to ensure that appropriate actions are taken to relieve disparities in housing needs resulting from past patterns of segregation and unequal access to educational and employment opportunities. Requirements include an assessment of fair housing in all housing elements due to be revised on or after January 1, 2021, and a commitment to deliberate actions to affirmatively further fair housing.

AB 686 defines affirmatively further fair housing (AFFH) as “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

In addition to administering housing and community development programs in ways that affirmatively further fair housing, AB 686 added an assessment of fair housing to the Housing Element with the following components:

- A summary of fair housing issues and assessment of the County’s fair housing enforcement and outreach capacity
- An analysis of segregation patterns and disparities in access to opportunities
- An assessment of contributing factors
- An identification of fair housing goals and actions.

## Approach to Analysis

This AFFH assessment of fair housing considers factors that cause and contribute to persistent residential segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs and displacement. It examines patterns at a local and regional level and overall trends over time.

### F.1.1 Notes on Figures and Analysis

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#### Approach to Analysis

This AFFH assessment of fair housing considers factors that cause and contribute to persistent residential segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs and displacement. It examines patterns at a local and regional level and overall trends over time.

#### Fair Housing Methodology

California Government Code Section 65583 (10)(A)(ii) requires an analysis of available federal, state, and local data to identify areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk.

To conduct this fair housing analysis, the County used data from the following sources:

- AFFH Data Viewer, California Department of Housing and Community Development (HCD) AllTransit
- American Community Survey (ACS), U.S. Census Bureau
- CalEnviroScreen, California Office of Environmental Health Hazard Assessment (OEHHA)
- California Tax Credit Allocation Committee (TCAC)
- Comprehensive House Affordability Strategy (CHAS), U.S. Department of Housing and Urban Development (HUD)
- Urban Displacement Project (UDP)
- 2020-2024 Five-Year Consolidated Plan for the Alameda County HOME Consortium
- 2020 County of Alameda Regional Analysis of Impediments to Fair Housing Choice

### **AFFH Data Viewer**

The AFFH Data Viewer is an interactive mapping tool developed by the California Department of Housing and Community Development to assist in the assessment of fair housing in the housing element process. It assembles data from sources including the American Community Survey, California Tax Credit Allocation Committee, and U.S. Department of Housing and Urban Development. The Data Viewer organizes map data layers by fair housing enforcement and outreach capacity, segregation and integration, disparities in access to opportunity, disproportionate housing needs and displacement risks, and racially and ethnically concentrated areas of poverty.

Due to the timing of the writing of this appendix, Alameda County staff used both HCD's AFFH Viewer versions 1.0 and 2.0, leading to multiple years of ACS data being presented. Staff have noted the relevant years throughout.

### **AllTransit**

The AllTransit database compiles transit data for bus, rail, and ferry services delivered by over 500 city agencies and compares it against other metrics such as population demographics, employment, housing, and access to parking. To reveal the social and economic impact of transit, the AllTransit interactive tool provides metrics by census block group on transit in relation to factors such as jobs, economy, health, equity, transit quality, and mobility. It also generates an overall transit score considering connectivity, access to jobs, and frequency of service.

### **CalEnviroScreen**

The California Communities Environmental Health Screening Tool, also known as CalEnviroScreen, is an interactive mapping tool that helps identify communities that are most affected by multiple sources of pollution. The tool uses environmental, health, and socioeconomic data from local, state, and federal government sources to compare and rank every census tract in the state. Indicators are broadly grouped by pollution burden or population characteristic. Pollution burden indicators represent exposure to different types of pollutants and the adverse environmental conditions caused by pollution. Population characteristics include the measure of sensitive populations in a community and socioeconomic factors that create barriers to healthy living. Census tracts that rank in the highest 25 percent of overall scores in CalEnviroScreen are designated as disadvantaged communities by Senate Bill 535.

### **California Tax Credit Allocation Committee (TCAC)**

HCD and TCAC convened the California Fair Housing Task Force—a group of independent organizations and research centers—to provide research, evidence-based policy

recommendations, and other strategic recommendations to help advance fair housing goals. The Task Force created an opportunity mapping tool to identify areas in every region throughout the state with characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families, especially those with children. The Task Force also updates data used for the mapping tool annually and reviews its design methodology to make improvements over time.

### **Comprehensive House Affordability Strategy (CHAS)**

HUD receives annual custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. Known as the Comprehensive Housing Affordable Strategy data, or CHAS data, these data illustrate the extent of housing problems and housing needs, particularly for low-income households. CHAS data is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD's assistance programs (primarily 30, 50, and 80 percent of median income). CHAS data are used by local jurisdictions to plan how to spend HUD funds and may be used by HUD to distribute grant funds.

### **Urban Displacement Project (UDP)**

The UDP conducts community-centered, data-driven research to help understand the nature of gentrification and displacement. Interactive maps are created to help identify areas that are vulnerable to gentrification and displacement. Indicators of gentrification and displacement in the Bay Area were measured at the census tract level based on American Community Survey data. To help classify displacement risk, census tracts identified as disadvantaged neighborhoods by UDP's criteria were further analyzed to explore changes over time in the percentage of college-educated residents, non-Hispanic white population, median household income, and median gross rent.

### **2020-2024 Five-Year Consolidated Plan for the Alameda County HOME Consortium**

HUD requires each jurisdiction receiving federal funds from the Community Planning and Development formula block grant programs to prepare a five-year Consolidated Plan to assess their affordable housing and community development needs and available resources to meet those needs. These grants include the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG).

Alameda County's 2020 – 2024 Consolidated Plan was prepared by the Alameda County HOME Consortium, which includes Alameda County and all of the cities in the County except for Berkeley and Oakland. Alameda County serves as the lead agency for the Consortium and the HOME Program. The Consolidated Plan focuses attention on the housing and community development needs of low- and moderate-income households, homeless populations, and those with special housing needs. The collaborative plan development process involved community development and planning staff from each of the Consortium's jurisdictions and community participation.

### **2020 Alameda County Regional Analysis of Impediments to Fair Housing Choice (AI)**

Prior to the passing of AB 686, which added an assessment of fair housing requirement to housing elements due to be revised on or after January 1, 2021, HUD required an analysis of impediments to fair housing choice be conducted every five years as part of the Consolidated Plan process. Alameda County, as lead agency, and multiple participating jurisdictions within the County formed a regional collaborative to complete the Alameda County Regional Analysis of Impediments to Fair Housing Choice (AI). The AI addresses fair housing issues at the countywide level and within each jurisdiction. It identified the primary fair housing issues using

publicly available data on housing and population demographics along with community and stakeholder feedback and identified contributing factors to primary fair housing issues. Further, the collaborative committed to regional policies and supporting activities that specifically address the identified fair housing needs.

**Geography**

Throughout this appendix, census tracts created during both the 2010 and the 2020 census are used. Neither set of geographies matches the current jurisdictional geography of Alameda County, as described in Table F-1. Of the 34 census tracts with RHNA sites located in them, 22 of them overlap with neighboring jurisdictions Throughout this appendix, please keep in mind that the data presented includes residents of Hayward and San Leandro due to the structure of the tracts.

*Table F-1. Census Tracts used in AFFH Analysis*

2020 Census Tract	Total Area	Area inside Jurisdiction	Percent of Area inside Jurisdiction	2020 Census Tract	Total Area	Area inside Jurisdiction	Percent of Area inside Jurisdiction
4301.01	6,345.82	6,345.82	100.00%	4339	201.20	201.20	100.00%
4301.02	20,054.81	20,038.98	99.92%	4340	301.31	301.31	100.00%
4302	1,319.64	1,319.64	100.00%	4351.03	30,850.11	27,250.12	88.33%
4303	633.19	633.19	100.00%	4352	331.13	304.97	92.10%
4304	634.99	634.75	99.96%	4353	310.41	307.19	98.96%
4305	649.71	649.71	100.00%	4355	313.72	308.05	98.19%
4306	555.09	555.09	100.00%	4356.01	630.51	551.10	87.41%
4307	326.46	326.46	100.00%	4356.02	285.50	285.50	100.00%
4308	443.53	443.53	100.00%	4358	238.66	232.58	97.45%
4309	270.90	270.90	100.00%	4359	823.92	822.00	99.77%
4310	236.85	236.85	100.00%	4360	97.65	96.94	99.27%
4311	102.60	100.99	98.43%	4361	209.71	209.15	99.74%
4312	540.75	461.62	85.37%	4362	215.29	209.64	97.37%
4328	1,170.58	1,169.86	99.94%	4363.01	131.36	37.13	28.27%
4337	72.16	70.88	98.23%	4364.02	2,015.73	1,601.46	79.45%
4338.01*	222.44	216.79	97.46%	4364.04^	971.83	969.76	99.79%
4338.02*	257.21	250.90	97.55%	4507.45	10,807.21	8,232.65	76.18%

\* = Census tracts 4338.01 and 4338.02 were newly formed from tract 4338 for 2020. For pre-2020 data, these tracts are considered combined.

^ = 2020 Census tract 4364.04 was part of tract 4364.01 in pre-2020 Census geographies, which includes part of Hayward.

Source: Alameda County calculations.

The tracts described in Table F-1 are depicted in Figures F-1, which shows urbanized Unincorporated Alameda County, and F-2, which shows Unincorporated East Alameda County. Both use 2020 census tract





## F.1.2 Neighborhood Analysis

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This section analyzes the location of sites inventory units and different demographic data at the neighborhood level. Table F-2 shows the discussed data. For the purposes of this analysis, the unincorporated communities were divided primarily along census-designated place lines, with the addition of Hayward Acres and the division of Castro Valley into 2 sub-areas.

### Ashland

5 census tracts in Ashland contain parcels in the sites inventory. The sites inventory assigns 1,358 units to Ashland; this is about 29% of all units. 17% (231) are Above Moderate Income, 19.7% (267) are Moderate Income, and 63.3% (860) are Low and Very Low Income. 49.4% (671) of all units in Ashland are in tract 4337. Tract 4338.02 has the second largest number of units in Ashland, 24.4% (331). The Bayfair BART site is in tract 4338.02.

Tracts in Ashland are considered low resource and have CalEnviroScreen scores between the 60<sup>th</sup> and 70<sup>th</sup> percentile. People in every tract are majority people of color and most have large Latine populations. Between 47.7% and 61.2% of renters report being rent burdened in these tracts. Homeowners with mortgages report being mortgage-burdened at lower rates, between 36.7% and 55.6%. Sites inventory units in Ashland are not disproportionately located in neighborhoods with worse environmental conditions, more people of color, or higher levels of rent burden.

Three tracts (4338.01, 4338.02, and 4339) are considered low income and susceptible to displacement, while the other two (4337 and 4340) are considered stable and mixed or moderate income. These categories conflict with more recent data on median income and percentages of households living under the poverty line. Three tracts (4337, 4339, and 4340) also have high levels of segregation for people of color; tracts 4338.01 and 4338.02 had insufficient data to calculate their segregation categories. The majority of units in each tract and in Ashland overall are on low-income sites, which will enable existing residents more housing choice.

75% of units (1,021) from the sites inventory placed in Ashland are located in tracts 4337, 4338.01, and 4338.02. These tracts have higher median incomes and lower levels of people living under the poverty line than tracts 4339 and 4340. The addition of new units in these parts of Ashland will not further concentrate poverty in or further segregate Ashland.

### Cherryland

Four tracts in Cherryland contain parcels in the sites inventory. The sites inventory assigns 215 units to Cherryland, or about 4.6% of all units. Cherryland has less units allocated than Ashland does due to the distribution of vacant and underutilized land in these communities. 33.5% (72) of units are Above Moderate Income, 37.7% (81) are Moderate Income, and 28.8% (62) are Low and Very Low Income. 45.6% (98) of all units in Cherryland are located in tract 4356.02; sites in this tract are a mixture of vacant residential and underutilized mixed-use sites.

Like neighboring Ashland, tracts in Cherryland are considered low resource. CalEnviroScreen 3.0 scores vary more widely than they do in Ashland, from 43.8% in tract 4356.02 to 72.9% in tract 4355. People in every tract are majority people of color, with around half of the population of each tract being Latine. Tract 4356.02 has lower rates of rent burden (39.3%) than the other tracts, and tracts 4356.02 and 4363.01 have lower rates of mortgage burden (38.9%) than the other tracts. Units in Cherryland are more concentrated in areas with better environmental conditions and lower rates of mortgage and rent burden. Units are not disproportionately located in neighborhoods with more residents of color.

Two tracts (4355 and 4356.01) are considered low income susceptible to displacement, while the other two (4356.02 and 4363.01) are considered stable and mixed or moderate income.

Interestingly, tract 4356.02 has a larger percentage of people living under the poverty line, higher percentage of overcrowded households. Tract 4363.01 has a median income double that of 4355 or 4356.01, possibly reflecting its Hayward residents more than its Cherryland residents. All tracts but 4363.01 have high levels of segregation for people of color; segregation levels for 4363.01 were not able to be calculated. Tract 4356.01 is the only Racially/Ethnically Concentrated Area of Poverty (R/ECAP) in Unincorporated Alameda County according to HUD. While slightly more units are assigned to above moderate- and moderate-income sites in Cherryland than are to the low-income sites, the location of units throughout Cherryland does not further concentrate poverty.

By placing only 4% of all units in Cherryland, the sites inventory does not further concentrate poverty or segregation in Unincorporated Alameda County.

### **San Lorenzo**

Four tracts in San Lorenzo contain parcels in the sites inventory. The sites inventory assigns 591 units to San Lorenzo, or about 12.6% of all units. 64.8% (383) units are Above Moderate Income, and 35.2% are Moderate Income. There are no Low Income units located in San Lorenzo, though as described in Appendix B one of the rezonings will enable developments up to 60 units per acre. Higher numbers of units in San Lorenzo than in Cherryland reflects the larger amount of underutilized mixed-use sites in San Lorenzo. 88% (520) of all units assigned to San Lorenzo are located in tract 4358; sites in this tract include a vacant lot behind a schools, a current project for 138 units, and proposed rezonings in San Lorenzo Village Center.

All four tracts are considered low resource, like Ashland and Cherryland. CalEnviroScreen scores have a lower range than those in Ashland and Cherryland: between 40.9% (tract 4360) and 51.4% (tract 4359). San Lorenzo is also majority people of color, though with lower numbers of Latine people than other neighborhoods. The percentage of rent-burdened households per tract ranges from 32.7% in tract 4361 to 50.9% in 4359. A smaller percentage of homeowners are mortgage-burdened in each tract. Units in San Lorenzo are not disproportionately located in neighborhoods of color. The majority of units are located in tracts with lower levels of rent and mortgage burden.

Three tracts (4358, 4359, and 460) are considered stable and moderate or mixed income, while tract 4361 is considered in a state of advanced gentrification. Three tracts (4358, 4360, and 4361) are also considered low-level or medium-level segregated, while tract 4359 is considered racially integrated. Median incomes in San Lorenzo are uniformly above \$90,000. Percentages of households per tract living below the Federal poverty line are generally lower in San Lorenzo than in Ashland or Cherryland. The distribution of units by income level in San Lorenzo, specifically in tract 4358, will further contribute to its stable moderate and mixed income status. The addition of new units in this part of San Lorenzo will not further concentrate poverty in or further segregate San Lorenzo.

### **Hayward Acres**

Hayward Acres is comprised of one census tract, tract 4362. There 47 units assigned to Hayward Acres, 30 Moderate Income and 17 Above Moderate Income. This is 1% of the overall sites inventory. The majority of these units are located underutilized lots.

Like the rest of the Eden Area, Hayward Acres is considered low resource. The people of Hayward Acres are 91.4% people of color and 69.1% Latine. Hayward Acres has the highest CalEnviroScreen score of any tract in the sites inventory: the 70.1st percentile. More than half of renters and half of mortgage-holders are burdened by their housing payments. The median income, \$59,747, is the second-lowest of the 34 tracts analyzed. The tract is considered low income, susceptible to displacement, and highly segregated.

By placing only 1% of all units in Hayward Acres, the sites inventory does not further concentrate poverty or segregation in Unincorporated Alameda County.

### **Castro Valley**

Castro Valley is divided into two sections for this analysis: Castro Valley (Main) and Castro Valley (Priority Communities). The second category, Castro Valley (Priority Communities) are the census tracts in Castro Valley designated as priority communities in the Environmental Justice Element.

#### *Castro Valley (Main)*

Castro Valley (main) contains 10 census tract and 527 units. This is about 11.2% of the sites inventory. 42.9% (226) of units are Above Moderate Income, and 57.1% (301) are Low Income units. There are no Moderate Income units in this part of Castro Valley. A significant portion of the sites inventory in this part of Castro Valley are vacant lots currently zoned for single homes. The 301 low income units located in Tract 4328 are sited on property currently owned by the Alameda County Sheriff's department (APN 80A-153-12); this site is further discussed in Appendix B.

This part of Castro Valley has significantly higher levels of resources as discerned by the California Tax Credit Allocation Committee (CTCAC) and state HCD. Three tracts have the highest level of resources (4301.02, 4302, and 4303) and two tracts are considered moderate resource (4328 and 4351.03). The remaining 5 tracts are considered high resource. This part of

Castro Valley also has much lower CalEnviroScreen scores. All tracts other than tracts 4308 and 4328 have percentiles lower than 25. Notably, tracts 4308 and 4328 are much closer to highways than the other tracts are. This part of Castro Valley has a smaller population of people of color than other parts of Unincorporated Alameda County, ranging from 47.7% to 69.5%, and much smaller percentages of Latine people as well. 3 tracts have low levels of rent burden, between 0% and 23.3%; however, tracts 4303 and 4306 have the second and third highest levels of rent burden out of all tracts in the sites inventory.

8 of the tracts are considered stable moderate or mixed income; tract 4307 is at risk of becoming exclusive, and tract 4351.03 is at stably or at an advanced level of exclusion. 7 of the tracts are at low-medium levels of segregation; tracts 4307, 4308, and 4328 are considered racially integrated. 4 tracts (4301.02, 4302, 4303, and 4304) are Racially Concentrated Areas of Affluence. Median incomes range from \$98,563 to \$196,970, and all tracts have less than 10% of households living below the poverty line.

RHNA units in this part of Castro Valley are overall not disproportionately exposed to adverse existing conditions, but development is more constrained due to being in Very High or High Fire Severity Zone.

#### *Castro Valley (EJ Priority Communities)*

There are 5 tracts in the EJ Priority Communities in Castro Valley. 1,451 units, or 30.1% of the sites inventory, are located in this part of Castro Valley. 37.3% (541) of units are Above Moderate Income, 12.9% (187) of units are Moderate income, and 49.8% (723) of units are Low Income. 59% (857) of units are located in one tract, tract 4310. About half of the units in tract 4310 are located at the Castro Valley BART station. This site is further discussed in Appendix B.

Tracts in this part of Castro Valley are considered moderately resourced, and most CalEnviroScreen scores are between 36.3% (tract 4312) and 66.3% (tract 4310). Between 60% and 75% of residents are people of color, and between 13% and 30.8% of residents are Latine. Tract 4305 has the highest level of rent burden in the entire sites inventory, 73.4%. Like with almost all other tracts, the level of mortgage burden is lower than the levels of rent burden. Sites Inventory units in Castro Valley Priority Community tracts are not disproportionately located in neighborhoods with more people of color or higher levels of rent or mortgage burden.

Three tracts (4310, 4311, and 4312) are categorized stably moderate or mixed income, while tract 4309 is low income and susceptible to displacement. 4305 stands out as at risk of becoming exclusive and having low to medium levels of segregation, while the rest of the Castro valley EJ Priority Community tracts are considered racially integrated. Larger percentages of households live under the federal poverty line in this part of Castro Valley compared to the rest of Castro Valley. Median incomes in the Castro Valley Priority Community tracts are similar to those throughout Ashland, Cherryland, and San Lorenzo. Since 59% of all units are located in tract 4310, these units will be brought into stable, integrated neighborhoods with low levels of rent burden. Overall, the spread of units in the Castro Valley Priority Community tracts will not further concentrate poverty or segregation.

## **Fairview**

There are 5 census tracts in Fairview and 323 units, or about 6.9% of units in the sites inventory. 90.4% (292) of units are Above Moderate Income, 2% (5) are Moderate Income, and 8% (26) are Low and Very Low Income Units. A significant portion (78 of 99 sites) of the sites inventory in Fairview are vacant lots currently zoned for low-density homes. About two-thirds of all units (213) assigned to Fairview are located in tracts 4353 and 4364.04.

This part of Castro Valley has a smaller population of people of color than other parts of Unincorporated Alameda County, ranging from 47.7% to 69.5%, and much smaller percentages of Latine people as well. 3 tracts have low levels of rent burden, between 0% and 23.3%; however, tracts 4303 and 4306 have the second and third highest levels of rent burden out of all tracts in the sites inventory.

8 of the tracts are considered stable moderate or mixed income; tract 4307 is at risk of becoming exclusive, and tract 4351.03 is at stably or at an advanced level of exclusion. 7 of the tracts are at low-medium levels of segregation; tracts 4307, 4308, and 4328 are considered racially integrated. 4 tracts (4301.02, 4302, 4303, and 4304) are Racially Concentrated Areas of Affluence. Median incomes range from \$98,563 to \$196,970, and all tracts have less than 10% of households living below the poverty line.

RHNA units in this part of Castro Valley are overall not disproportionately exposed to adverse existing conditions, but development is more constrained due to being in Very High or High Fire Severity Zone.

## **Unincorporated Pleasanton**

There is one site in East County, a pipeline development of 194 houses, located in tract 4507.45. These units represent 4.1% of all sites and are all Above Moderate. Alameda County has an Urban Growth Boundary (described further in Appendix C) that significantly limits housing development in eastern Alameda County.

This tract is majority non-white. Like much of unincorporated Alameda County, more tenants are rent-burdened (52.2%) than there are homeowners who are mortgage-burdened (20.5%). Despite the higher level of rent burden, this tract, like much of East Alameda County, is considered the highest resource category. Like parts of the Eden Area, this tract is has both high POC segregation levels and is also stably moderate or mixed income.

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Table F-2. Sites Inventory facts and Demographic Information by census tract																
2020 Tract	# of HH (2021)	# units	Unit Income Category			TCAC	% Non-white (2021)	% Latine (2021)	Median Income (2021)	% Over-crowded (2021)	% Rent Burdened (2019)	% Mortgage Burdened (2019)	Displacement risk	CalEnviro-Screen Score	% HH Below Poverty Line	OBI Segregation Category
			Above Mod.	Mod.	Low & Very Low											
<b>Ashland</b>		<b>1,358</b>	<b>231</b>	<b>267</b>	<b>860</b>											
4337	1,016	671	123	121	427	Low	90.3	57.7	\$88,712	7.9	48.7	40.3	Stable Mod./ Mixed Income	62.3	7.8	High POC Segregation
4338.01*	1,087	19			19	Low	93.2	51.2	\$85,596	5	61.2	36.7	Low-Income/ Susceptible to Displacement	62.3	6.3	n/a
4338.02*	1,510	331	91	45	195	Low	90.4	28.7	\$94,208	5.8	61.2	36.7	Low-Income/ Susceptible to Displacement	62.3	6.3	n/a
4339	2,290	151	3	33	115	Low	90	43.4	\$63,265	14.3	47.7	55.6	Low-Income/ Susceptible to Displacement	69.3	16.1	High POC Segregation
4340	1,693	186	14	68	104	Low	86.2	53.0	\$53,958	4.7	58.8	45.2	Stable Mod./ Mixed Income	69.8	24.4	High POC Segregation
<b>Cherryland</b>		<b>215</b>	<b>72</b>	<b>81</b>	<b>62</b>											
4355	1,445	56	15	37	4	Low	74	50.0	\$72,601	11.3	55.1	46.3	Low-Income/ Susceptible to Displacement	72.9	12.1	High POC Segregation
4356.01 <sup>1</sup>	1,526	55	30	25		Low	85.6	49.7	\$71,103	10.8	56.7	63.9	Low-Income/ Susceptible to Displacement	64.4	12.6	High POC Segregation
4356.02	1,617	98	26	14	58	Low	75.7	57.6	\$82,624	17.4	39.3	38.9	Stable Mod./ Mixed Income	42.8	16	High POC Segregation
4363.01**	1,890	6	1	5		Low	93	46.3	\$143,618	12.1	55.6	38.9	Stable Mod./ Mixed Income	63.5	9.7	n/a
<b>Hayward Acres</b>		<b>47</b>	<b>17</b>	<b>30</b>												
4362	1,293	47	17	30		Low	91.4	69.1	\$59,747	13.3	52.2	55.1	Low-Income/ Susceptible to Displacement	70.1	13.9	High POC Segregation
<b>San Lorenzo</b>		<b>591</b>	<b>383</b>	<b>208</b>												
4358	1,709	520	354	166		Low	79	37.9	\$92,567	7.2	44	28.6	Stable Mod./ Mixed Income	51.2	5.6	Low-Medium Segregation
4359	1,584	34	5	29		Low	73	27.3	\$102,102	7.7	50.9	33.2	Stable Mod./ Mixed Income	51.4	4.9	Racially Integrated

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Table F-2. Sites Inventory facts and Demographic Information by census tract																
2020 Tract	# of HH (2021)	# units	Unit Income Category			TCAC	% Non-white (2021)	% Latine (2021)	Median Income (2021)	% Over-crowded (2021)	% Rent Burdened (2019)	% Mortgage Burdened (2019)	Displacement risk	CalEnviro-Screen Score	% HH Below Poverty Line	OBI Segregation Category
			Above Mod.	Mod.	Low & Very Low											
4360	1,444	10	10			Low	71.8	41.8	\$101,438	6.8	45.2	39.4	Stable Mod./ Mixed Income	40.9	5.2	Low-Medium Segregation
4361	1,802	27	14	13		Low	83.8	36.7	\$98,462	4.9	32.7	29.7	Adv. Gentrification	47.1	8	Low-Medium Segregation
<b>Castro Valley (Main)</b>		<b>527</b>	<b>226</b>		<b>301</b>											
4301.01	2,257	12	12			High	66.5	9.5	\$183,895	1	44	22.4	Stable Mod./ Mixed Income	22.9	2.5	Low-Medium Segregation
4301.02 <sup>2</sup>	959	5	5			Highest	49.4	13.9	\$161,932	0	23.3	32.5	Stable Mod./ Mixed Income	0.3	2.8	Low-Medium Segregation
4302 <sup>2</sup>	2,359	19	19			Highest	48.6	9.9	\$166,042	0	48.4	31.3	Stable Mod./ Mixed Income	5.9	3	Low-Medium Segregation
4303 <sup>2</sup>	1,334	70	70			Highest	52.6	20.3	\$150,735	0.9	66.9	26.9	Stable Mod./ Mixed Income	8.6	3.5	Low-Medium Segregation
4304 <sup>2</sup>	736	4	4			High	47.7	8.4	\$190,250	0.7	0	31.7	Stable Mod./ Mixed Income	6.3	4.3	Low-Medium Segregation
4306	2,289	48	48			High	59.8	10.8	\$141,513	1.6	65.8	39.2	Stable Mod./ Mixed Income	22.2	6.9	Low-Medium Segregation
4307	1,371	9	9			High	61.2	18.9	\$109,479	4.2	47.8	40	At Risk of Becoming Exclusive	15.1	5.5	Racially Integrated
4308	2,083	25	25			High	61.2	13.4	\$98,563	7.1	45.7	39.3	Stable Mod./ Mixed Income	55.5	9.5	Racially Integrated
4328	1,466	309	8		301	Mod.	69.5	21.6	\$131,563	5	48.3	35.6	Stable Mod./ Mixed Income	37.2	3.4	Racially Integrated
4351.03	2,539	26	26			Mod.	68.5	11.2	\$196,970	0	8.7	34.9	Stable/Adv. Exclusive	5.0	3.8	Low-Medium Segregation
<b>Castro Valley EJ Priority Communities</b>		<b>1,451</b>	<b>593</b>	<b>144</b>	<b>714</b>											
4305	2,072	119	90	29		Mod.	74.7	14.8	\$94,811	4.9	73.4	39.2	At Risk of Becoming Exclusive	56.5	10.2	Low-Medium Segregation
4309	1,815	94	22	9	63	Mod.	69.8	30.8	\$95,462	14.2	60.6	39.9	Low-Income/ Susceptible to Displacement	54.2	20.7	Racially Integrated
4310	1,092	857	432	106	319	Mod.	72.7	13.0	\$78,584	1.9	39	38.7	Stable Mod./ Mixed Income	66.3	9.3	Racially Integrated
4311	1,318	298	38		260	Mod.	70.5	28.9	\$97,100	4.5	56.5	36.3	Stable Mod./ Mixed Income	36.8	8.3	Racially Integrated

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Table F-2. Sites Inventory facts and Demographic Information by census tract																
2020 Tract	# of HH (2021)	# units	Unit Income Category			TCAC	% Non-white (2021)	% Latine (2021)	Median Income (2021)	% Over-crowded (2021)	% Rent Burdened (2019)	% Mortgage Burdened (2019)	Displacement risk	CalEnviro-Screen Score	% HH Below Poverty Line	OBI Segregation Category
			Above Mod.	Mod.	Low & Very Low											
4312	2,502	83	11		72	Mod.	60.7	28.7	\$103,864	4.4	41.8	23.3	Stable Mod./ Mixed Income	36.3	7.8	Racially Integrated
<b>Fairview</b>		<b>323</b>	<b>292</b>	<b>5</b>	<b>26</b>											
4311	1,318	17	17			Mod.	70.5	28.9	\$97,100	4.5	56.5	36.3	Stable Mod./ Mixed Income	36.8	8.3	Racially Integrated
4351.03	2,539	2	2			Mod.	68.5	11.2	\$196,970	0	8.7	34.9	Stable/Adv. Exclusive	5.0	3.8	Low-Medium Segregation
4352	1,465	110	110			Mod.	77.2	24.5	\$128,795	3.2	60.9	38.7	At Risk of Becoming Exclusive	26.8	5.4	Low-Medium Segregation
4353	1,726	59	33		26	Mod.	75.1	27.4	\$84,000	3.9	54.9	37.3	At Risk of Becoming Exclusive	36.3	8.2	Low-Medium Segregation
4364.02	993	32	27	5		Mod.	62.2	20.2	\$153,964	0	23.8	37.1	Low-Income/ Susceptible to Displacement	1.0	3.2	Racially Integrated
4364.04^	1,199	103	103			Mod.	46.9	18.1	\$137,768	3.2	56.4	34.1	Advanced Gentrification	34.2	6.7	n/a
<b>East County</b>		<b>194</b>	<b>194</b>													
4507.45	2,229	194	194			Highest	72.1	6.0	\$174,954	7.6	52.2	20.5	Stable Mod./ Mixed Income	37.7	2.9	High POC Segregation

\* = Census tracts 4338.01 and 4338.02 were newly formed from tract 4338 for 2020. For pre-2020 data, these tracts are considered combined.  
 \*\* = Census tract 4363.01 was formed from tract 4363 for 2020. For pre-2020 data, tract see tract 4363.  
 ^ = 2020 Census tract 4364.04 was part of tract 4364.01 in pre-2020 Census geographies, which includes part of Hayward.  
 1: This site is a R/ECAP.  
 2: This site is a RCAA.  
 Sources:

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## Section F.2 Background

### F.2.1 Existing Housing Programs

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Alameda County implements a comprehensive suite of programs designed to prevent displacement, encourage affordable housing, and serve all segments of the community. A summary of the programs is noted below.

- COVID-19 Eviction Moratorium (ended April 29, 2023)
- Program 6.H: Alameda County Housing Portal
- EveryOne Home Continuum of Care (Program 4.H: Housing Opportunities for the Homeless)
- Program 6.C: Rent Review Program
- Program 2.E: AC Boost First Time Homebuyer Down Payment Assistance
- Homebuyer Education Classes
- Renew Alameda County (formerly funded with Measure A-1)
- Program 6.B: Fair Housing Referrals (ECHO Housing)
- Program 6.I: Mobile Home Rent Stabilization Ordinance
- Alameda County Housing Secure (Program 6.F: Displacement Protection, Program 6.G: Fair Housing Services)
  - o legal services and representation
  - o Short-Term Emergency Financial Assistance
  - o Outreach & Know Your Rights Education
  - o Emergency Mortgage Assistance Program

### F.2.2 Alameda County Fair Housing

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The Alameda County Regional Analysis of Impediments to Fair Housing Choice (Alameda County AI), released in January 2020, examines contributing factors to fair housing across the region, including Pleasanton. The Alameda County AI included outreach, includes goals and priorities for the region, and identifies existing actions, among other analyses. A link to this document is included as Attachment 1 at the end of this document.

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## Section F.3 Public Participation

### F.3.1 AFFH and Engagement

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#### Ashland Cherryland Healthy Community Collaborative

The Ashland Cherryland Healthy Community Collaborative (ACHCC) has been a significant part of the creation of the concurrently -written Environmental Justice (EJ) Element. Members represent a variety of organizations and government agencies that serve and/or represent

people in the Eden Area. In 2021, the following agencies and organizations formed the “EJ Bucket” of the ACHCC to help inform the policies and programs of the EJ Element:.

- AC Transit
- Alameda County Community Food Bank
- Alameda County Economic and Civic Development Department
- Alameda County Health Care Services Agency
- Alameda County Healthy Homes Department
- Alameda County Library
- Alameda County Office of Education
- Alameda County Planning Department, Code Enforcement
- Alameda County Probation Department
- Alameda County Public Health Department
- Alameda County Public Works Agency
- Alameda County Sheriff’s Office
- Alameda County Transportation Commission
- ALL IN Alameda County
- Bike East Bay
- Cherryland Elementary Family Resource Center
- Deputy Sheriffs’ Activities League
- Eden Community Land Trust
- Eden I&R
- Eden United Church of Christ
- Friends of San Lorenzo Creek
- Hayward Area Recreation and Parks District (HARD)
- La Familia
- Mandela Partners
- My Eden Voice!
- 100k Trees for Humanity
- Padres Guerreros
- REACH Ashland Youth Center
- Resources for Community Development
- San Lorenzo Unified School District
- Tiburcio Vasquez Health Center
- YMCA East Bay

Since many of the organizations participating in the “EJ Bucket” of the ACHCC work with and advocate for special needs groups identified in the Housing Element, amidst ongoing engagement for the EJ Element, staff presented information regarding the Housing Element at the November and December 2022 meetings of the ACHCC as a means of (1) educating attendees about the Housing Element process, 2) inviting attendees to further discuss their organizations’ needs in relation to housing, and (3) advertising open surveys.

### **Individual Interviews**

In addition to those attending ACHCC meetings, County staff reached out to the following organizations:

- Eden Community Land Trust was created by community members to prevent displacement and stabilize families through community-controlled housing in the urban unincorporated communities of the County.
- East Bay Housing Organizations (EBHO) is a nonprofit organization composed of affordable housing providers, advocacy and organizing groups, local government, architects, service agencies, and faith leaders who advocate for housing policy change with the vision of a racially and economically just East Bay where everyone has a safe, stable, and affordable home.
- The Supportive Housing Community Land Alliance (SHCLA) is a nonprofit organization whose mission is to ease the housing crisis for people living with serious mental health challenges in Alameda County.
- REACH Ashland Youth Center, sponsored by the Alameda County Health Care Services Agency, provides recreation, education, arts, career, and health programs to youth ages

- 11 to 24 and no-cost child-care and food distribution services to support the Ashland community.
- Resources for Community Development (RCD) is an affordable housing developer that provides affordable housing and community services for very low- and low-income individuals and families, with a focus on seniors, lower wage working families, and people with special needs.
  - My Eden Voice (MEV) is a coalition of grassroots base-building organizations and individual members working in the historically disinvested low-income communities in the urban unincorporated area to advance racial, housing, economic, language, and environmental justice for community residents.
  - The Deputy Sheriffs' Activities League (DSAL) is a nonprofit organization created by Alameda County Sheriff's Office (ACSO) personnel, citizens, and youth of Alameda County to implement initiatives that reduce crime, improve the lives of area residents, and enhance the health of the community.
  - Community Resources for Independent Living (CRIL) is a peer-based disability resource organization that advocates and provides resources for people with disabilities to improve lives and make communities fully accessible.
  - The Alameda County Probation Department contracts with many community-based organizations to provide supportive services, including housing assistance, to improve the reentry process for their clients returning to Alameda County from prison and jail.

Staff successfully met for individual conversations with the following organizations: EBHO; SHCLA; REACH Ashland Youth Center; RCD; MEV; and the Alameda County Probation Department.

In response to the County's Housing Element outreach efforts, individual residents concerned with affordable housing and with housing access for people with disabilities reached out to staff.

Concerns heard by staff:

- Generally about housing and housing security and the disparities between homeowners and renters in urban unincorporated Alameda County.
- Lack of existing protections from yearly rental increases beyond state law
- Service providers can't help people with other problems in their lives when they're dealing with poor housing conditions or housing instability; whether or not they want to work in the housing sphere, providers are forced to because this problem is the age and state of housing structures; unregulated units
- Overcrowding, especially in Ashland and Cherryland. This goes on to effect other parts of peoples' lives.
- Residents especially in Ashland, Cherryland, San Lorenzo, and Hayward Acres have specific housing needs
- Between affordability and the size of units, there are people living effectively unsheltered in backyards or in storage units.
- Homelessness can look different in Unincorporated: more people couch-surfing or living in their cars, less people visibly sleeping outside than in other parts of Alameda County
- There are not enough services for people experiencing homelessness located specifically in Unincorporated.
- Alameda County needs to provide housing with services to people currently experiencing homelessness, ideally with some of the local medical providers involved.
- Can manufactured housing be a part of solving the housing crisis in Unincorporated Alameda County?

- Tiny homes are just a temporary solution for people experiencing homelessness; we need mental health and substance use support
- Some residents have difficulty working with ECHO housing
- People with disabilities have wide needs for housing.
- Greater transparency with the Housing Element process
- South and Central County do not have the same kinds of resources for people re-entering society that Oakland does, and that makes it difficult for people in other parts of the county to access them. While this is true for all returning people, there especially are not resources for women.
- Existing housing options for people on probation do not accommodate family structures. They're generally communal, have little privacy, and do not include options for dependents, pets, or partners.
- Waitlists for housing-related resources for people on probation are so long that sometimes their probation period ends before they're able to take advantage of any of them.

Stated needs and ideas heard:

- An unincorporated-specific navigation and resources center
- Protections against rising rents
- Services in the Unincorporated County for people experiencing homelessness
- Additional affordable housing, specifically to help systems-impacted people stay housed
- A Universal Design policy like the City of Alameda
- Making it easier to navigate the jurisdictional divides in Central Alameda County by working with San Leandro and Hayward as much as possible

For descriptions of additional feedback, please see Appendix E.

Community	Number of Responses	Percentage of Responses
<b>Castro Valley</b>	21	40.4%
<b>Eden Area</b>	24	46.2%
Ashland	7	13.5%
Cherryland	3	5.8%
Hayward Acres	3	5.8%
San Lorenzo	11	21.2%
<b>Fairview</b>	2	3.8%
<b>Neighboring municipalities</b>	5	9.6%
<b>Total</b>	52	100.0%

A housing needs survey was offered in Spanish and English on the County website. Links to the survey were sent to the County's Housing Element listserv, posted to various online newsletters and in flyers in San Lorenzo Village and along the East 14<sup>th</sup> Street and Mission Boulevard corridor in Ashland and Cherryland.

The survey received 52 responses, as shown in Table F-3.. In addition, 294 potential responders clicked

through to the survey; while they did not complete the survey or did not intentionally click on the link, these 242 users read more about the Housing Element process.

Demographics of responders include the following:

- 40.4% of responses (21 people) have lived in the area for 5 years or less; 48.1% of responses (25 people) have lived in Unincorporated County for 11 or more years
- 32 responders (61.5%) identified themselves as a combination of one or more: American Indian and Alaska Native, Asian, Black or African American, Hispanic or Latine, Native Hawaiian and Other Pacific Islander.
- 40.4% (21 people) live in Castro Valley, and 46.2% (24 people) live in the Eden Area. 5 people (9.6%) live in adjacent cities or otherwise work in Unincorporated Alameda County.

40.4% of responses (21 people) said that the existing housing types available in Unincorporated Alameda County do not meet their needs.

When asked what housing issues the county should focus on solving in Unincorporated Alameda County, people responded in the following ways:

- 26 people (50%) of responders answered that “Affordability: rental housing is too expensive for people” was one of the 2 things the county should focus on.
- 13 people (25%) of responders answered that “Overcrowding: there are too many people living in one home” was one of the 2 things the county should focus on.
- 13 people (25%) of responders answered that “Housing quality and maintenance: housing needs repairs or significantly updated features” was one of the 2 things the county should focus on.

These responses are consistent with the housing needs analysis in Appendix A which found that 25 percent of renter households spend between 30 and 50 percent of their incomes on housing and 26 percent of renter households spend 50 percent or more of their income on housing. The analysis also found that 8.5 percent of residents of the Unincorporated Area live in overcrowded conditions, with the highest levels of overcrowding in Cherryland (17 percent of residents) and Ashland (15 percent of residents).

When asked about the housing issues faced while living in Unincorporated Alameda County, people responded in the following ways:

- 36.5% of responders (19 people) said that they do not face housing issues in Unincorporated Alameda County.
- Of the 33 people who responded with having housing problems
  - o 18 people (54.5%) said that “Monthly rental housing costs are too expensive”
  - o 15 people (45.5%) said that “[they] cannot find affordable housing”

When asked about what amenities they’d like to see near more dense housing, people answered the following ways. Note that responders were allowed to choose up to 2 options

- 46.2% (24 people) answered that they’d like additional parks and play areas
- 42.3% (22 people) answered that they’d like additional grocery and shopping areas
- 30.7% (16 people) answered that they’d like additional open space and trails.

The following responses to open ended questions are arranged thematically:

#### *On Needing Affordable Housing*

- I would like to see more affordable housing for all types of populations. I would like to see more affordable housing all over not just in certain areas. ... Affordability is too high. Can't afford to live here. More affordable housing in unincorporated Alameda County would

help a lot of people from displacement as well as provide better quality of life. I wish my rent was lowered. ... There are a lot of people against affordable housing in unincorporated communities and there has to be a way to still complete affordable housing in these communities. It's giving segregation and red lining.

- My brother moved to Texas because he cannot afford housing here, I am looking for housing to move out of my parent house.
- I would love to find a place of my own that I can afford (I have a full time job and work extra some weekends, but housing is still not attainable).
- [in response to why existing housing does not meet their needs] Unaffordable
- Rent to[o] expensive
- Las rentas son muy altas y piden muchos requisitos para poder rentar. Quieren 3 veces más de ingreso de lo que se pagaría de renta [*Rents are very high and they (landlords) have many requirements in order [for one] to be able to rent. They want three times more than what is paid for rent itself.*]
- Need help with rental assistance
- [I need] Stable suitable affordable housing in a decent area. ... Rent is too high and hard to find suitable stable housing
- Los precios en la renta están muy elevados [*The rental prices are raised very high.*]
- Currently renting a room for my daughter and I. Rent assistance is very helpful. ... I can't move out on my own because rent is expensive and I'm a single mom.
- [I need] Renters protection, affordability. ... I would like for community members to have access to safe, affordable, and healthy housing particularly for our African American and new-comer communities.
- Ayuda financiera para pagar mi renta, que es muy cara, ayuda para pagar gas y electricidad son muy caros ,se necesita Mas viviendas de costo accesible para no tener que compartir la casa con otras 2 familias ... Necesidad de ayuda para comparar un departamento a costos razonables. ... Necesidad de ayuda para comparar un departamento a costos razonables. O ayuda financiera para poder pagar renta. ... Hay muchas personas sin vivienda, y no hay suficientes viviendas y las rentas son exageradamente CARAS. [*Financial help to pay my rent, which is very expensive, help to pay for gas and electricity, which are very expensive, there is need for more housing with accessible costs to not have to share an apartment with 2 other families ... [There is] Need for help to compare [a higher cost apartment rental] [with] an apartment [rented] at reasonable costs ... Or financial help for being able to pay rent ... There are many people without housing (now), and there is not sufficient housing, and the rents are exaggeratedly HIGH.*]
- There should be more affordable homeownership types ... much more! Condos, community land trusts, etc...
- [I need] More affordable housing and assistance for low-income families.

*On Transit and Housing:*

- Building house near transit corridors. Do not put additional house in established neighborhoods.
- I fully support mixed use housing near the Castro Valley BART station. I live 0.5 miles from the station and would love for the surrounding area to be built up and include more diverse, modern dining and retail options along with housing. I 100% support a more pedestrian-friendly downtown, with more frequent and accessible public transit options.
- Please increase density near the business district and BART as a way to improve walkability/rideability/livability.
- Build affordable housing near transit centers and not in existing neighborhoods.
- We agree with redeveloping Castro Valley BART's parking lot into housing, but we drive to BART so some sort of parking structure would be best to enable BART accessibility (most folks in Castro Valley would drive and park at BART).
- We still need to build more low-income housing near transit centers.

#### *On Overcrowding*

- We need an housing of own that is able to accommodate the family size of 5
- Adult children living with us. Need extra private areas for family.

Public comments received during the housing element process are also provided in Section 1.E. of the main body of this housing element document, along with programs to address the comments listed. For additional description of the public participation process for the Housing Element, see section 1E in the main body of the element as well as Appendix E.

### **F.3.2 Continued Public Participation**

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In addition to ongoing engagement through the adoption of this element, to ensure the success of Alameda County's housing policies and programs moving forward, it will be important for the County to continue to engage the communities in the Unincorporated County. Section 4 of the Environmental Justice Element, to be adopted in the fall of 2023, includes a list of relevant community engagement policies that can help inform future housing policy work.

### **F.3.3 Additional Relevant Public Participation Processes**

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#### **Alameda County's Environmental Justice Element and EJ Priority Communities**

State law requires all local jurisdictions to have a General Plan that contains seven elements. For jurisdictions that include "disadvantaged communities", SB 1000 (Levy, 2016) adds an eighth required element – Environmental Justice (EJ) – to be prepared when the jurisdiction is updating two or more general plan elements concurrently. Local jurisdictions may address EJ by creating a new stand-alone EJ Element, by integrating EJ goals, policies, and objectives throughout the General Plan, or through a combination of these two approaches.

In 2021, with updates to the Housing Element, Safety Element, and Community Climate Action Plan on the horizon, Alameda County joined many other California jurisdictions by beginning preparation of an Environmental Justice Element for the County's General Plan. The County's EJ Element focuses on 16 unincorporated census tracts that meet SB 1000's definition of "disadvantaged" communities<sup>1</sup>: five census tracts in Ashland, four in Cherryland, one in Hayward Acres, five in Castro Valley, and one in San Lorenzo. The EJ Element refers to these 16 census tracts as the County's EJ "Priority Communities," shown in Figure F-3.

Consistent with the requirements of SB 1000, the County's EJ Element development process engaged residents and community partners to identify objectives and policies that:

- Prioritize improvements and programs that address the needs of the Priority Communities
- Reduce the unique or compounded health risks in the Priority Communities by means that include the reduction of pollution exposure, the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, physical activity, and civic engagement

### **Housing-related concerns identified during the EJ outreach process**

The community engagement process for the County's EJ Element yielded extensive feedback on the topic of Safe and Sanitary Homes. Community concerns related to housing affordability and rental housing were prominent themes during the County's EJ outreach process, helping the County ground-truth public health data that identify relatively high percentages of severely housing cost burdened low-income households<sup>2</sup> in the EJ Priority Communities as compared to the County overall (ranging from 20% in Cherryland to 23% in Ashland as compared with the County rate of 15.7%) (Table F-4). Likewise, the percentage of households that are renter households<sup>3</sup> in the EJ Priority Communities is significantly higher than the County rate of 46.4% everywhere except for San Lorenzo, ranging from 59.9% renters in the Castro Valley EJ census

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<sup>1</sup> Based on the statutory language in Government Code section 65302(h), there are essentially three potential definitions for a disadvantaged community. Jurisdictions have discretion to choose which definitions to apply. The County used the screening method recommended by the Governor's Office of Planning and Research: 1) Use CalEnviroScreen to examine whether the planning area for the general plan contains census tracts that have a combined score of 75% or higher; 2) Map the household median incomes by census tract in the planning area at or below statewide median income and examine for disproportionate pollution burden; 3) Map the household median incomes by census tract in the planning area at or below the Department of Housing and Community Development's state income limits and examine for disproportionate pollution burden; 4) Incorporate and analyze community-specific data and examine for additional pollution burden and health risk factors

<sup>2</sup> Source: OEHHA, CalEnviroScreen 4.0

<sup>3</sup> Source: ACS 2016-2020

tracts to 91.3% in the Hayward Acres EJ census tracts.

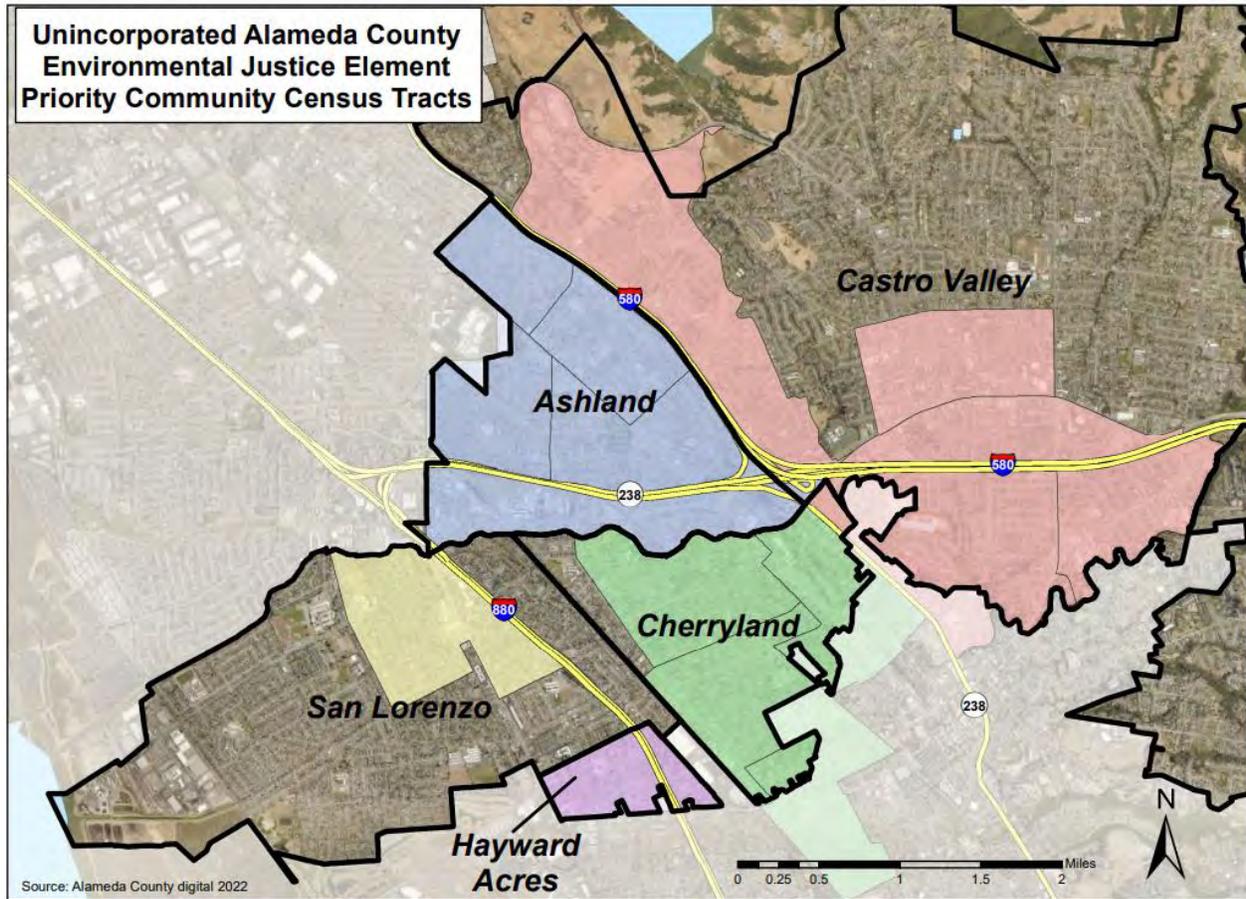


Figure F-3. Environmental Justice Priority Communities. To see an online map of the Priority Communities, visit here: <https://www.acgov.org/cda/planning/generalplans/documents/Unincorporated-Alameda-County-EJ-areas.pdf>

**Table F-4. Housing-Burdened Low-Income Households and Renter Households**

<b>Neighborhood or Place</b>	<b>Percent of households that are both low income and severely burdened by housing costs</b>	<b>Housing Burden Percentile Score</b>	<b>Percent of households that are renter households</b>
Ashland <sup>a</sup>	23.0%	74.04	65.8%
Cherryland <sup>a</sup>	20.0%	62.83	72.9%
Hayward Acres	20.2%	63.61	91.3%
San Lorenzo Priority Community	11.7%	21.57	24.9%
San Lorenzo CDP Reference <sup>b</sup>	12.1%	23.80	35.4%
Castro Valley Priority Community <sup>a</sup>	21.0%	63.26	59.9%
Castro Valley CDP Reference <sup>b</sup>	14.0%	33.21	29.6%
Alameda County Reference <sup>b</sup>	15.7%	42.50	46.4%

**NOTES:**

<sup>a</sup> Housing Burden percentages for Ashland, Cherryland, and Castro Valley Priority Population are presented as population-based weighted average of census tract data for tracts listed in Table 2-1 of the Environmental Justice Element. Renter Household data is from ACS 2016-2020 and is not population-weighted averages.

<sup>b</sup> Housing Burden percentages for San Lorenzo and Castro Valley CDP Reference and Alameda County Reference are presented as population-based weighted average of census tracts within CDP or County boundary. Renter Household data is from ACS 2016-2020 and is not population-weighted averages.

SOURCE: OEHHA, CalEnviroScreen 4.0 (Housing-Burdened and Low-Income Households) and ACS 2016-2020 (Renter Households)

During the EJ outreach process, the County recorded substantial community feedback related to needs for tenant protections, pro-active rental inspections, landlord-tenant mediation, assistance with deferred maintenance and energy upgrades, homeownership and equity-building opportunities for low-income residents, increased access to public amenities in areas of increasing density, and prevention of displacement, gentrification, and homelessness. Additional housing-related concerns shared by Priority Community residents included poor indoor air quality (i.e., from mold, secondhand smoke, old appliances), residential lead exposure, and confusing or inaccessible permitting processes for residential upgrades. See Appendix E for EJ community feedback data related to housing.

Housing is a complex, intersectional topic that the County addresses throughout its General Plan—most notably in the Housing Element. The EJ Element seeks to complement, but not duplicate, policies and programs identified in other areas of the General Plan. While several housing-related EJ policy recommendations are addressed directly in the EJ Element, the County has chosen to address the majority of the housing-related EJ concerns in the Housing Element. In order for the County to comply with SB 1000, the Housing Element must address Priority Community needs related to safe and sanitary homes by identifying objectives and policies that prioritize improvements and programs in this area.

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## **Section F.4                      Assessment of Fair Housing**

### **F.4.1                      Fair Housing Outreach and Enforcement Capacity**

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According to State HCD’s *Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements* (April 2021 Update), “Fair housing enforcement and outreach capacity relates to the ability of a locality and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are well aware of fair housing laws and rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.”

#### **Fair Housing Protections**

##### Federal & State Laws

Alameda County is committed to compliance with fair housing laws in place at the federal and state levels. Federal, state, and local governments share responsibility for enforcing these laws, as well as conducting activities to affirmatively further fair housing.

Title VIII of the federal Civil Rights Act of 1968 prohibits housing discrimination based on race, color, national origin or ancestry, sex, or religion. The 1988 Fair Housing Amendments Act added familial status and mental and physical handicap as protected classes. The laws prohibit a wide range of discriminatory actions, including refusal to rent, sell, or negotiate for housing, make housing unavailable, set different terms, conditions, or privileges, provide different housing services or facilities, refusal to make a mortgage loan, or impose different terms or conditions on a loan.

At the state level, the Rumford Housing Act prohibits housing discrimination toward all classes protected under Title III and adds marital status as a protected class. The Unruh Civil Rights Act prohibits discrimination in all business establishments in California, including housing and public accommodations, based on age, ancestry, color, disability, national origin, race, religion, sex, or sexual orientation.

The California Fair Employment and Housing Act prohibits discrimination and harassment in all aspects of housing including sales and rentals, evictions, terms and conditions, mortgage loans and insurance, and land use and zoning. The Act also requires housing providers to make reasonable accommodations in rules and practices to permit persons with disabilities to use and enjoy a dwelling and to allow persons with disabilities to make reasonable modifications of the premises.

In summary, California law protects individuals from illegal discrimination by housing providers based on:

- Race, color;
- Ancestry, national origin;
- Religion;
- Disability, mental or physical;
- Sex, gender;
- Sexual orientation;
- Gender identity, gender expression;
- Genetic information;
- Marital status;
- Familial status;
- Source of income;
- Citizenship;
- Primary language; and
- Immigration status.

*Government Code Section 65008* – In 2018, the County Board of Supervisors adopted Vision 2026, the County’s strategic vision initiative. The foundation of Vision 2026 is Our Shared Vision that identifies the following strategic priorities for the next decade: 1) Safe and Livable Communities, 2) Thriving and Resilient Populations, 3) Healthy Environment, and 4) Prosperous and Vibrant Economy. The adopted goals that support the shared vision are intended to provide for the basic needs, including housing, health care, and economic prosperity, of all residents of the County including residents with special needs. The County ensures that the County’s actions are not discriminatory by requiring that all agencies and departments incorporate Vision 2026 into strategic plans, budget development and initiatives. Programs are included in this Housing Element to facilitate housing for all households, including protected classes (e.g., programs regarding residential care facilities, reasonable accommodation, and emergency shelters).

*Government Code Section 8899.50* – This appendix of the County Housing Element documents compliance with AFFH requirements.

### Local Actions to Promote Fair Housing

#### *Community Development Block Grant Program*

As a recipient of federal funds, Alameda County is obligated to affirmatively further fair housing choice. The Community Development Block Grant (CDBG) program, funded by the U.S. Department of Housing and Urban Development (HUD), provides local governments with resources to implement programs and services that benefit lower income people and neighborhoods, remove slum and blight, and address community development needs. County

HCD is the recipient for the "Urban County" CDBG Grant, which includes the five small cities in the County – Albany, Emeryville, Piedmont, Newark, and Dublin – and the Unincorporated County.

HUD requires that every five years, grant recipients conduct an analysis of impediments to fair housing choice to assess fair housing issues and develop strategies to address them. The January 2020 *County of Alameda Regional Analysis of Impediments to Fair Housing Choice* is a countywide document prepared by a regional collaborative led by Alameda County and including the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda.

### *Measure A-1*

In November 2016, the countywide Affordable Housing Bond (Measure A1) for \$580 million was passed by over 73 percent of the voters. The bond provided \$460 million for rental housing, comprising \$425 million for the Rental Housing Development Fund and \$35 million for the Innovation and Opportunity Fund. The bond also provided \$120 million to assist home buyers, comprising \$50 million for the Down Payment Assistance Loan Program (DALP), \$45 million for the Housing Preservation Loan Program (HPLP), and \$25 million for the Homeowner Housing Development Program. The bond funding was allocated to jurisdictions throughout the County for the construction of housing, including \$17.7 million for the Unincorporated Area.

## County Ordinances

### *Eviction Moratorium Ordinance*

Alameda County's eviction moratorium ordinance was enacted to protect tenants impacted by the COVID-19 pandemic to ensure that all tenants and homeowners Countywide could shelter-in-place during the County health emergency. The emergency ordinance prohibited all evictions anywhere in the County with few exceptions and allowed tenants to repay rent over a 12-month period. The ordinance remains in effect until 60 days after the local health emergency is lifted, which occurred on February 28, 2023. Therefore, legal evictions may proceed starting on April 29, 2023.

### *Innovative and Unconventional Housing Types Ordinance*

On September 24, 2019, the Board of Supervisors approved amendments to the County Zoning Ordinance to permit and regulate the development of innovative or unconventional housing types, such as tiny homes, to expand the County's ability to address the homelessness crisis in the unincorporated area. The zoning ordinance amendments facilitated implementation of a pilot program at First Presbyterian Church in Castro Valley which included the development of six tiny homes to house homeless members of the community on the church site.

### *Alameda County Mobile Home Space Rent Stabilization Ordinance*

The County's Mobile Home Space Rent Stabilization Ordinance limits the annual standard increase in Space Rent to a maximum of four percent and establishes procedures for rent increases for mobile home park spaces in the unincorporated areas of the County.

**Mandatory Notification of Rent Mediation Services Ordinance**

The Mandatory Notification of Rent Mediation Services Ordinance. This ordinance requires owners of residential rental properties of three or more units in Unincorporated Alameda County to include specified language on the availability of rent mediation services on rent increase notices to tenants.

**Fair Housing Enforcement**

Regional Resources

Table F-5 lists regional organizations that provide services to address housing and community needs.

<b>Table F-5. Fair Housing Assistance Organizations, Alameda County 2022</b>		
Organization Name	Service Area	Website
Bay Area Legal Aid	San Rafael, Napa, Richmond, Oakland, San Francisco, Redwood City, & San Jose	<a href="https://baylegal.org/">https://baylegal.org/</a>
California Rural Legal Assistance	State of California	<a href="https://www.crla.org/">https://www.crla.org/</a>
East Bay Community Law Center	Berkeley, Oakland, Emeryville, Alameda	<a href="https://ebclc.org/">https://ebclc.org/</a>
Eden Council of Hope & Opportunity (ECHO) Housing	Alameda, Contra Costa, and Monterey Counties, and the Cities of Alameda, Antioch, Concord, Hayward, Livermore, Monterey, Oakland, Pleasanton, Richmond, Salinas, San Leandro, Seaside, Union City, and Walnut Creek	<a href="http://www.echofairhousing.org/">www.echofairhousing.org/</a>
Housing and Economic Rights Advocates	State of California	<a href="http://www.heraca.org/">http://www.heraca.org/</a>
Housing Equality Law Project	Northern California	<a href="http://www.housingequality.org/">http://www.housingequality.org/</a>
Project Sentinel	Northern California	<a href="https://www.housing.org/">https://www.housing.org/</a>

## Local Resources

The County's Housing and Community Development Department (County HCD) funds the non-profit organization Eden Council for Hope and Opportunity (ECHO) Housing to provide Fair Housing Services to tenants and landlords in the cities of Albany, Dublin, Emeryville, Newark and Piedmont, and all areas of the Unincorporated County. ECHO has offices in Hayward, Livermore, and Oakland. The organization's website is <https://www.echofairhousing.org/> and phone number is (855) 275-3246.

ECHO provides fair housing counseling and education, tenant/landlord counseling and mediation, and other housing-related programs. To address the needs of limited English proficiency speakers, ECHO provides services and classes in Spanish, has online information available in Farsi, and has access to a live "language line" service. ECHO has also conducted outreach in Spanish via local cable access channels and maintains an advertisement in the local Spanish-language newspaper. ECHO programs include:

- Fair housing testing and complaints
- Fair housing counseling and education
- Tenant/landlord counseling and mediation
- Homeless prevention program
- Rental assistance program
- Rent/deposit grant program
- Homeseeking services
- Shared housing counseling placement
- Homebuyers' education learning program

Cases of discrimination that ECHO is unable to resolve are referred to the California Civil Rights Department or other fair housing legal organizations. Bay Area Legal Aid's BayLegal department provides low-income households with legal assistance related to fair housing and housing discrimination.

## Response to Fair Housing Complaints

### *Fair Housing Cases Reported at the Federal and State Levels*

At the federal and state levels, HUD's Office of Fair Housing and Equal Opportunity (FHEO) and the California Civil Rights Department are charged with implementing and enforcing fair housing protections. Local fair housing cases may be forwarded to either agency, depending on the basis of discrimination in the complaint; however, many cases are resolved at the local level.

From 2017 to 2020, 203 fair housing discrimination cases from all of Alameda County, including the cities within the County, were forwarded to the Office of Fair Housing and Equal Opportunity. Table F-6 below lists the bases for discrimination for the cases forwarded. Percentages do not total 100 due to cases reported with multiple bases for discrimination. Disability was identified as a basis in nearly half (49.8 percent) of the complaints received over the four-year period. Retaliation was identified as a basis in the second highest percentage of cases (12.3 percent), followed by cases related to race (11.3 percent), most of which (7.9 percent) were related to discrimination against Black residents. The table also shows that the total number of complaints

per year fell considerably over the four-year period from 69 cases in 2017 to 21 cases in 2020, a 70 percent decline.

**Table F-6. Fair Housing Complaints**

**Forwarded to the Office of Fair Housing and Equal Opportunity  
Alameda Countywide, January 2017- June 2020**

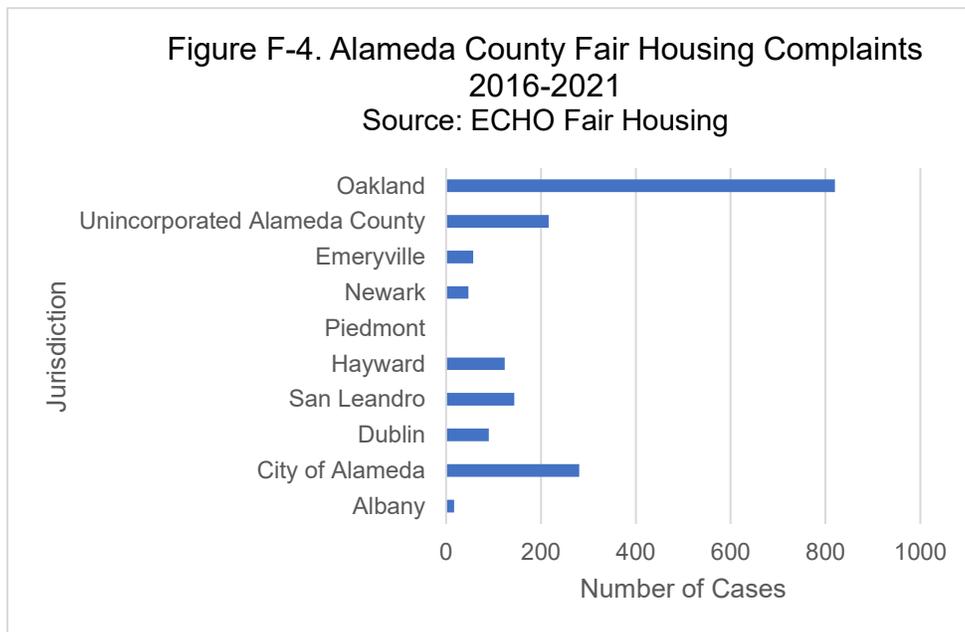
Basis for Complaint	2017	2018	2019	2020	2017-2020 Total	
					Cases	% of Total
Color	1	1	1	0	3	1.5%
Disability	32	26	28	15	101	49.8%
Familial Status	10	5	3	2	20	9.9%
National Origin	4	4	0	1	9	4.4%
Hispanic Origin	2	2	0	0	4	2.0%
Race	7	9	5	2	23	11.3%
Asian	0	1	0	0	1	0.5%
Black	5	4	5	2	16	7.9%
Black and White	0	1	0	0	1	0.5%
Native American	1	1	0	0	2	1.0%
White	1	2	0	0	3	1.5%
Religion	1	2	2	0	5	2.5%
Retaliation	7	9	8	1	25	12.3%
Sex	7	5	5	0	17	8.4%
Total Cases	69	61	52	21	203	100%

Source: HUD Office of Fair Housing and Equal Opportunity

Note: Percentages do not total 100 due to cases reported with multiple bases of discrimination.

*Fair Housing Cases Reported at the Local Level*

According to data provided by ECHO Housing, the organization received 216 fair housing complaints from the Unincorporated Area from 2016 to 2021, approximately seven percent of fair housing discrimination cases received by ECHO Housing from all the jurisdictions they served in Alameda County during this time period. Only the City of Oakland, with 820 cases, and the City of Alameda, with 281 cases, had a higher number of complaints than the Unincorporated Area. Using 2021 U.S. Census ACS population estimates, the rate of cases per thousand population in the Unincorporated Area for the 2016 to 2021 period was 1.4 cases per thousand, compared to 3.7 cases per thousand in the City of Alameda, 1.9 cases per thousand in Oakland, 1.6 cases per thousand in San Leandro, and .77 cases per thousand in Hayward. Figure F-4 shows the number of fair housing complaints from Alameda County communities reported to ECHO Housing from 2016 to 2021.



ECHO Housing data indicate that the most common basis of discrimination involved in the complaints received from the Unincorporated Area from 2016 to 2021 was disability, which accounted for approximately 40 percent of complaints. The second most common basis during this time period was race-based discrimination, which accounted for 38 percent of complaints. Other bases of discrimination were identified much less frequently. Table F-4 provides the number of cases per year for each basis.

Table F-7. Unincorporated Alameda County Bases of Fair Housing Complaints, 2016-2021					
Basis for Complaint	Fiscal Year				
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
Race	13	24	21	12	12
National Origin	2	1	0	0	4
Disability	21	22	13	19	11
Familial Status	4	3	6	2	0
Marital Status	0	0	0	0	0
Religion	0	0	0	0	0
Sex	1	1	0	0	0
Source of Income	0	0	0	0	0
Age	0	0	0	0	0
Other	0	4	2	12	5
TOTAL	42	55	42	45	32

Source: ECHO Fair Housing

Note: A flood in 2020 of ECHO's records room may have destroyed records of early 2020 complaints, so FY-2019-20 may be incomplete.

Note: In some instances, there will be more units of service for fair housing than actual clients. This is because some clients allege discrimination based on more than one protected class.

ECHO Housing data show that from 2016 to 2021, the most common method of resolution of fair housing cases in the Unincorporated Area was counseling (42 percent of cases), followed by education to landlords (15 percent of cases). The largest percentage of cases (48 percent) had insufficient evidence to move forward (Table F-8).

Table F-8. Unincorporated Alameda County Resolution of Fair Housing Cases, 2016-2021					
Resolution	Fiscal Year				
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
Counseling	26	32	16	11	5

Table F-8. Unincorporated Alameda County Resolution of Fair Housing Cases, 2016-2021					
Resolution	Fiscal Year				
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
Insufficient Evidence	15	25	17	24	22
Successful Conciliation	3	3	4	0	0
Cases Dropped	1	1	1	0	1
Education to Landlord	0	6	15	8	3
Referrals to Atty/DFEH/HUD	3	0	1	1	1
Pending	6	10	3	0	0
Total	42	55	42	45	32

Source: ECHO Fair Housing  
 Note: A flood in 2020 of ECHO's records room may have destroyed records of early 2020 complaints, so FY-2019-20 may be incomplete.  
 Note: In some instances, there will be more units of service for fair housing than actual clients. This is because some clients allege discrimination based on more than one protected class.

Fair Housing Enforcement Capacity

The most recent *Alameda County Analysis of Impediments to Fair Housing (2020)* identified lack of local private fair housing outreach and enforcement, lack of local public fair housing enforcement, and lack of resources for fair housing agencies and organizations as contributing factors in fair housing issues throughout the County.

The report also stated the following regarding fair housing enforcement capacity:

Stakeholders and participating jurisdictions have commented that inadequate funding and organizational capacity are the primary limitations on expanding or improving fair housing enforcement. HUD directs recipients of CDBG funds to use the grant’s administrative or social services allocations for fair housing activities, including creation of an analysis of impediments. However, HUD also caps those allocation amounts, which limits participating jurisdictions from using more of these funds on fair housing activities.

Participating jurisdictions generally do not use any other public or private source of funding for their fair housing activities. While participating jurisdictions have limited funding to offer fair housing organizations, fair housing organizations have other funding sources, such as HUD’s Fair Housing Initiatives Program (FHIP); however, these organizations generally do not have many other private funding sources. Other fair housing activities are funded from federal and state resources, such as services provided by the Office of Fair Housing and Equal Opportunity and Department of Fair Employment and Housing.

The number of fair housing organizations and their respective capacities has also constrained the amount of fair housing activities. Participating jurisdictions commented

that a reduction in the number of fair housing organizations has lessened fair housing activities overall.

According to HUD guidance, a common factor for fair housing complaints can be a lack of affordable housing supply. According to the California Housing Partnership's Housing Emergency Update for Alameda County, federal and state funding to Alameda County for affordable housing has declined by 80 percent since 2008, leaving a deficit of approximately \$124 million annually (California Housing Partnership, 2018). Additionally, while LIHTC production and preservation in Alameda County has increased by 67 percent overall from 2016, the state production and preservation has decreased by 23 percent. Lastly, the report finds that Alameda County needs 52,291 more affordable rental homes to meet the need. To combat this lack of state and federal funding, local tax initiatives have been approved, including the County's Measure A-1, Berkeley's Measure O, and Emeryville's Measure C; however, due to the demand for affordable housing, the need still far exceeds these local measures.

Additional information on capacity constraints from Marjorie Rocha, Executive Director for ECHO Housing in March of 2022 is provided below:

- Inadequate funding - funding from a couple jurisdictions in the County is insufficient.
- HUD capping allocation amounts - public services (15 percent) allocation should be increased.
- Reduction in the number of fair housing organizations in the region - at least two fair housing agencies in the East Bay have closed their doors.
- Lack of affordable housing supply - the affordable housing that is needed is housing that is affordable to persons on public assistance, accessible housing for persons with disabilities, and senior citizens.
- Findings, lawsuits, enforcement actions, settlements, or judgments related to fair housing or civil rights - we have not filed any administrative complaints in recent years. Our mediation attempts, in place of litigation, have been very successful.

### **Fair Housing Education and Outreach Capacity**

County HCD's website (<http://www.acgov.org/cda/hcd/index.htm>) provides information about the many programs the County supports to assist both tenants and property owners. The County's Fair Housing webpage (<http://www.acgov.org/cda/hcd/fairhousing.htm>) describes the services ECHO Housing provides and includes a link to ECHO's website. County HCD's website also provides a link to the website for HUD's Office of Fair Housing and Equal Opportunity (FHEO).

Outreach during the preparation of the 2020 Alameda County Analysis of Impediment to Fair Housing Choice (AI), included distribution of the Alameda County Regional Housing (2019) Survey countywide, resulting in 3,296 responses. Community engagement meetings were also held in Berkeley, Oakland, and Hayward. The County prioritized engagement with racial and ethnic minority populations, people with disabilities, people residing in R/ECAPs, and people with limited English proficiency due to lack of historical engagement in housing issues and because these groups are most likely to have disproportionate housing needs. The survey was provided in English, Dari, Spanish, Tagalog, Traditional Chinese, and Vietnamese. Outreach specific to

the Unincorporated Area included flyer distribution at a Deputy Sheriffs' Activities League boxing event in Cherryland, San Lorenzo National Night Out, and an Ashland School backpack giveaway.

## F.4.2 Integration and Segregation

### Race in Unincorporated Alameda County

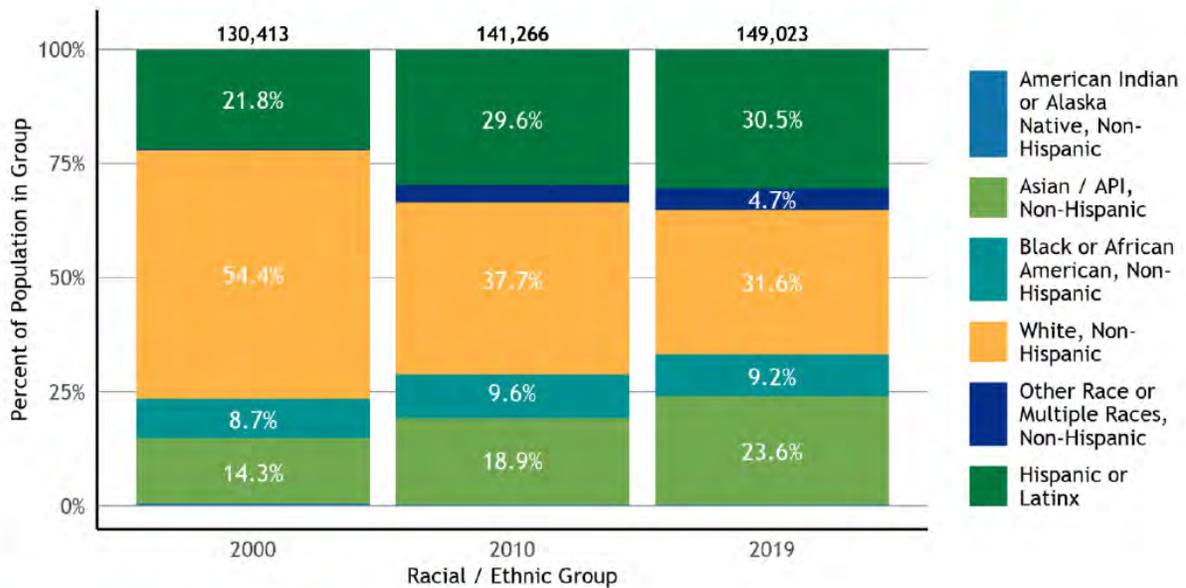


Figure F-5. Population by Race, 2000-2019.

Universe: Total population

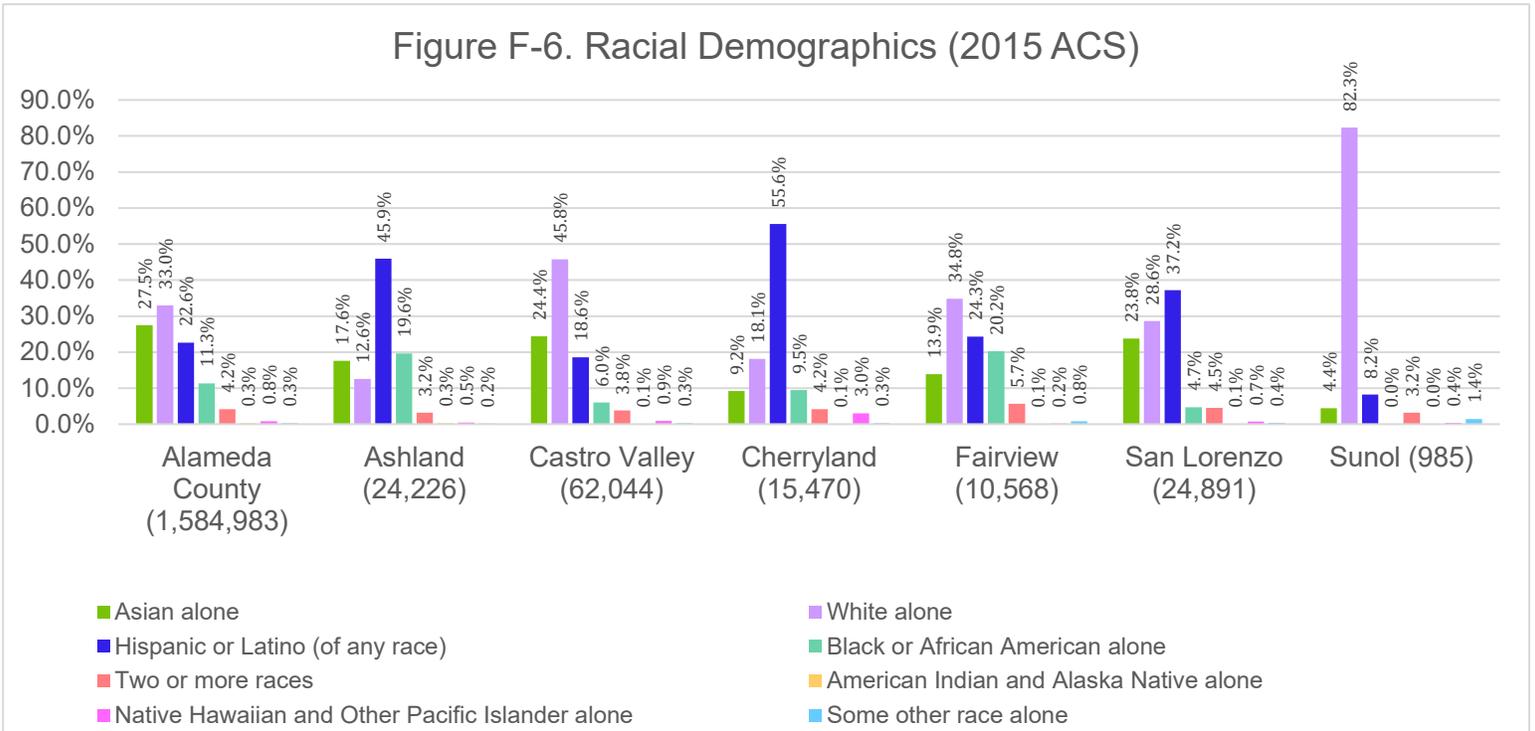
Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.

The bar chart above (Figure F-5) shows the change in racial makeup of the population of all of unincorporated Alameda County between 2000 and 2019, described in broad racial categories. The percentage of white residents, shown in yellow in Figure F-5, has shrunk by 41.7% between 2000 and 2019, from being 54.4% of the entire population to being 31.6% of the population. Over the same time period, the percentages of Latine (light green), Asian and Pacific Islander (dark green), and Mixed Race (dark blue) residents in unincorporated have grown. In absolute terms,

Figure F-6. Racial Demographics (2015 ACS)



Source: 2011-2015 ACS, Table DP05. 2023.

the *Hispanic or Latine* population increased the most while the *White, Non-Hispanic* population decreased the most.

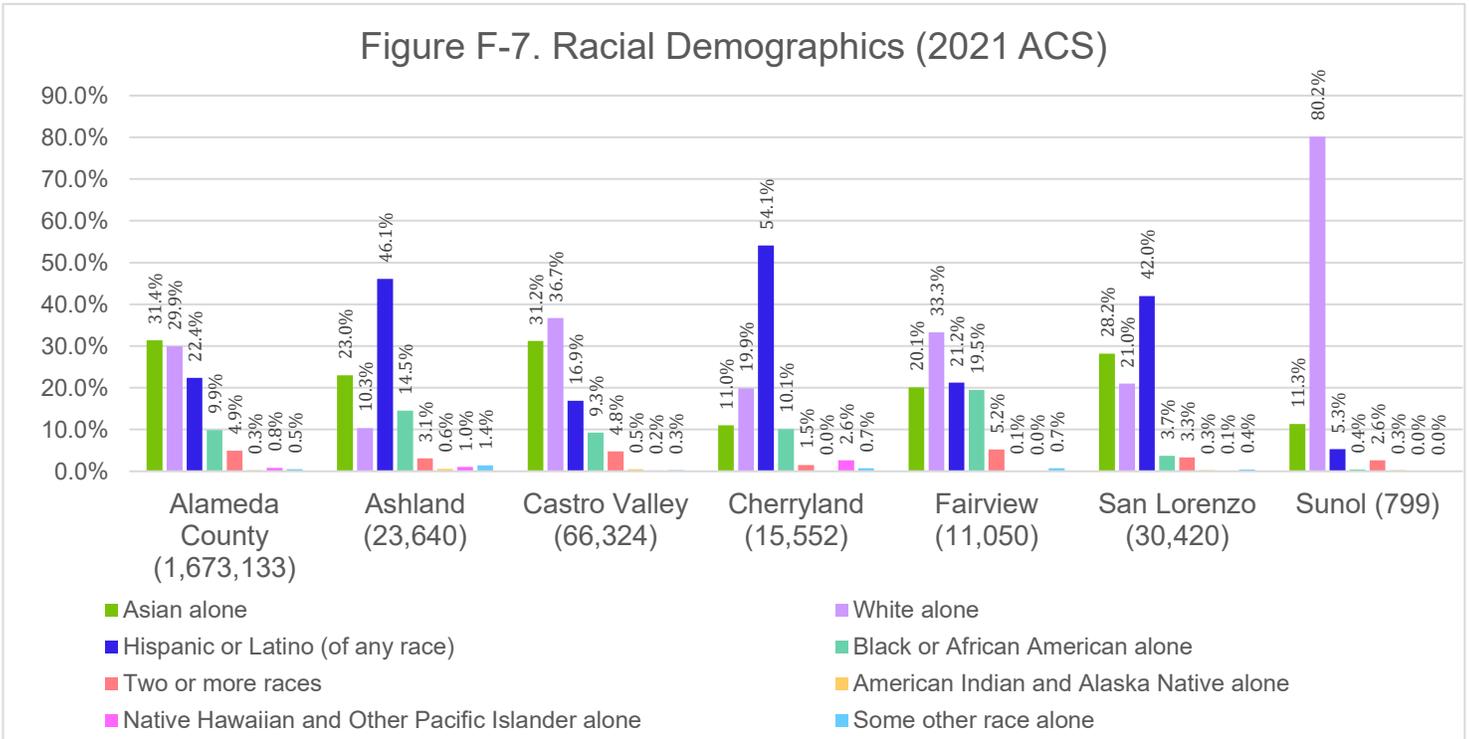
To break the racial makeup of Unincorporated down further, the next two charts show, respectively, the percentage of each Census Designated Place’s population in terms of race with 2015 ACS data (Figure F-6) and 2021 ACS data (Figure F-7). Note that the community of Hayward Acres and communities outside of Sunol in East County are not represented in these charts.

The graph above, Figure F-6 shows the racial demographics in 2015 ACS data of different Census designated places in Unincorporated Alameda County. Sunol has a significantly whiter population than other census designated places, or the county overall. Cherryland, Ashland, and to a lesser extent San Lorenzo have much larger populations of Latine people than other places in Unincorporated Alameda County or the county overall.

Consistent with the entire county, people who are American Indian, Alaskan Native, Native Hawaiian, Pacific Islander, or some other race make up less than 1% of the population each – except for in Cherryland, where 3% of people were Native Hawaiian or Other Pacific islander in 2015.

Looking at Figure F-7 we see that the population of white people has fallen throughout the county as well as in every census-designated unincorporated community. A greater percentage of Asian peoples live in most jurisdictions. The percentage of Black residents in Castro Valley grew while staying relatively consistent in all other places.

Figure F-7. Racial Demographics (2021 ACS)



Source: 2017-2021 ACS, Table DP05. 2023.

**Racial Isolation Index**

The isolation index, prepared by ABAG, compares each neighborhood’s composition to the jurisdiction’s demographics overall. Values range from 0 to 1, with higher values signifying that a particular group is more isolated from others. The index can be interpreted as the approximate experience of the average member of a demographic group. The isolation index values for all racial groups in Unincorporated Alameda County for the years 2000, 2010, and 2020 can be found in Table F-9 below.

Within Unincorporated Alameda County, the most isolated racial group is Latine residents. Unincorporated Alameda County’s isolation index of 0.401 for Latine residents means that the

Table F-9. Racial Isolation Index Values for Segregation within Unincorporated Alameda County

Race	Unincorporated Alameda County			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander	0.186	0.235	0.304	0.245
Black/African American	0.168	0.151	0.122	0.053
Latine	0.272	0.365	0.401	0.251
White	0.571	0.439	0.345	0.491

**Universe: Population.**  
**Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.**

average Latine resident lives in a neighborhood that is 40.1% Latine. The level of isolation has increased since 2000 and is higher than the Bay Area average, where the average Latinx person lives in a neighborhood that is only 25.1% Latine.

The level of isolation for the average white resident of unincorporated has decreased by 22.6% in the past 20 years, while the level of isolation for the average Black resident has decreased a small 4.4%. Asian and Pacific Islander residents have become more isolated in the past 20 years, now living in neighborhoods with 30.8% Asian and Pacific Islander residents.

**Dissimilarity Index**

Table F-10, provided by ABAG, shows the dissimilarity index, which describes the level of segregation between white residents and residents who are Black, Latine, or Asian/Pacific Islander. The table also provides the dissimilarity index between white residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020).

For each race category, Unincorporated Alameda County has higher levels of dissimilarity than the Bay Area overall. This means that a larger percentage of residents, either white or People of Color, would need to move to different neighborhoods within Unincorporated to live in neighborhoods that were perfectly, mathematically integrated.

More specifically, to create a mathematically perfect level of racial integration in Unincorporated,

- 22.6% of white or Asian and Pacific Islander residents would need to move to different neighborhoods;
- 44.7% of white or Black residents would need to move to different neighborhoods;
- And 40.5% of white or Latine residents would need to move to different neighborhoods.

<b>Table F-10. Racial Dissimilarity Index Values for Segregation within Unincorporated Alameda County</b>				
	Unincorporated Alameda County			Bay Area Average
Race	2000	2010	2020	2020
<b>Asian/Pacific Islander vs. white</b>	0.266	0.246	0.226	0.185
<b>Black/African American vs. white</b>	0.492	0.439	0.447	0.244
<b>Latine vs. white</b>	0.348	0.383	0.405	0.207
People of Color vs. white	0.282	0.278	0.283	0.168
<i>Universe: Population.</i>				
<i>Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.</i>				
<i>Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers</i>				

Figures F-8 and F-9 show the percentage of total non-white population by block group in 2010. You can see that much of northern Castro Valley had populations less than 40% Latine, Black, Asian, Native American, and/or Pacific Islander, or greater than 60% white. Ashland has the highest percentage of Latine, Black, Asian, Native American, and/or Pacific Islander residents (generally 60-80% per block). The majority of San Lorenzo, Cherryland, southern Castro Valley, and Hayward Acres are 40% to 60% residents of color.

Figures F-9 and F-10 show the percentage of total non-white population by block group in 2018. You can see that many of the blocks in Unincorporated Alameda County have populations that are less than 40% white, or greater than 60% Latine, Black, Asian, Native American, and/or Pacific Islander. Block groups in northern Castro Valley that are paler orange and dark yellow have larger white populations (greater than 60%).

Looking at Alameda County overall shows a similar pattern. Tracts closer to the Bay in the flatlands have much higher percentages of people of color throughout Alameda County, except for much of Berkeley. Much of unincorporated East County is less diverse than Dublin, and overall East County is less diverse than unincorporated and incorporated areas of Alameda County west of the hills.

Comparing between 2018 and 2010, every neighborhood has increased in Latine, Black, Asian, Native American, and/or Pacific Islander populations. As of 2018, census blocks in Ashland are greater than 80% residents of color. Looking at Alameda County overall, virtually the whole county became more diverse between 2010 and 2018.

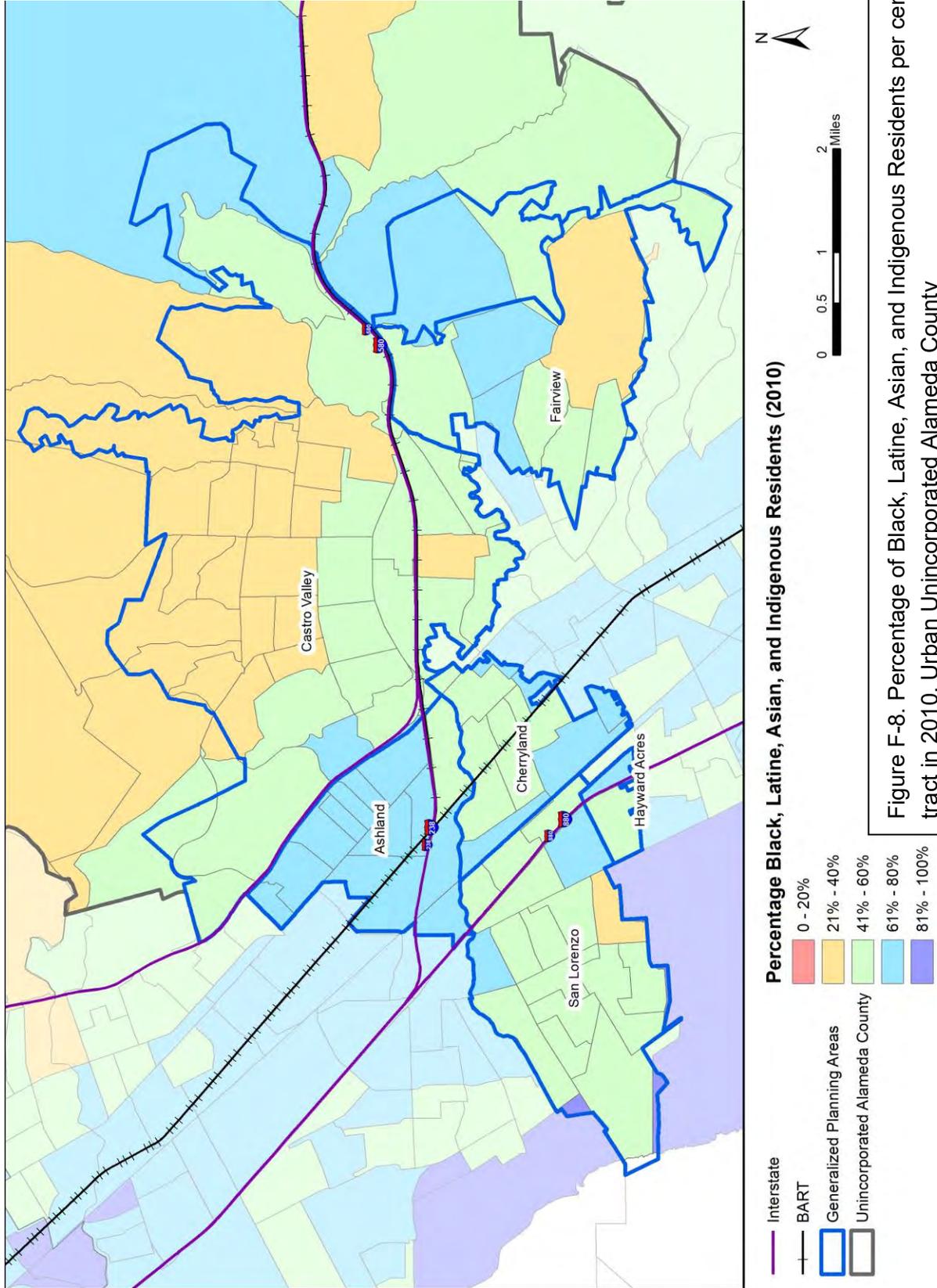


Figure F-8. Percentage of Black, Latine, Asian, and Indigenous Residents per census tract in 2010, Urban Unincorporated Alameda County  
 Source: HCD AFFH Data Viewer (ESRI, 2010), 2023.

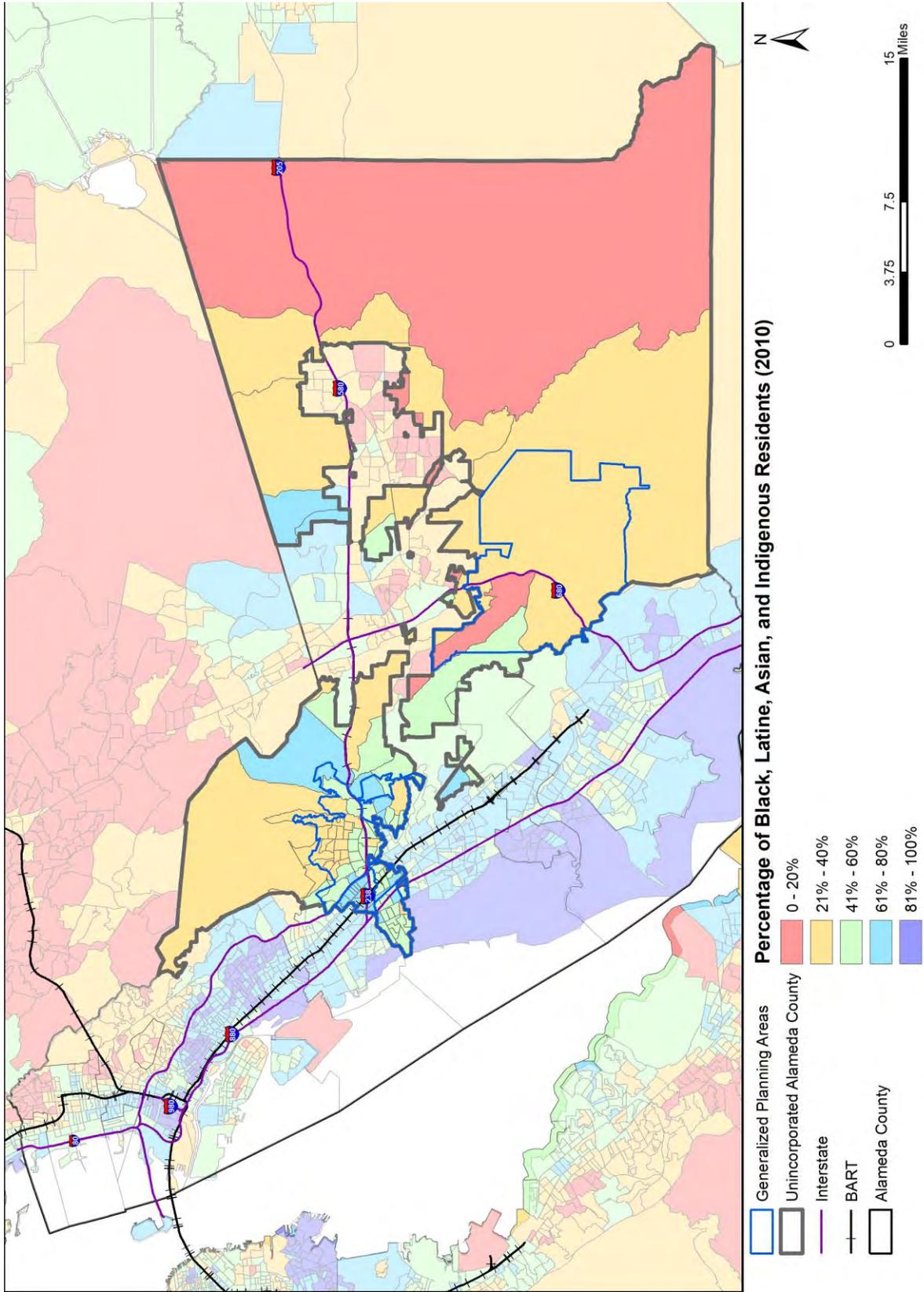


Figure F-9. Percentage of Black, Latine, Asian, and Indigenous Residents per census tract in 2010, Alameda County  
 Source: HCD AFFH Data Viewer (ESRI, 2010), 2023.

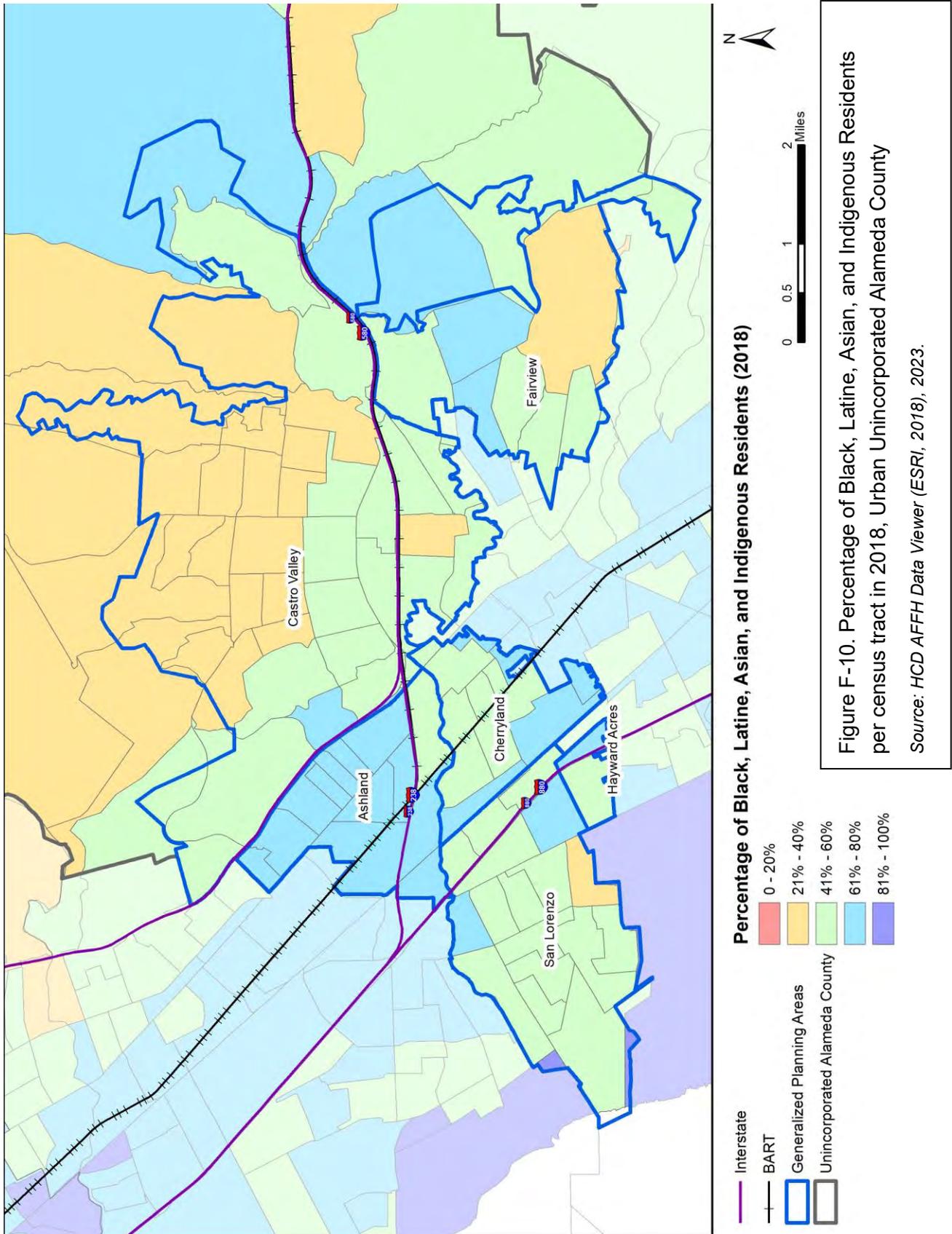


Figure F-10. Percentage of Black, Latine, Asian, and Indigenous Residents per census tract in 2018, Urban Unincorporated Alameda County

Source: HCD AFFH Data Viewer (ESRI, 2018), 2023.

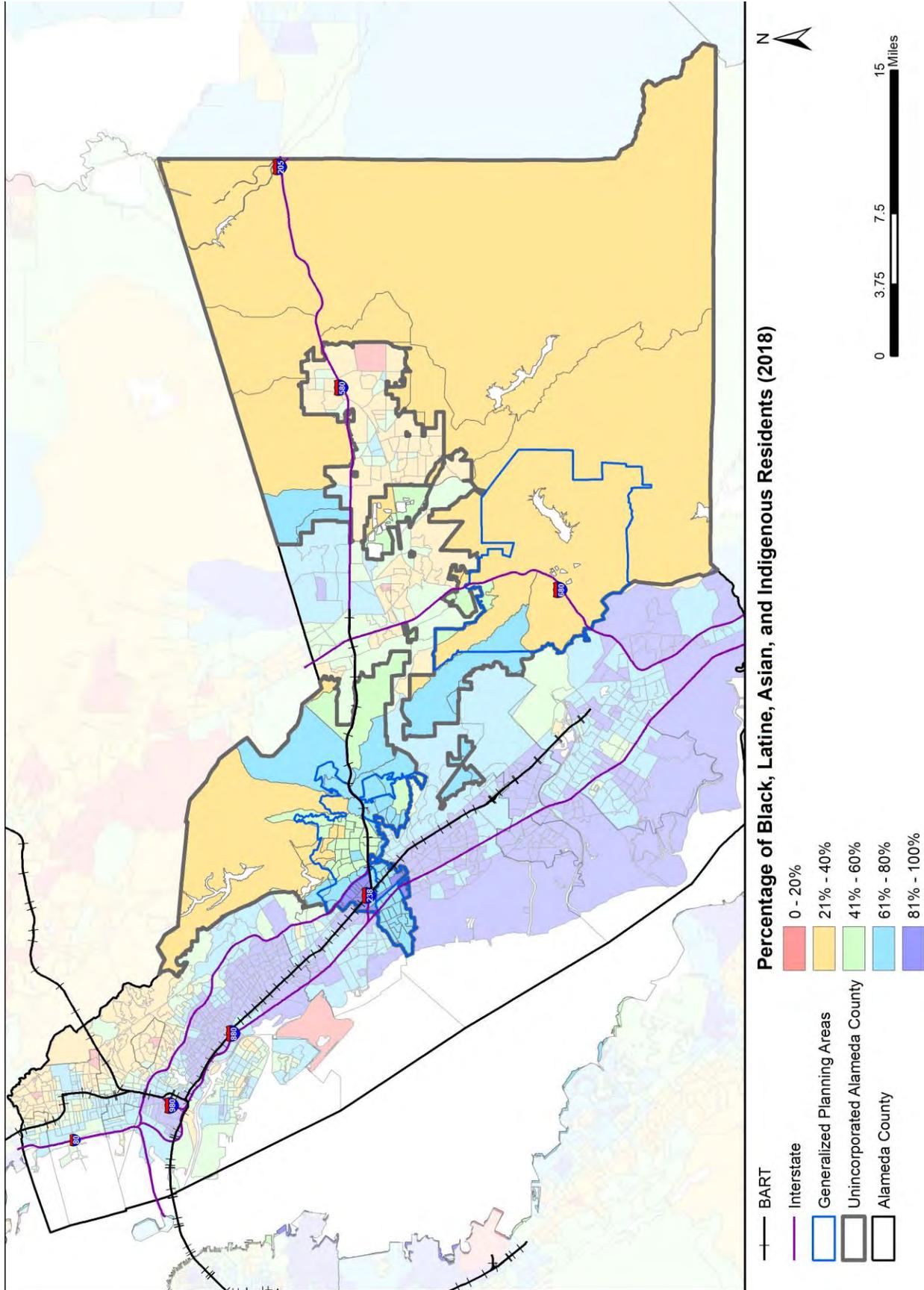
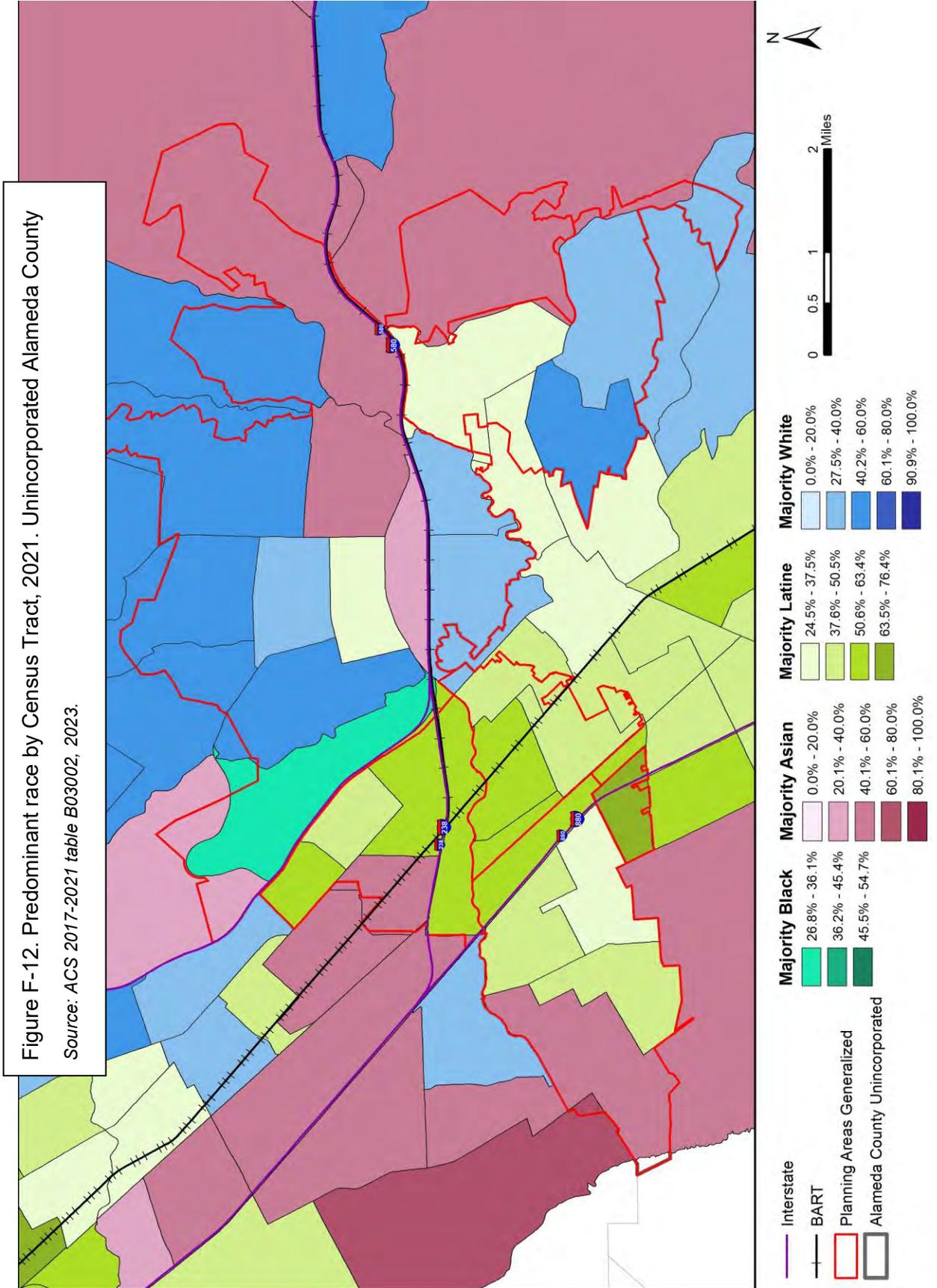
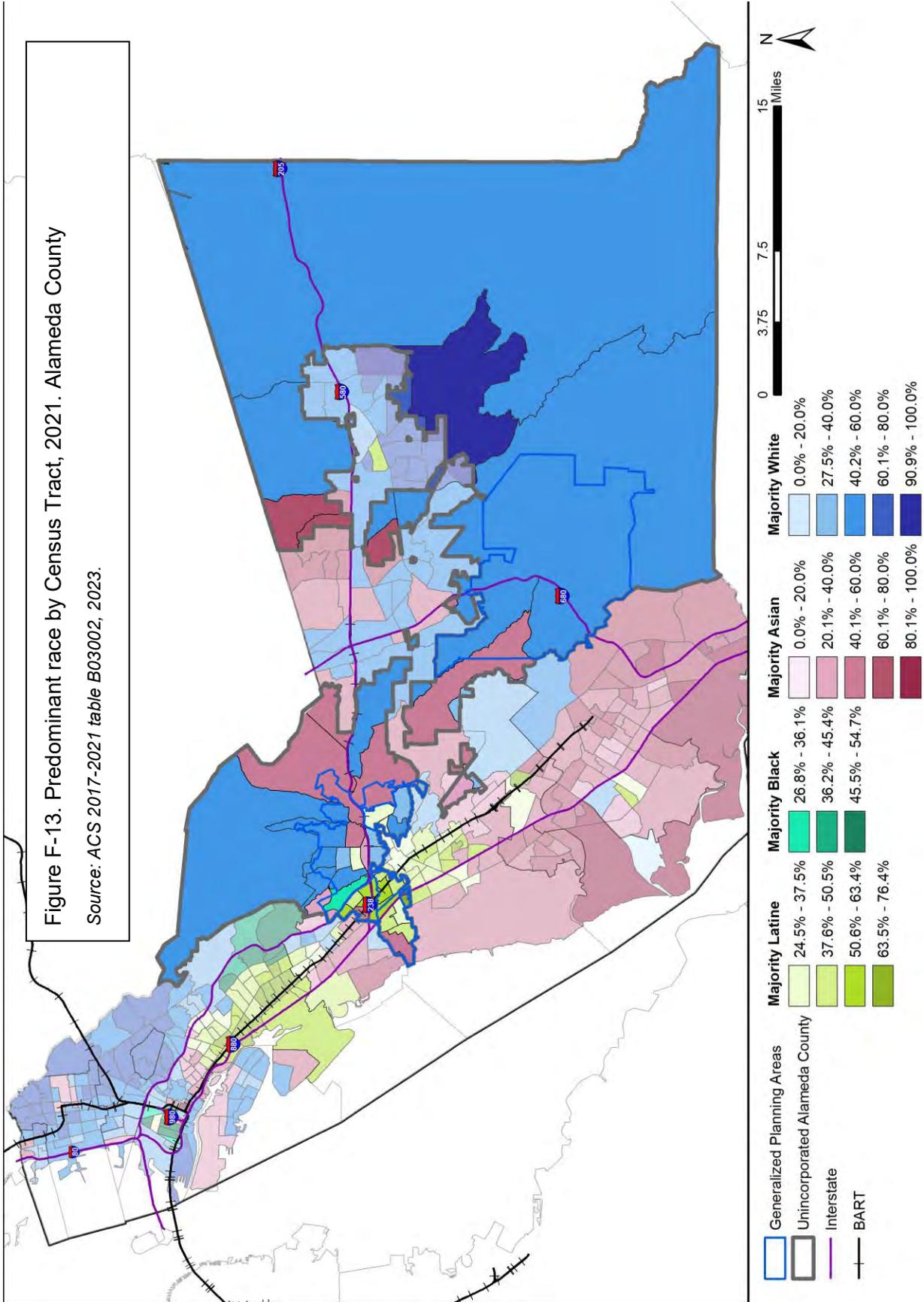


Figure F-11. Percentage of Black, Latine, Asian, and Indigenous Residents per census tract in 2018, Alameda County.

Source: HCD AFFH Data Viewer (ESRI, 2018), 2023.





## Disability

The American Community Survey attempts to capture six aspects of disability: hearing, vision, cognitive, ambulatory, self-care, and independent living). Throughout Alameda County

As of 2019, about 9.2% of people living in Alameda County had disabilities. Looking specifically at the census tracts comprising Unincorporated Alameda County, about 10.3% of people have disabilities. There are approximately 1.1% more people with disabilities in Urban Unincorporated Alameda County than the County overall.

There appears to be no specific pattern or area of concentration of people with disabilities in the county overall or in Urban Unincorporated. There is also no significant pattern to how the percentage of a census tract’s population with a disability changed between 2014 and 2019, as shown in Table F-12. Most fell slightly in Unincorporated, but some rose.

Table F-11. Comparison of Percentages of population with a Disability.						
	(ACS, 2010-2014)			(ACS, 2015-2019)		
	Total Population	Population with a Disability	Percent of Population with a Disability	Total Population	Population with a Disability	Percent of Population with a Disability
Census tracts comprising Urban Unincorporated Alameda County	128,368	13,332	10.4%	132,297	13,578	10.3%
Alameda County	1,546,984	142,784	9.2%	1,647,749	151,368	9.2%

*Data pulled from Table S1810, "DISABILITY CHARACTERISTICS," as well as HCD's AFFH Data Viewer 1.0*

Table F-12.							
		(ACS, 2010-2014)			(ACS, 2015-2019)		
Tract Number	Relevant Communities	Total Population	Population with a Disability	Percent of Population with a Disability	Total Population	Population with a Disability	Percent of Population with a Disability
4337	Ashland	3330	355	10.7	3491	314	9
4338	Ashland	7940	712	9	8090	625	7.7
4339	Ashland	6872	420	6.1	7685	807	10.5
4340	Ashland	5290	691	13.1	5334	509	9.5
4355	Cherryland	3306	427	12.9	3951	573	14.5
4356.01	Cherryland	5174	448	8.7	5589	430	7.7
4356.02	Cherryland	5485	733	13.4	5362	661	12.3
4357	West Cherryland and East San Lorenzo	4411	566	12.8	5231	568	10.9
4358	San Lorenzo	5224	673	12.9	5543	607	11
4359	San Lorenzo	5556	650	11.7	5371	448	8.3
4360	San Lorenzo	4479	566	12.6	5063	523	10.3
4361	San Lorenzo	6044	554	9.2	5977	673	11.3
4302	Castro Valley	6696	694	10.4	6809	768	11.3
4303	Castro Valley	3777	411	10.9	3826	408	10.7
4304	Castro Valley	2128	202	9.5	2107	137	6.5
4305	Castro Valley	5725	438	7.7	5626	204	10.9
4306	Castro Valley	5833	370	6.3	6475	932	14.4
4308	Castro Valley	6002	673	11.2	5259	548	10.4
4309	Castro Valley	4685	535	11.4	5123	454	8.9
4310	Castro Valley	2872	304	10.6	2777	289	10.4
4311	Castro Valley	3084	284	9.2	3561	457	12.8
4312	Castro Valley	5473	520	9.5	5475	748	13.7
4364.01	Fairview	7800	914	11.7	7164	735	10.3
4364.02	Fairview	2739	295	10.8	2704	251	9.3
4352	Fairview	4467	605	13.5	4596	553	12
4362	Hayward Acres	3976	292	7.3	4108	356	8.7

Data pulled from HCD's AFFH Data Viewer 1.0 layers for ACS 2010-2014 and 2015-2019

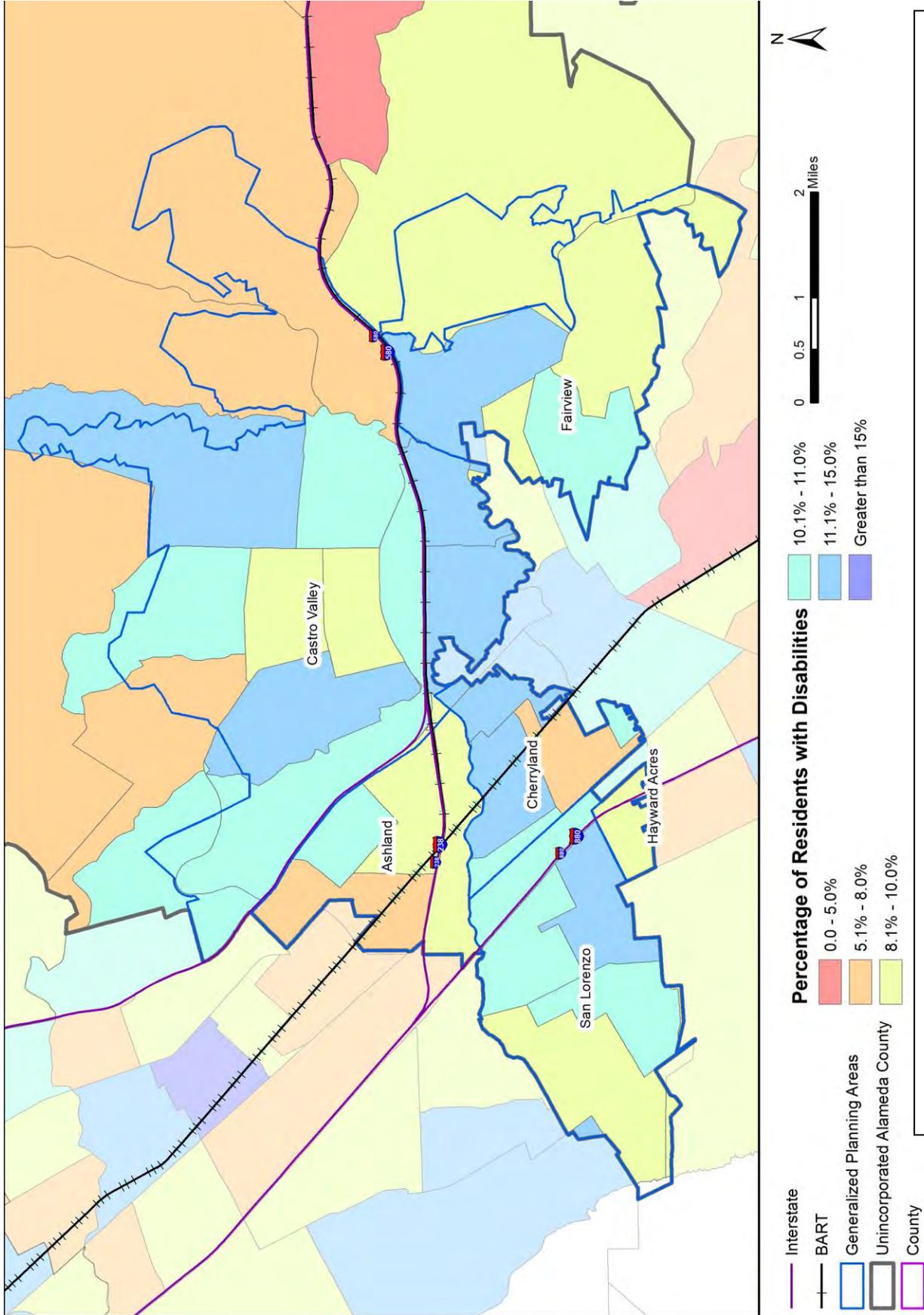
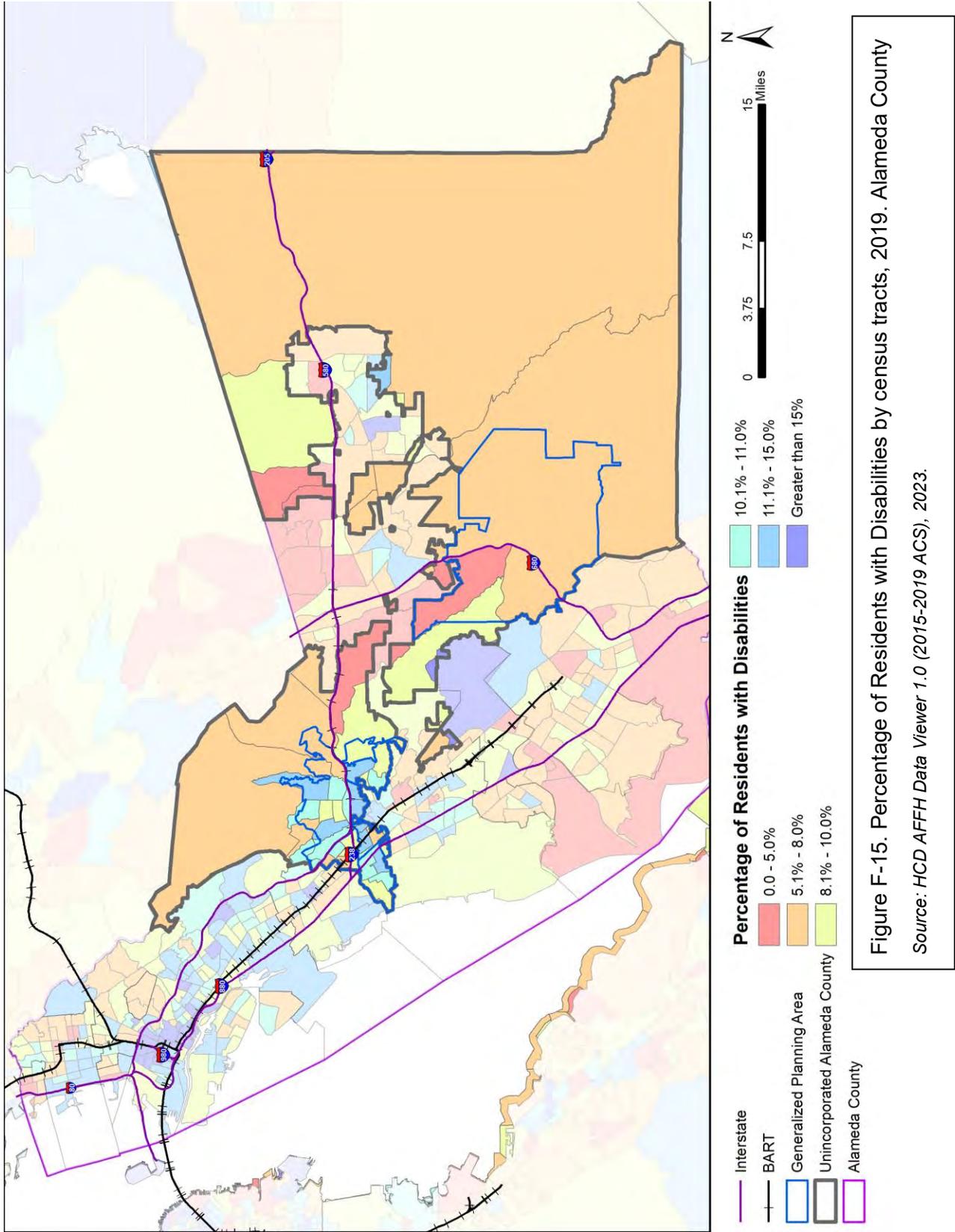


Figure F-14. Percentage of Residents with Disabilities by census tracts, 2019. Unincorporated Alameda County

Source: HCD AFFH Data Viewer 1.0 (2015-2019 ACS), 2023.



## **Familial Status**

### ***County-wide trends***

Figures F-16 and F-17 show the percentage of the population living with a spouse with ACS 2017-2021 data. The majority of the County has a significant number of households that are one spouse/parent only. There are pockets in Albany, Piedmont, and South County where 60-80% of the households are two-spouse households, but the more predominate household composition is one spouse only. It is difficult to draw conclusions from this data in terms of housing precarity or risk of displacement, but many of the areas that show concerning indicators such as low income, overcrowding and housing precarity, also have a lower number of two spouse households.

West Oakland appears to have the lowest percentage of two spouse holds, as does a cluster of census tracts in Berkeley, but those appear to be associated with the student population near UC Berkeley. The bigger cities of Oakland, Hayward and Fremont all have large portions of their cities where two-spouse households represent 20-60% of the total households. Generally the more affluent portions of the County appear to have a great percentage of two-spouse households, such as Tri-Valley where most of Pleasanton and a large portion of Livermore have high percentages of two-spouse households.

The data showing percent of children in Married Couple households (Figures F-20 and F-21) shows similar pattern as the previous map of One-Spouse households. Major portions of Oakland and Hayward have census tracts with low percentage of households where children are living with a married couple. Contrast that with East County where most households with children are predominately Married Couple Households.

### ***Local Trends***

In the unincorporated areas the percentage of two spouse/couple households with children is similar to other parts of the County such as Oakland or Berkeley, but there are less parts of the unincorporated area where this percentage trends high (unlike Oakland and Berkeley). In Ashland/Cherryland, Fariview, San Lorenzo and a good part of Castro Valley that percentage ranges from 20-60%, meaning that a single parent household is more likely than not. See figures F-18 and F-19 for the percentage of children in Female-Householder homes. When combined with other indicators discussed in this Appendix the situation can be described as dire.

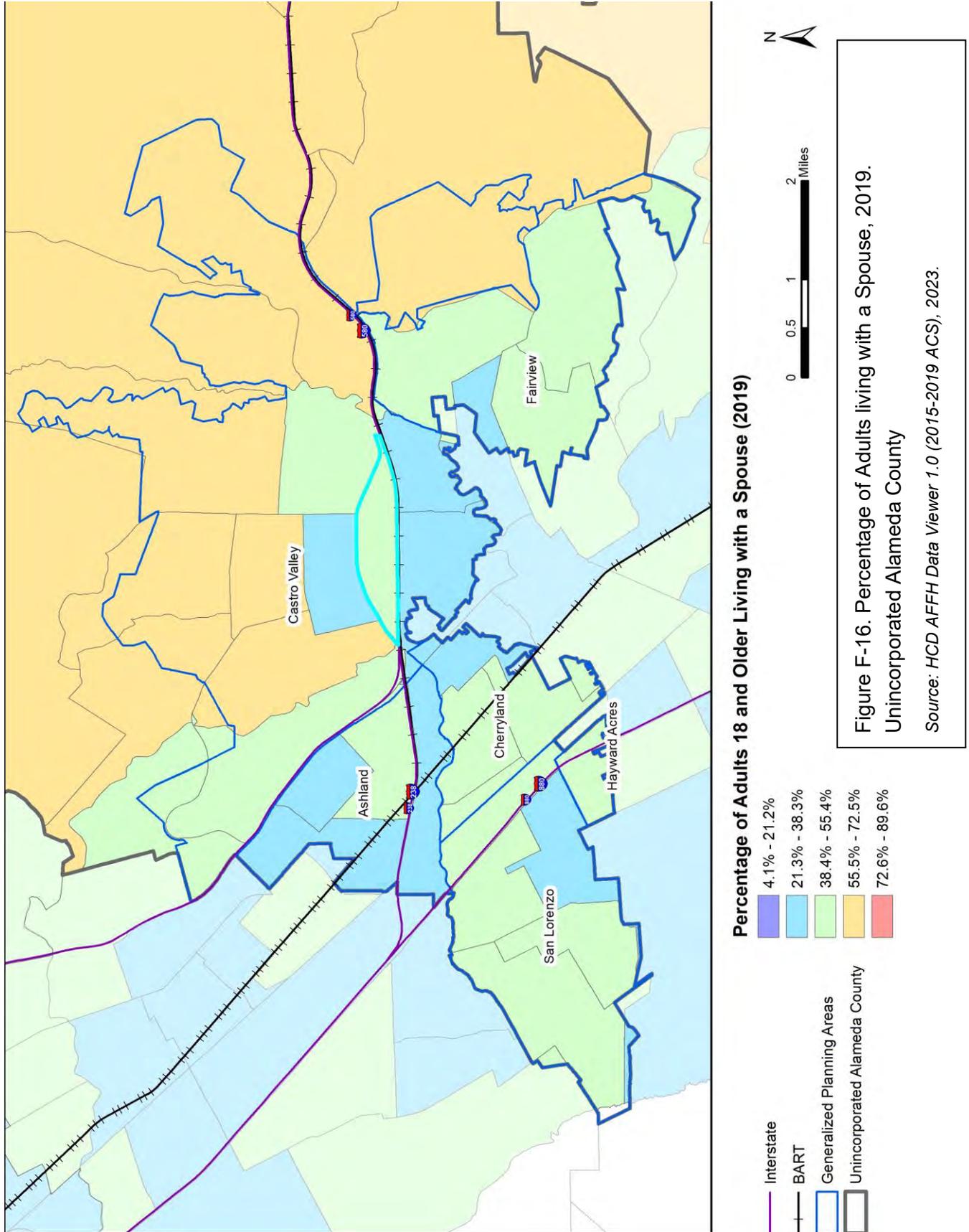
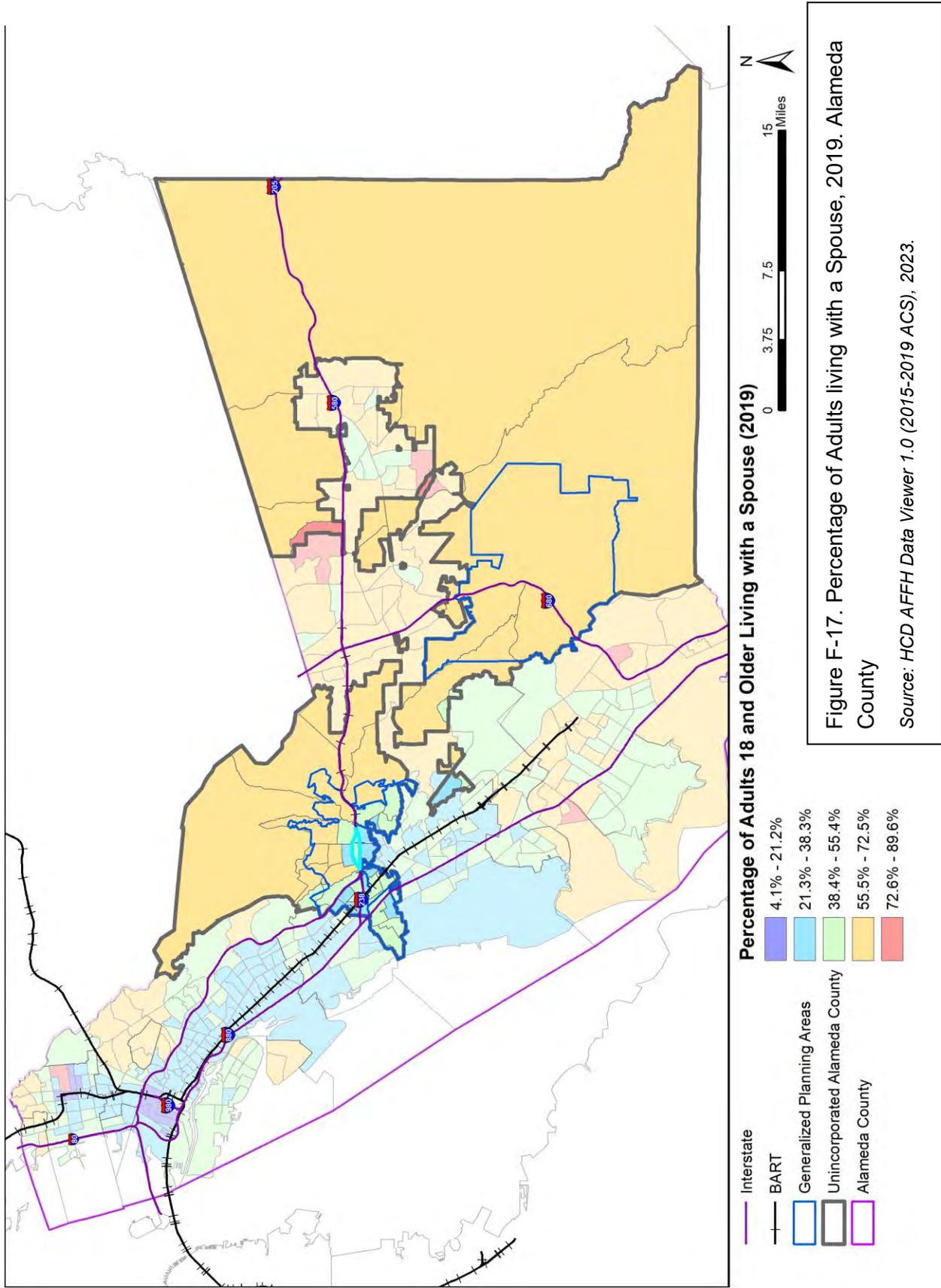
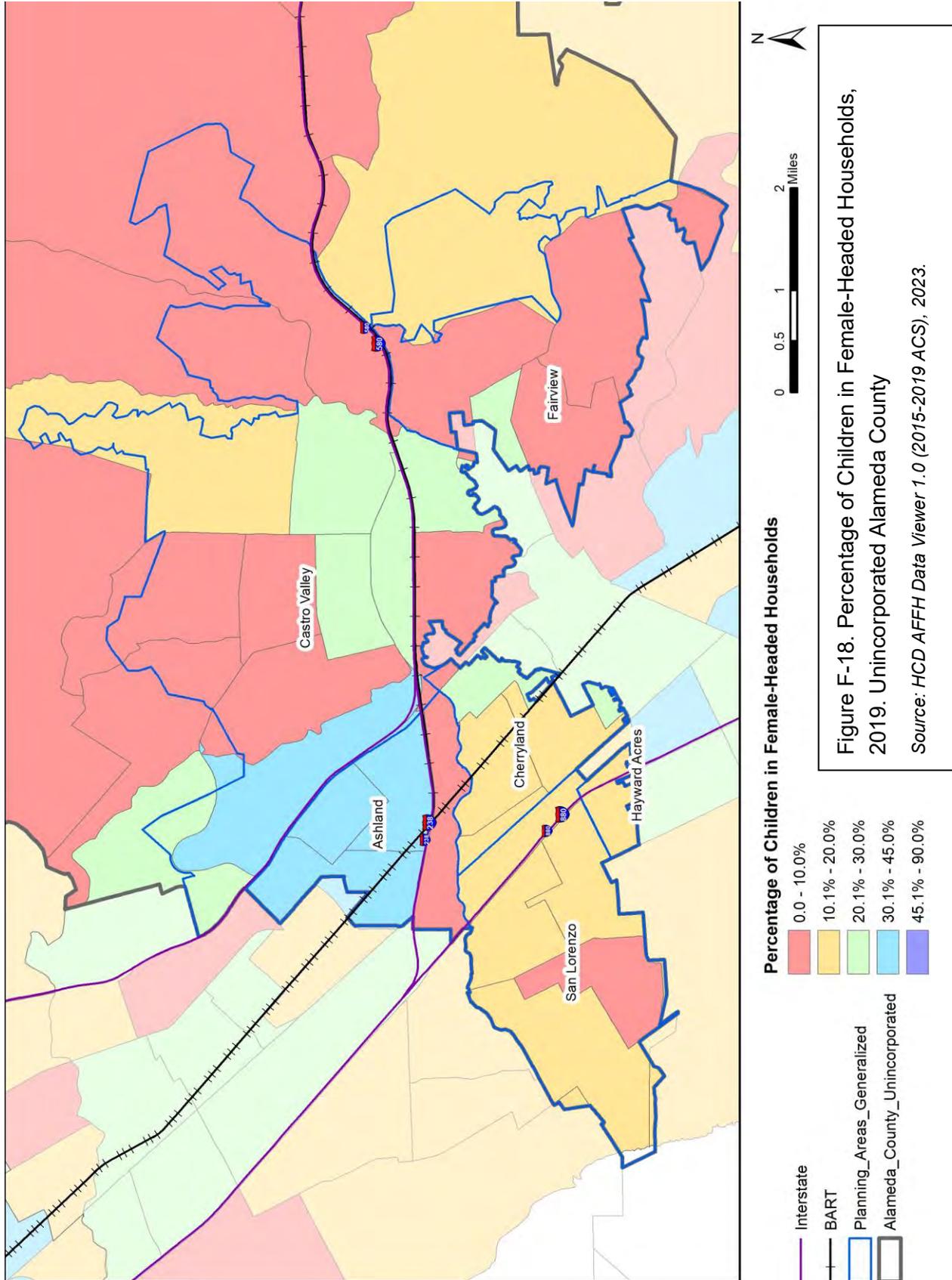
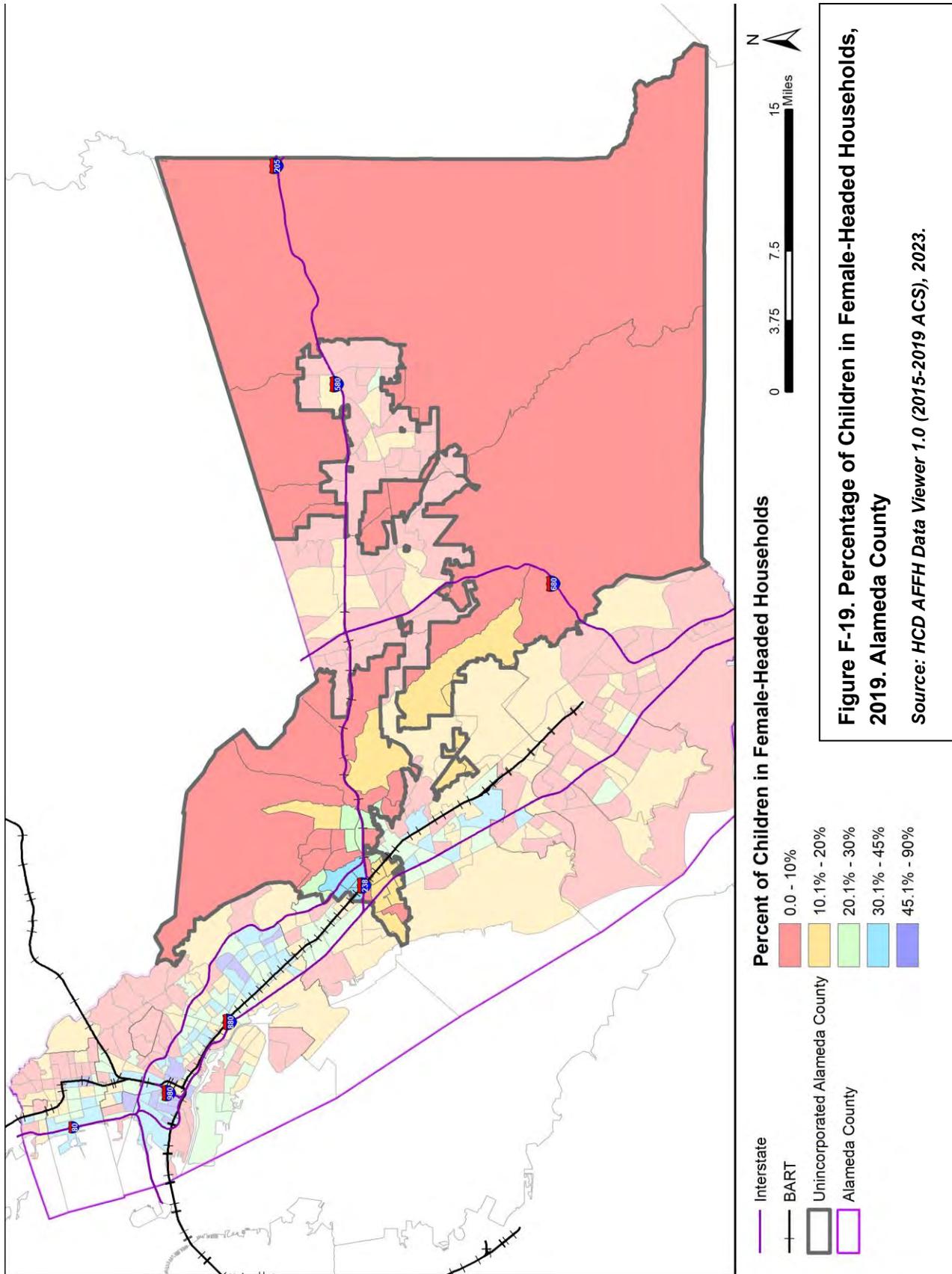
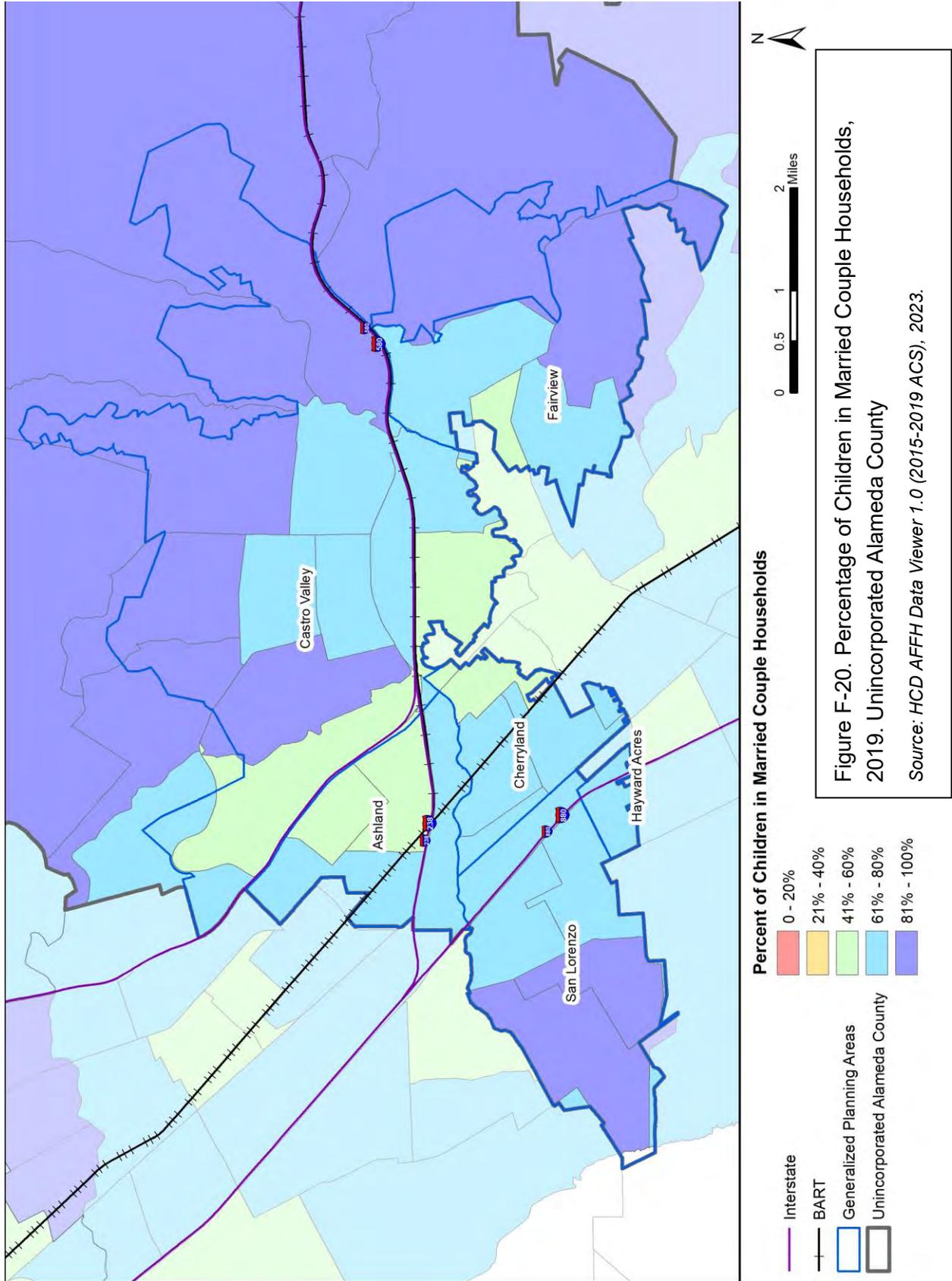


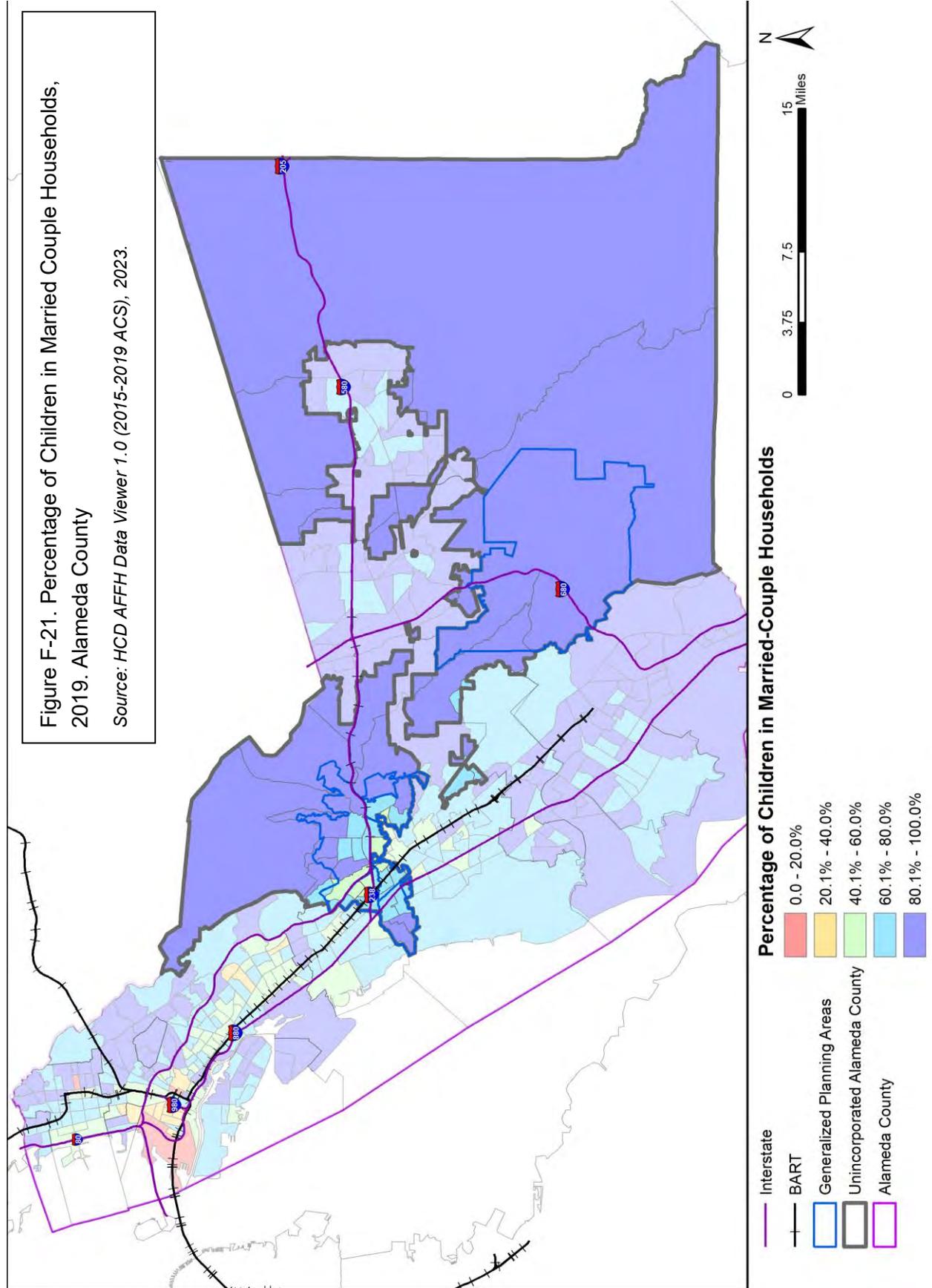
Figure F-16. Percentage of Adults living with a Spouse, 2019.  
 Unincorporated Alameda County  
 Source: HCD AFFH Data Viewer 1.0 (2015-2019 ACS), 2023.











## Income

HUD's definition of a "very low-income family" is a family whose income does not exceed 50 percent of the median family income for the area; a "low-income family" is defined as a family whose income does not exceed 80 percent of the median family income for the area."<sup>4</sup>

The median income of the unincorporated urban area of Alameda County is quite diverse. As shown in Figure F-22, median household incomes in unincorporated areas range from \$50,000 to more than \$100,000.

The Castro Valley hills and San Lorenzo have the greatest median income, shown in the darkest red. The unincorporated area with the lowest household income is Ashland; this area also has a higher percentage of households living under the poverty line, as shown elsewhere in this appendix. The rest of unincorporated Alameda County is mostly in the middle two tiers of income.

Figures F-24 and F-25 show the lower and moderate income areas in the unincorporated areas of Alameda County and Alameda County overall. HUD defines "a Lower and Moderate Income (LMI) area as a census tract or block group where over 51 percent of the population makes an income that is considered lower or moderate relative to the incomes made around it."<sup>5</sup> This is true in the Ashland and Cherryland Areas, where Castro Valley and San Lorenzo score better, see the map below.<sup>6</sup>

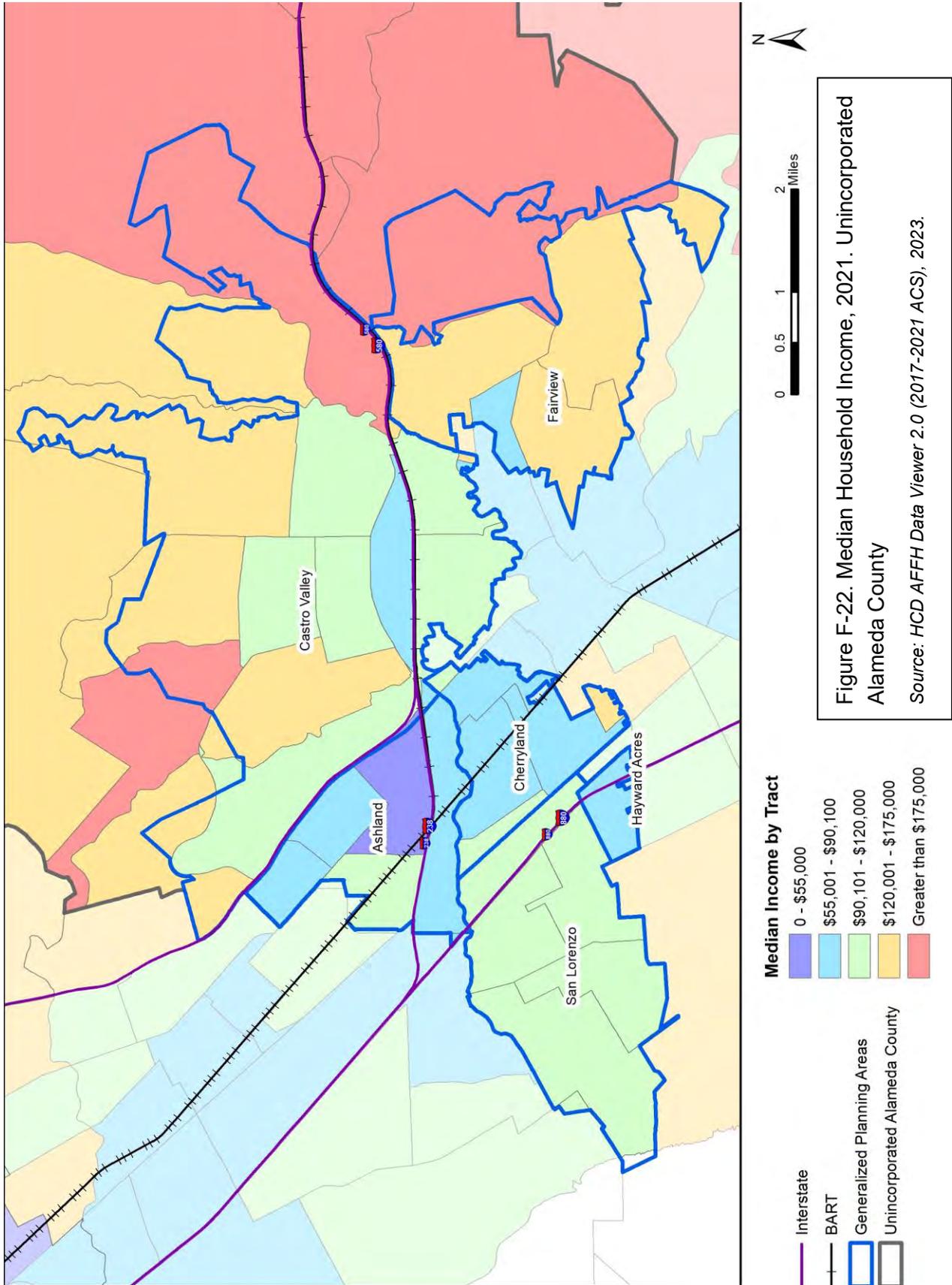
As compared to the rest of Alameda County, the Unincorporated Area has a similar mix of incomes. If one looks at the map below of the whole county one will see that throughout Alameda County there are areas of poverty and areas of wealth. Oakland for example has many areas of low median income but has high-income areas as well. The lower-income areas are where poverty is concentrated, which tend to be the areas that have fewer job opportunities (see Figure F-38).

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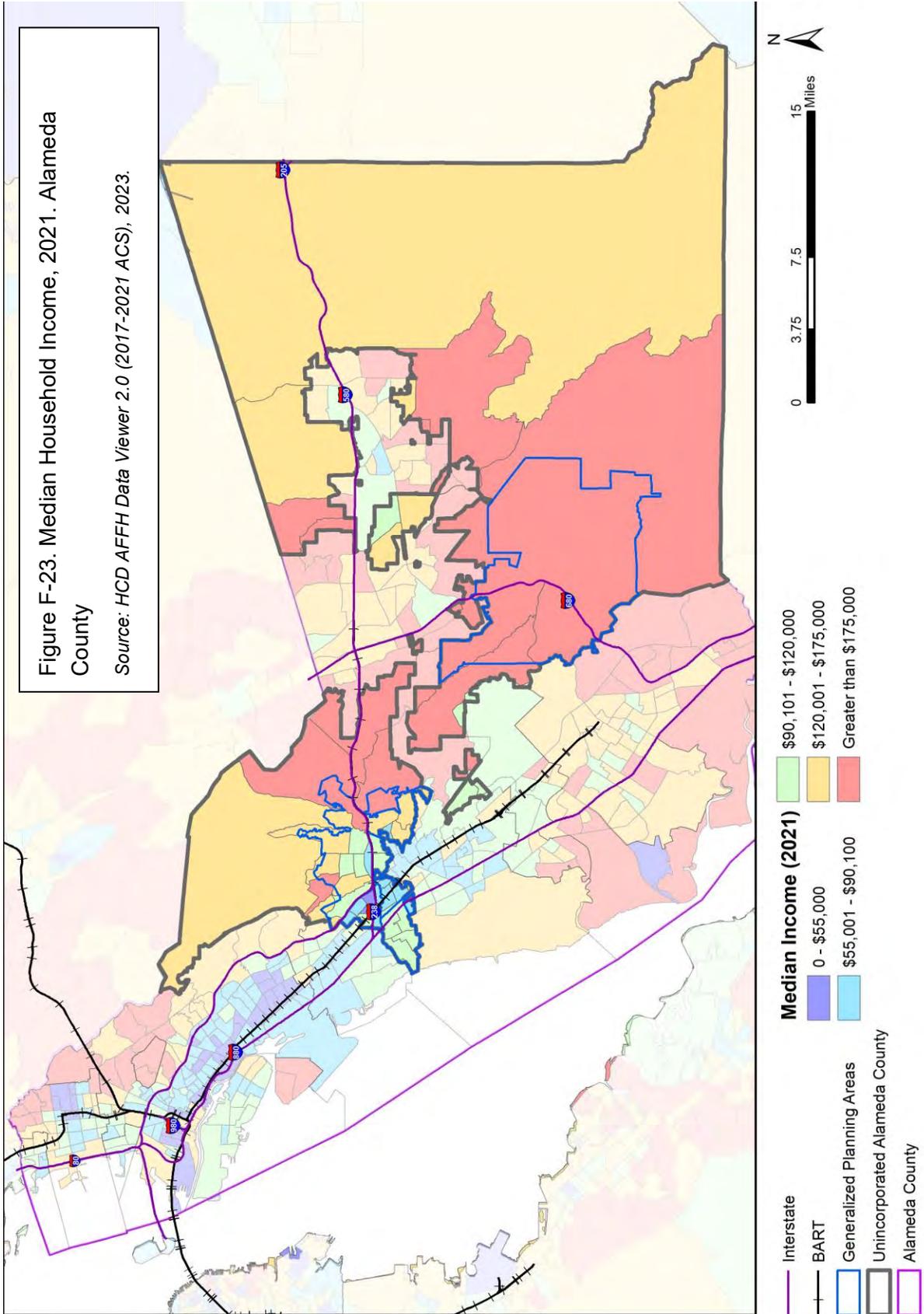
<sup>4</sup> "Definition of Poverty". HUD, 2023, [hud.gov](https://www.hud.gov)

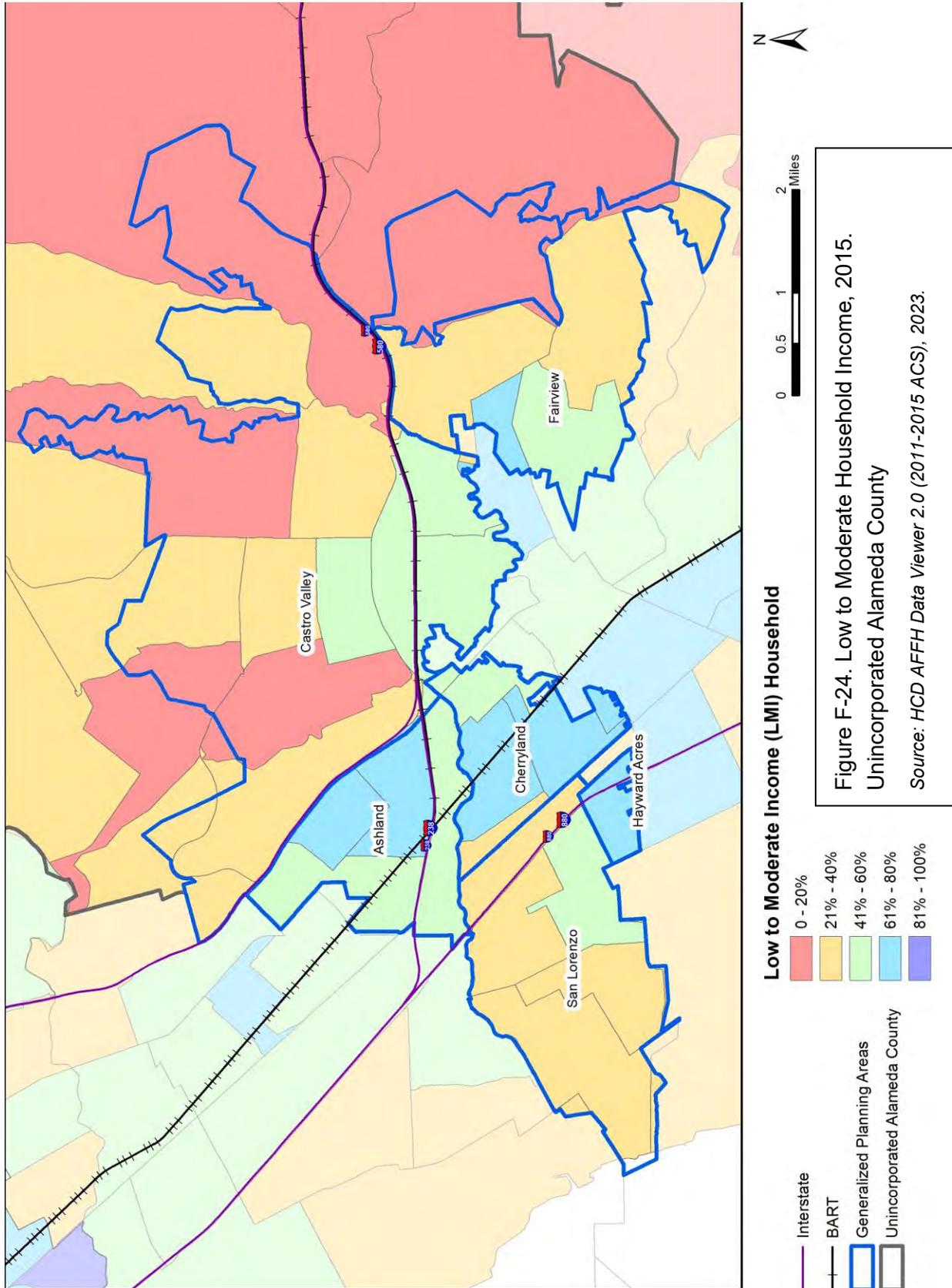
<sup>5</sup> "Definition of Lower and Moderate Income". HUD, 2023, [hud.gov](https://www.hud.gov)

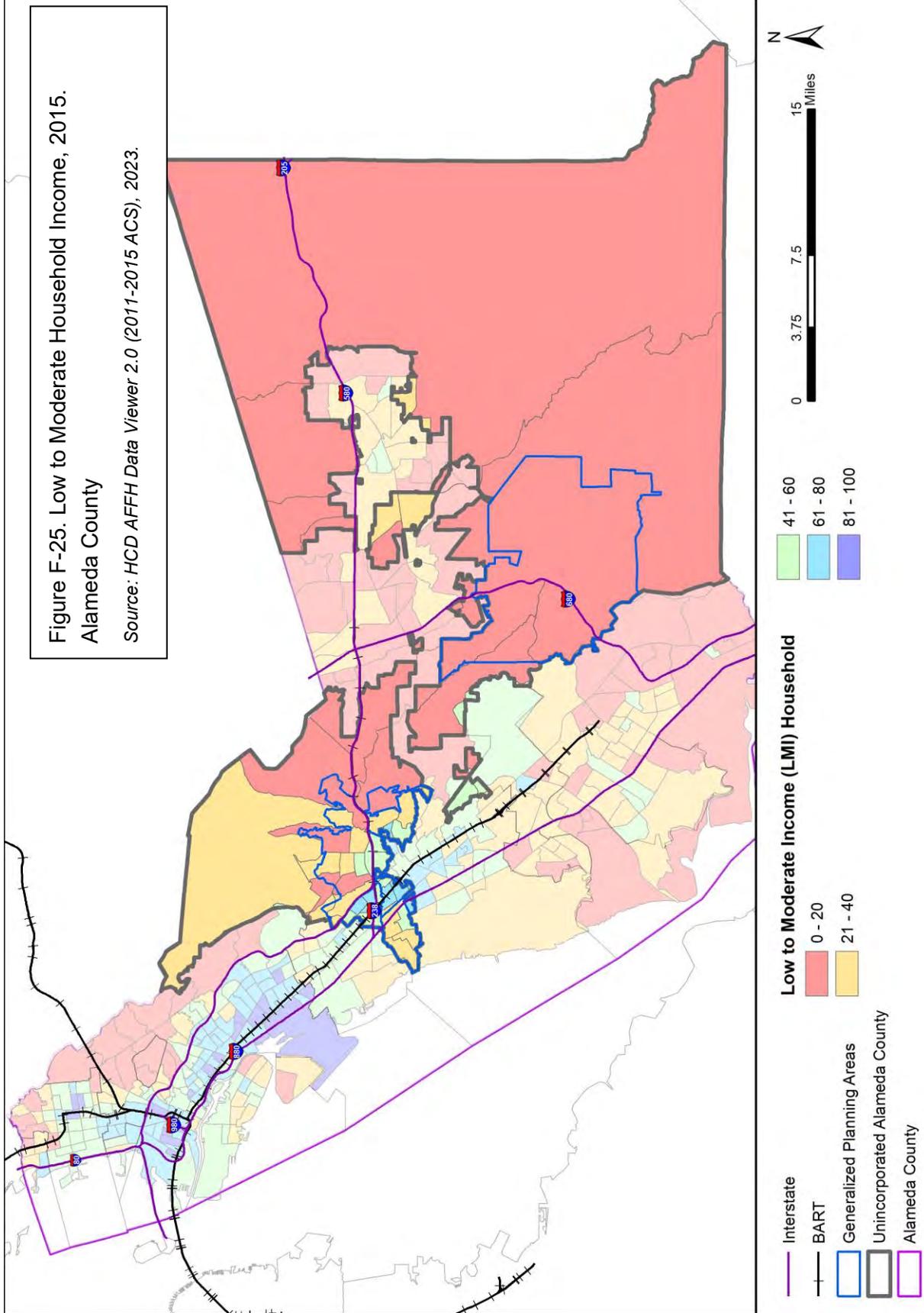
<sup>6</sup> "Low to Moderate Income". AFFH Data and Mapping Home, Esri 2022, <https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>



**Figure F-22. Median Household Income, 2021. Unincorporated Alameda County**  
 Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.







### **F.4.3 Racially or Ethnically Concentrated Areas of Poverty and Racially Concentrated Areas of Affluence**

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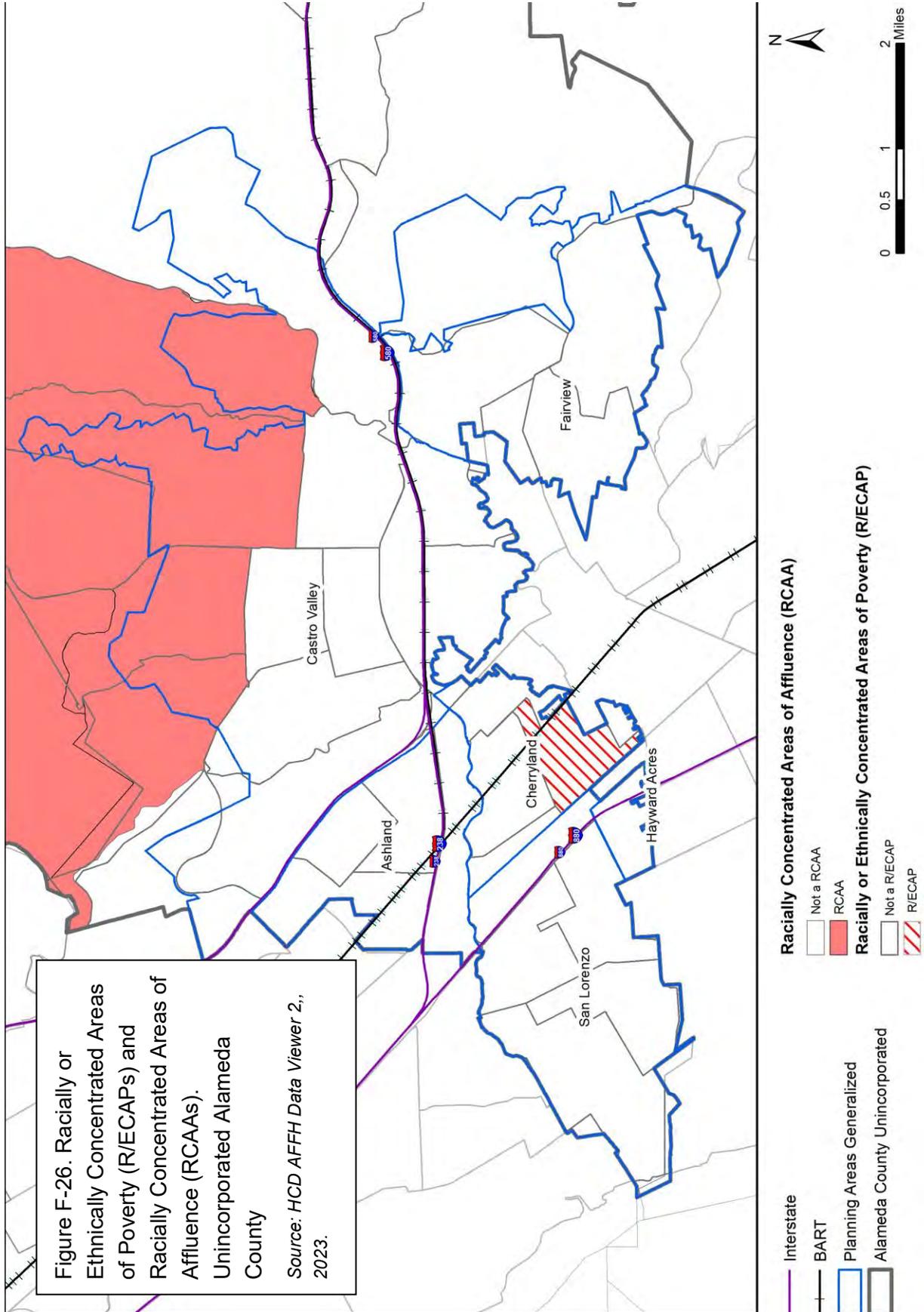
#### **Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) and Racially Concentrated Areas of Affluence (RCAAs)**

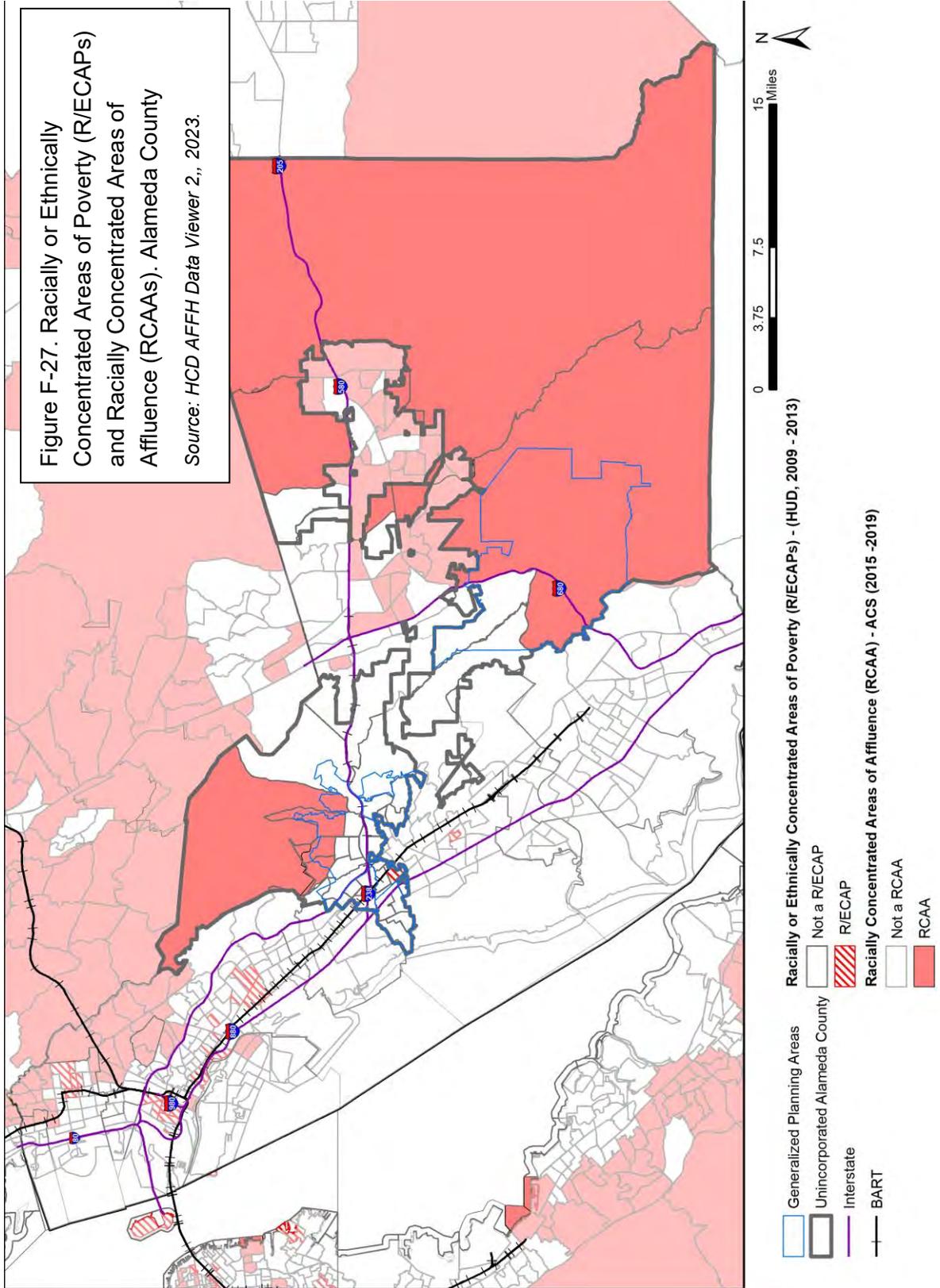
An area of Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) are defined as neighborhoods where residents are largely people of color and have lower incomes. Examples of contributing factors for R/ECAPs include lack of public and private investment in historically disenfranchised communities, as well as lack of representation for historically marginalized populations and neighborhoods in the planning processes. Within Unincorporated Alameda County, there is one R/ECAP, discussed throughout this appendix. Looking at Figure F-27, there are not many R/ECAPs in the East Bay outside of Oakland.

By looking at the Racially Concentrated Areas of Affluence Map (Figure F-26) for the unincorporated areas of Alameda County on the AFFH Data View, the Racially Concentrated Areas of Affluence (RCAA) within Unincorporated Alameda County are in the hills of Castro Valley, while RCAA are within the eastern areas unincorporated Alameda County are located in Livermore, Pleasanton, and Sunol. Notably, while Fairview is located in the base of the hills, it is not identified as an RCAA. The areas listed as RCAAs are also shown as

There are a few possible reasons the Fairview area is more diverse than the Castro Valley area, one being it was developed before the Castro Valley hills, and sections still exist without access to water and sewer connections

Researching the 2023 California Tax Credit Allocation Committee/Housing Community Development Opportunity Map (TCAC/HCD) looking at a different set of maps through the 2023 CTCAC/HCD Opportunity Map, the results are similar as identifying the hills of unincorporated Alameda County as Highest, High and Moderate Resource areas. Also confirming that the low resource areas are designated as areas that do not have any areas of Affluence. The data shows that the San Lorenzo, San Leandro, and Hayward are in areas defined as Low Resource areas, while Castro Valley, Hayward hills, and Livermore areas are considered Moderate Resource areas. The High Resource areas are identified as northern and eastern Castro Valley Areas, Pleasanton Areas, Kilkare Woods, and Sunol.





#### F.4.4 Access to Opportunity

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##### TCAC Opportunity Areas

Opportunity areas are assessed for quality of economic, environmental, and educational domains. Economic, environmental, and educational geographic trends have remained generally consistent for the urbanized unincorporated areas in western Alameda County, with hillside areas generally having more opportunities than the areas in the flats. These disparities can be addressed by providing more employment and educational access, as well as improving environmental quality through the [East Bay Greenway](#), additional public parks currently under development, and improved protected bicycle lanes along unincorporated County corridors in the lower opportunity areas.

Most of the urbanized western unincorporated Alameda County areas shown in blue outline in Figures F-28 and F-29 are in Low Resource and Moderate Resource opportunity areas (Ashland, Cherryland, Fairview, and San Lorenzo). Castro Valley has Moderate, High, and Highest resource areas, in descending order of prevalence. Opportunity indicators in the Ashland, Cherryland, and Hayward / San Lorenzo border area, are very low and indicate a lack of economic and educational opportunities. For a detail of the methodology used, see the [“Methodology for the 2023 CTCAC/HCD Opportunity Map”](#)<sup>7</sup> of January 2023.

North Castro Valley has the Highest Resource designation, with an Economic Score of 62, Education Score of 88, and an Environment Score of 94 for Census Tract 06001430102. However, this area is mostly agriculture and open space, with a few suburban neighborhoods to the southeast of Census Tract 06001430102, and to the south of Census Tract 06001430300 (Economic Score of 59, Education Score of 84, and Environment Score of 92).

The land use in these areas is mostly agriculture, ranching, and single-family detached residences on large suburban parcels. The agricultural and ranching parcels are outliers in comparison to the rest of urbanized unincorporated areas of Alameda County and to the cities within Alameda County because of their large size and low density, which result in very small sample size compared to the denser urbanized areas of unincorporated Alameda County and to the cities. Additionally, this area is much farther from the highways that characterize much of the East Bay and influence CalEnviroScreen scores.

Other parts of western unincorporated Alameda County include areas of High Resource for the rest of Castro Valley census tracts located north of Castro Valley Blvd (except for Census Tract 06001430900 bordered by Redwood Road, Stanton Avenue, Somerset Avenue, and Castro Valley Blvd, which is designated as Moderate Resource: Economic Score of 24, Education Score of 69, and Environment Score of 70). The urbanized Castro Valley area west of Crest Avenue

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<sup>7</sup> <https://www.treasurer.ca.gov/ctcac/opportunity/2023/methodology.pdf>

and generally Rolando Avenue, and I-580 to the west and south and the City of San Leandro limit to the north is also designated as Moderate Resource (Census Tracts 06001430500: Econ 19, Edu 48, Env 44; and 06001432800: Econ 49, Edu 31, Env 59). Urbanized areas of Castro Valley located south of Castro Valley Boulevard and all of Fairview (except for those parts of Fairview located in Census Tract 06001436401 (Econ 40, Edu 12, Env 67), which is in the Low Resource designation) are in the Moderate Resource designation. All of Ashland, Cherryland, and San Lorenzo are in the Low Resource designation.

In general, following historical trends, the flatter parts of urbanized Alameda County have a lower opportunity designation (pink in Figure F-29), while the hillsides have a higher designation. This is true from the cities of Albany and Berkeley to the north, to Fremont to the south. In the East County area, the three cities of Dublin, Pleasanton, and Livermore have less variation in their resource levels, indication that there is more homogeneity in opportunity in these communities.

In general, the opportunity distribution is the same from the 2018 and 2019 TCAC / HCD Opportunity Area Maps. No substantial changes can be observed between those earlier years and the 2023 data.

The opportunity areas in general correlate with the areas of income and housing costs, such that contributing factors that decrease opportunity are more prevalent in areas of lower income residents, lower housing value, per below:

As described in the 2020 Alameda County Regional Analysis of Impediments to Fair Housing Choice, the following are contributing factors of disparities in access to opportunity for unincorporated Alameda County, as well as much of Alameda County:

- Lack of private investments in specific neighborhoods;
- Access to financial services;
- Location of employers;
- Location of proficient schools;
- Location and type of affordable housing; and
- Limited supply of affordable housing in areas with access to opportunity.<sup>8</sup>

**Table F-13. TCAC Category Score by Census Tracts, 2023**

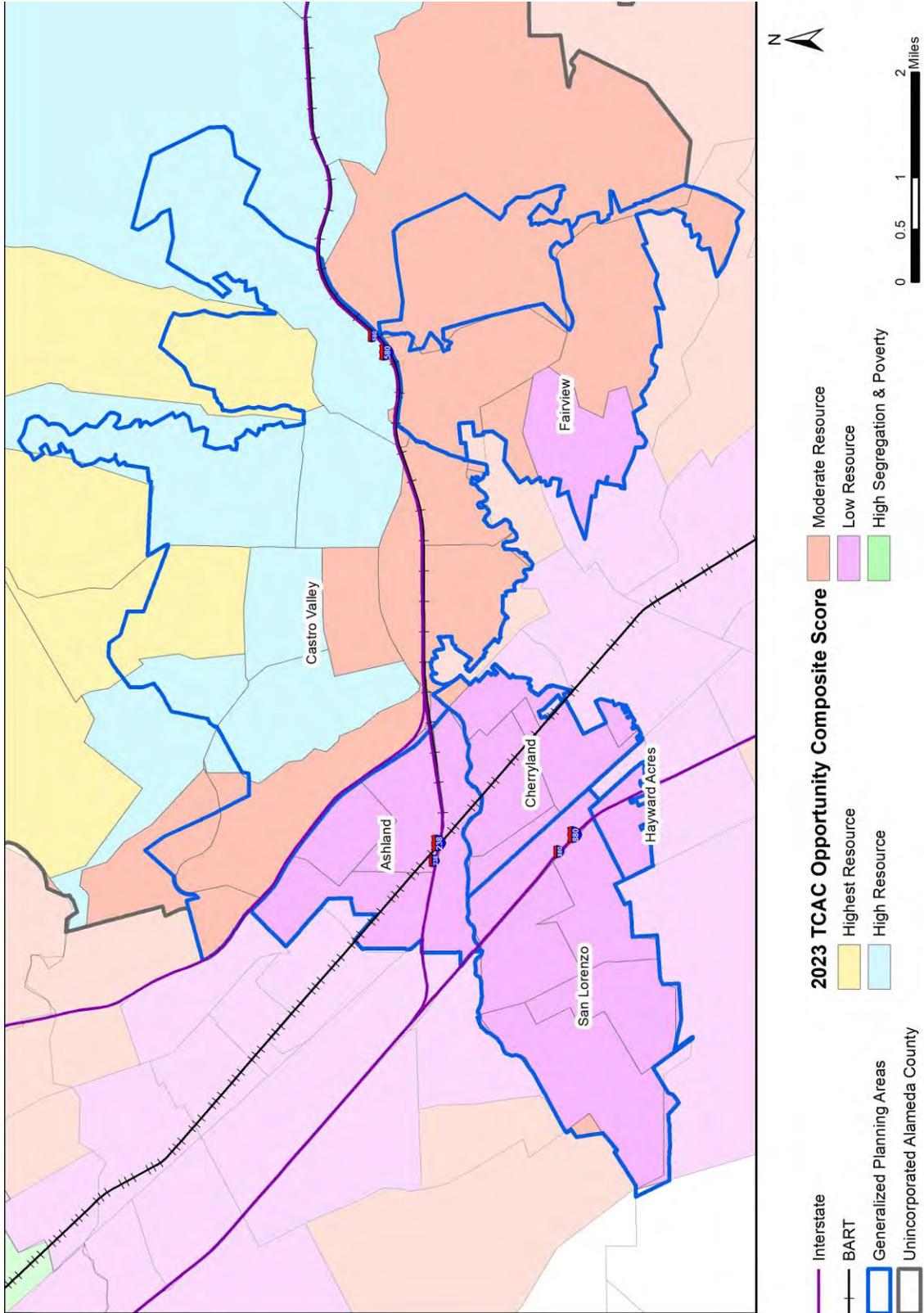
Area	Census Tract	Economic	Education	Environment	2023 Opportunity Category
<i>East Castro Valley / Canyons</i>	6001430101	61	87	25	High Resource
<i>North Castro Valley / Canyons</i>	6001430102	62	88	94	Highest Resource
<i>Castro Valley</i>	6001430200	55	83	96	High Resource

<sup>8</sup> This information and more can be found in the 2020 Alameda County Analysis of Impediments, which can be read here: [https://www.acgov.org/cda/hcd/documents/FinalAI\\_Combined\\_1-10-19.pdf](https://www.acgov.org/cda/hcd/documents/FinalAI_Combined_1-10-19.pdf)

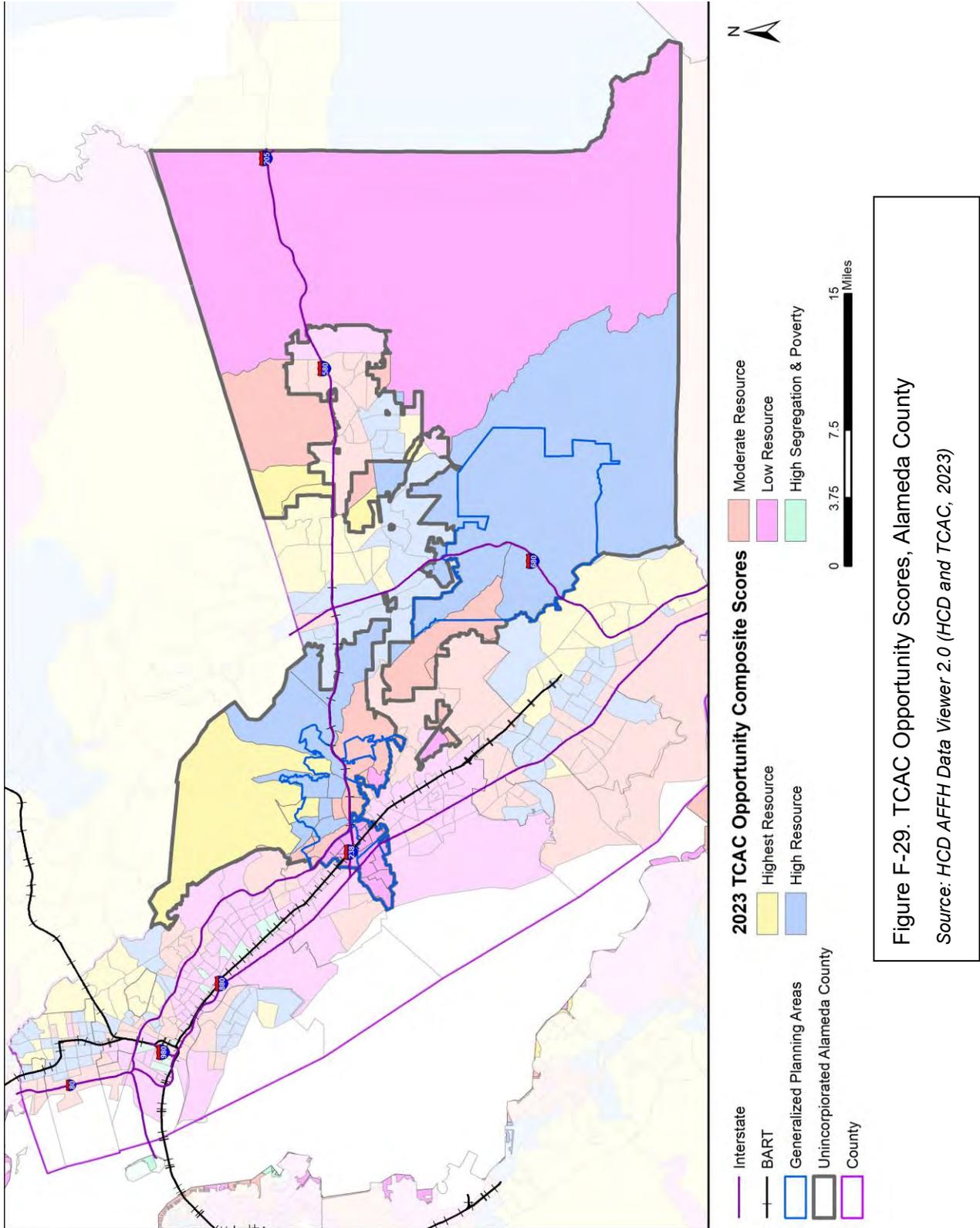
**Table F-13. TCAC Category Score by Census Tracts, 2023**

Area	Census Tract	Economic	Education	Environment	2023 Opportunity Category
Castro Valley	6001430300	59	84	92	Highest Resource
Castro Valley	6001430400	53	82	94	High Resource
Castro Valley	6001430500	19	48	44	Moderate Resource
Castro Valley	6001430600	42	73	80	High Resource
Castro Valley	6001430700	38	70	91	High Resource
Castro Valley	6001430800	40	70	60	High Resource
Castro Valley	6001430900	24	69	70	Moderate Resource
Castro Valley	6001431000	42	64	26	Moderate Resource
Castro Valley	6001431100	39	40	48	Moderate Resource
Castro Valley	6001431200	46	34	43	Moderate Resource
Castro Valley	6001432800	49	31	59	Moderate Resource
5 Canyons and Palomares	6001435103	67	15	96	Moderate Resource
Castro Valley / Fairview	6001435200	39	51	62	Moderate Resource
Castro Valley / Fairview	6001435300	28	30	76	Moderate Resource
Fairview	6001436402	57	15	97	Moderate Resource
Hayward / Fairview	6001436401	40	12	67	Low Resource
Ashland	6001433800	22	9	48	Low Resource
Ashland	6001433900	6	7	48	Low Resource
Ashland	6001434000	6	9	28	Low Resource
South Ashland	6001433700	38	13	31	Low Resource
Hayward / Cherryland	6001435500	12	16	41	Low Resource
Cherryland	6001435602	9	14	63	Low Resource
Cherryland	6001435601	10	18	50	Low Resource
Hayward / Cherryland	6001436300	33	7	33	Low Resource
San Lorenzo / Cherryland	6001435700	12	16	30	Low Resource
San Leandro / San Lorenzo	6001433600	13	29	32	Low Resource
San Lorenzo	6001435800	32	23	33	Low Resource
San Lorenzo	6001435900	22	29	53	Low Resource
San Lorenzo	6001436000	27	29	58	Low Resource
San Lorenzo	6001436100	25	23	32	Low Resource
Hayward / San Lorenzo	6001436200	9	6	30	Low Resource
Dublin / Castro Valley	6001450502	66	85	32	High Resource

Source: HCD and TCAC, 2023.

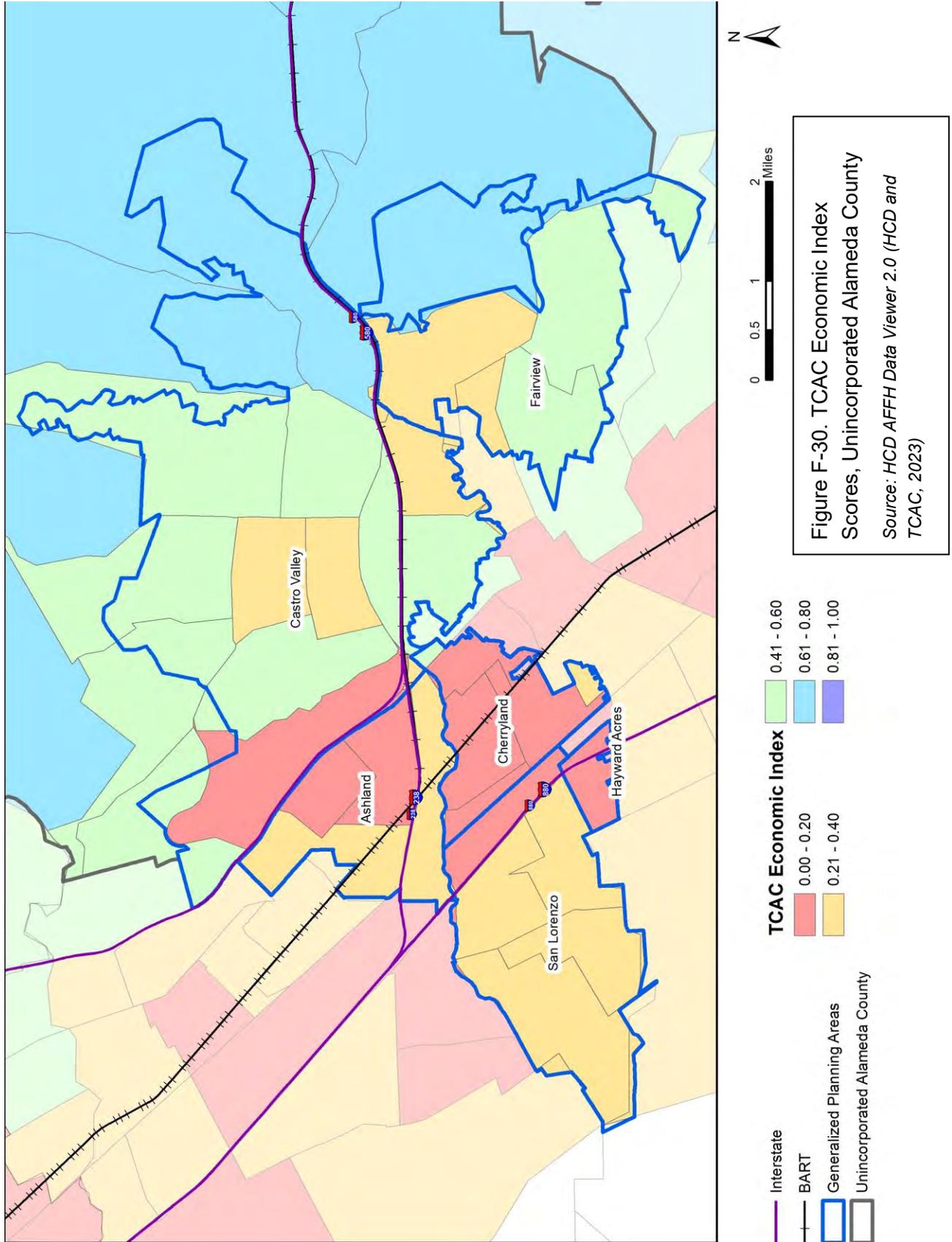


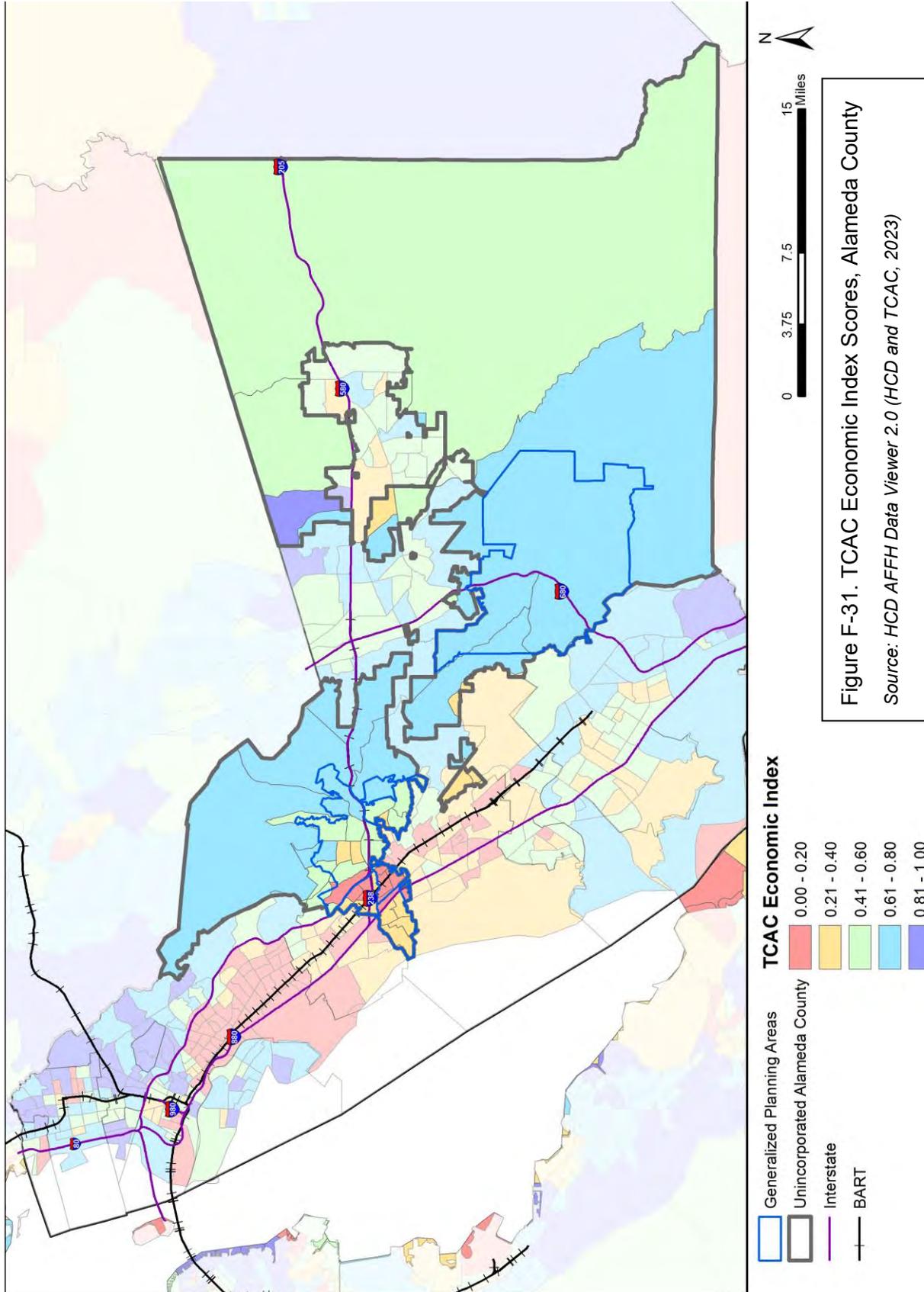
**Figure F-28. TCAC Opportunity Scores, Unincorporated Alameda County**  
 Source: HCD AFFH Data Viewer 2.0 (HCD and TCAC, 2023)

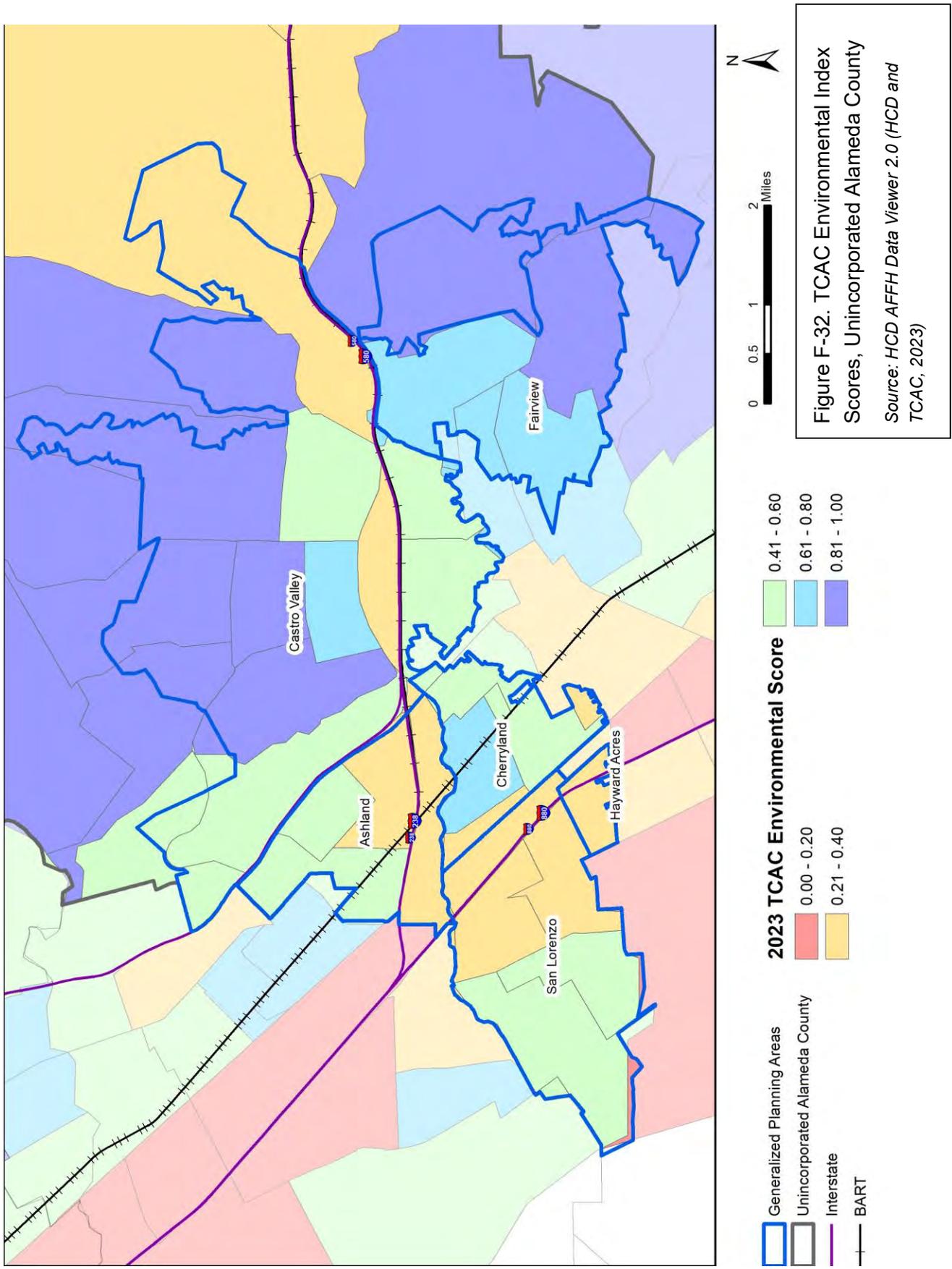


**Figure F-29. TCAC Opportunity Scores, Alameda County**  
 Source: HCD AFFH Data Viewer 2.0 (HCD and TCAC, 2023)

Figure F-12.  
 Source: HCD and TCAC, 2023.







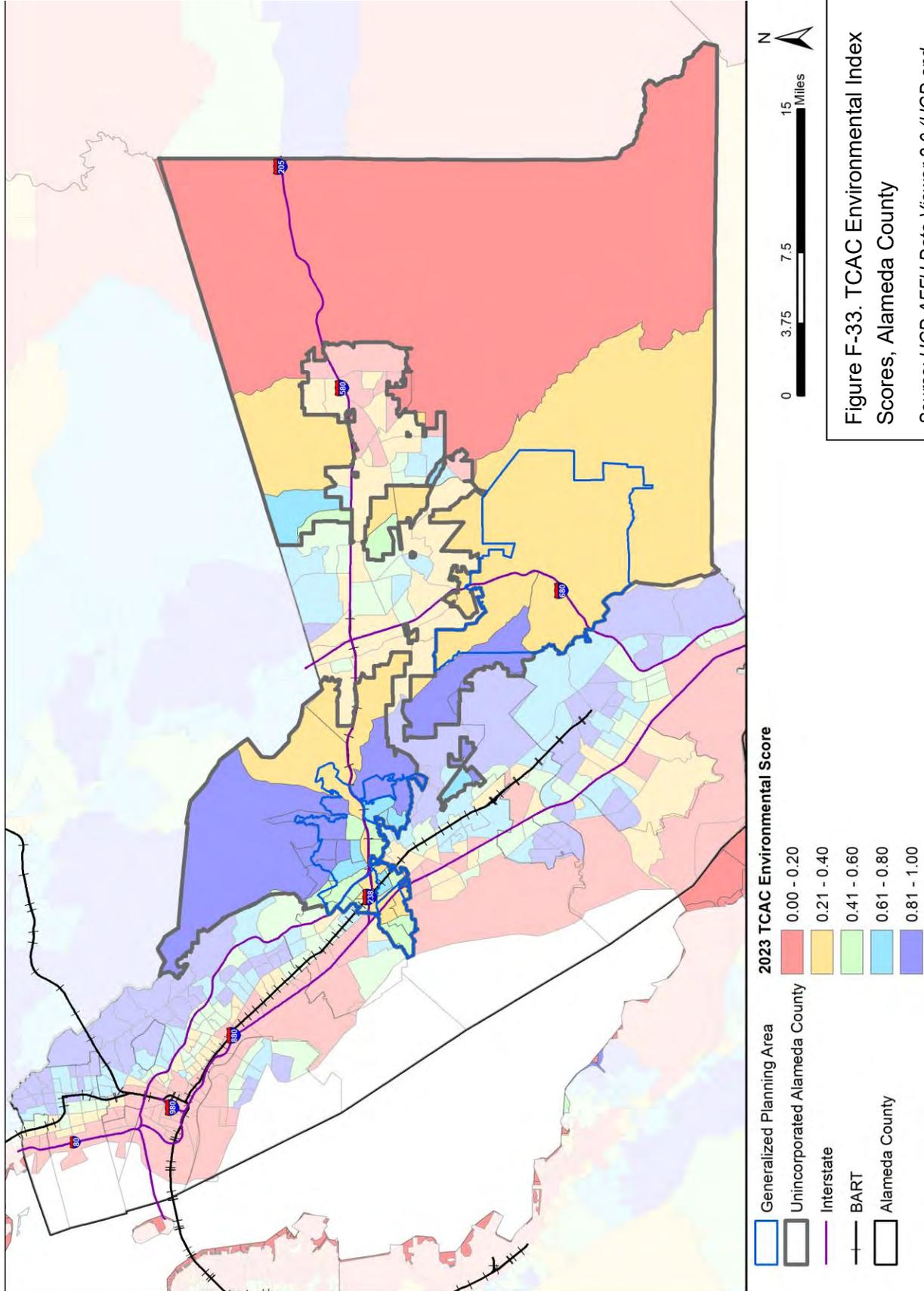
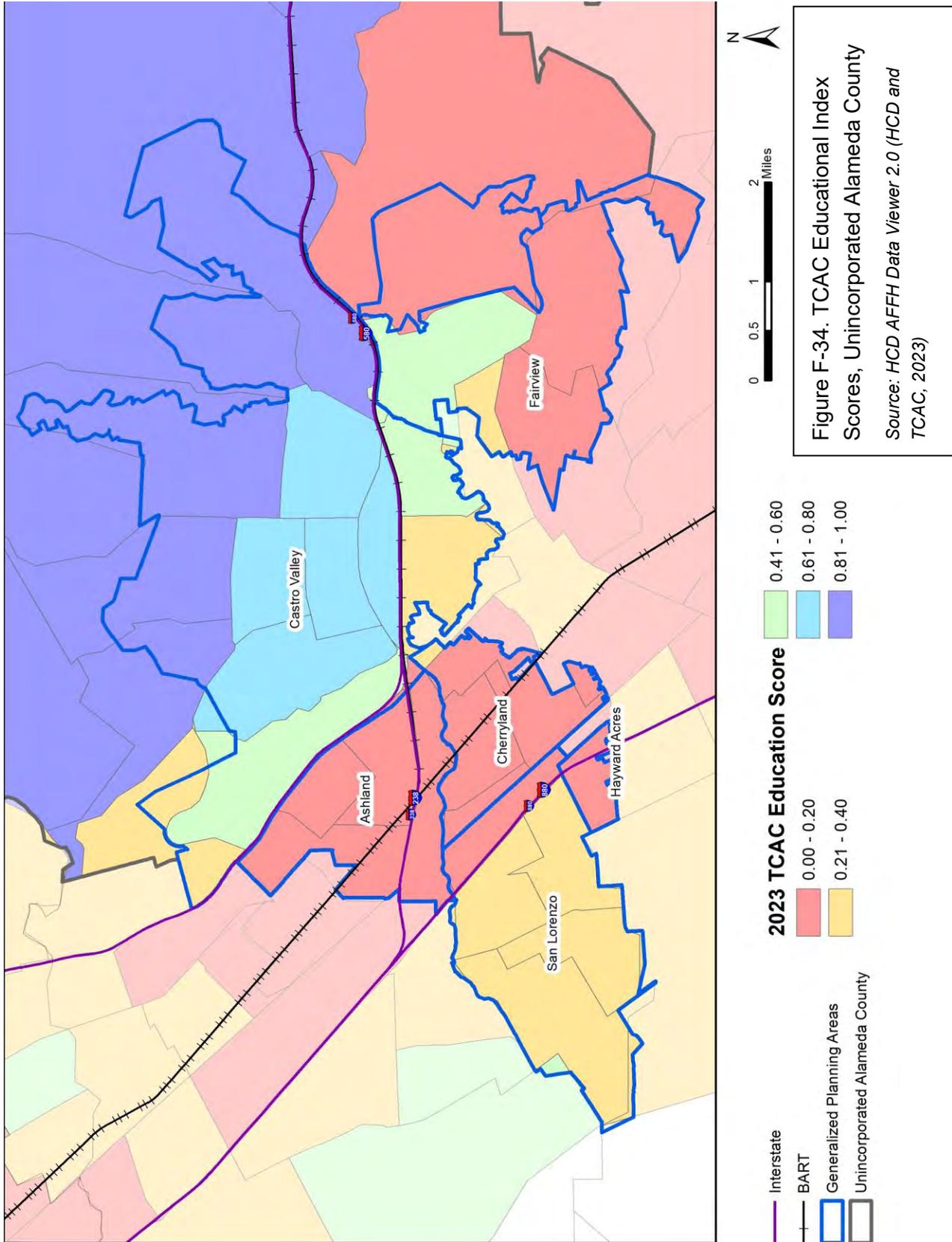
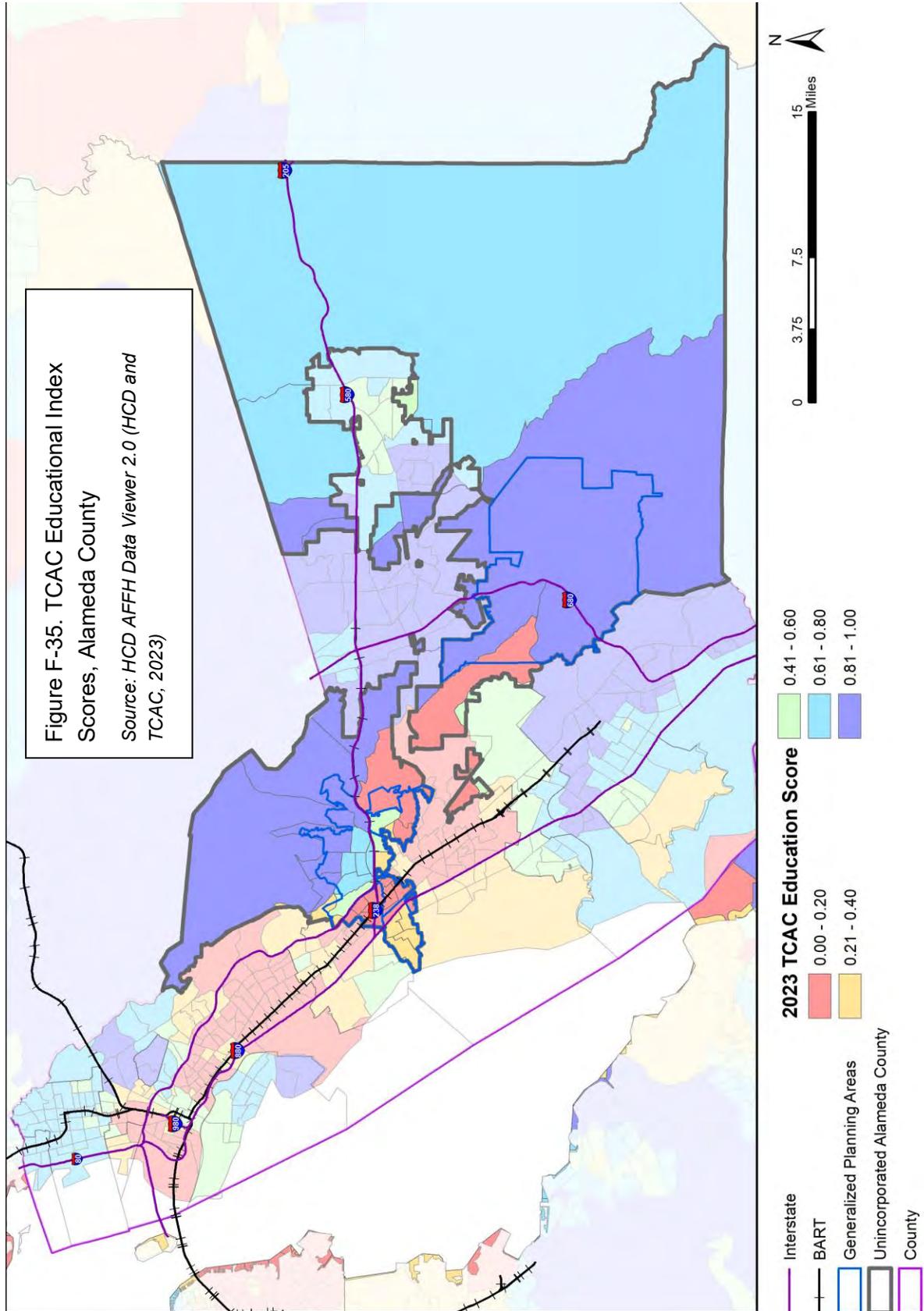


Figure F-33. TCAC Environmental Index Scores, Alameda County  
Source: HCD AFFH Data Viewer 2.0 (HCD and TCAC, 2023)





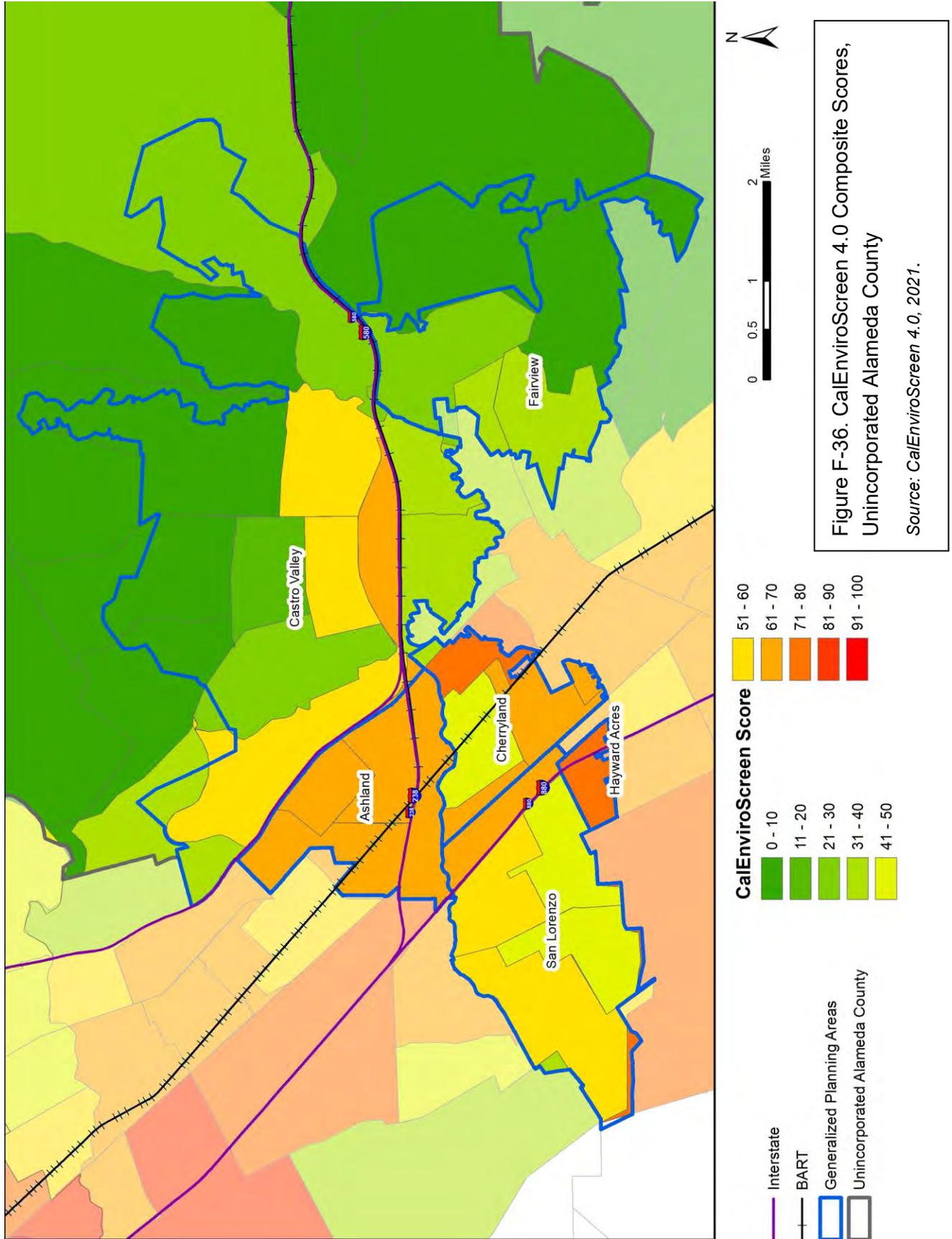
## **CalEnviroScreen 4.0**

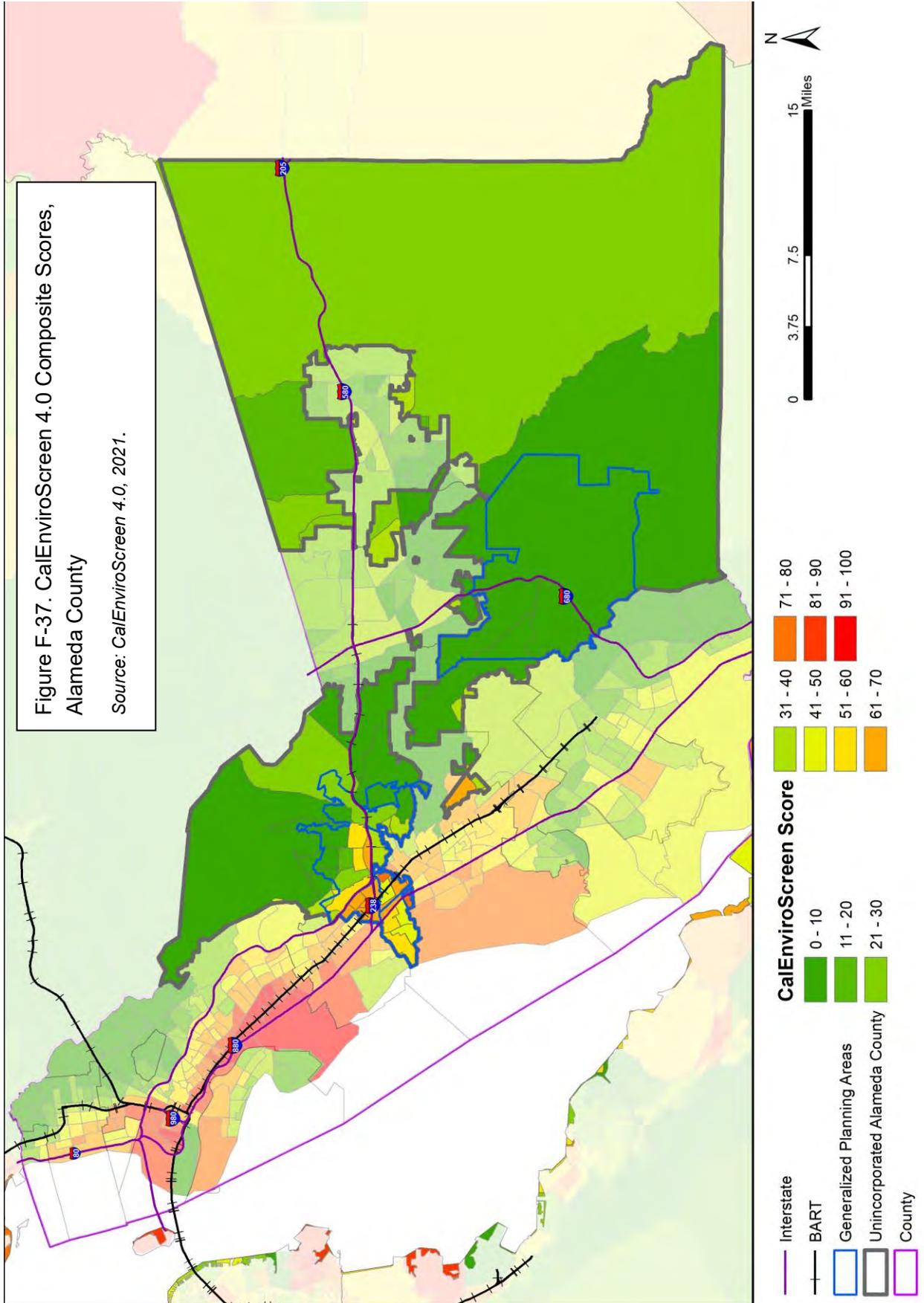
### **Regional**

Communities with the higher percentile in Bay Area are generally located near industrial and or heavy commercial areas, while rural areas have a lower percentile, as shown in Figure F-38. Compared to the previous version, CalEnviroScreen 3.0, there is little to no decrease of pollution burden in areas with the highest scores. Areas in western Oakland and San Leandro have the highest scores, and highest environmental burden, while areas in west San Francisco and communities closer to the inland in the East Bay have lower scores. The higher pollution burden percentile, the closer the community is to industrial zones and business districts.

### **Local**

Pollution burden varies between western and eastern Unincorporated Alameda County. Looking at Figure F-37, The Ashland, Cherryland, Hayward Acres communities have the highest scores, with areas around Mission Boulevard having the worst score between 70-80. These areas with the highest scores directly correspond with the less positive economic outcomes, low resource areas, and high housing burdened areas. Those of Hispanic or Latine descent predominately occupy the high CalEnviroScreen percentile areas and are within the 10-20% percentile of being below the poverty level. The hillside areas of Castro Valley are within the 30-40 percentile and 10-20 percentile. As you move closer to the Castro Valley Downtown Business District the score increases to 50-60 and 60-70. Western Unincorporated Alameda County have worse scores compared to eastern Unincorporated Alameda County (Figure F-37). There are no census tracts within Unincorporated Alameda County that has the highest percentile 90 - 100 (worst score). Mission Boulevard, where the majority of auto uses are centralized, have the highest percentile.





## **Jobs Proximity Index**

Proximity to work is important because it informs us where the jobs are in relation to where people live. In the Bay Area, many of the jobs are in San Francisco, Oakland, and the South and West Bay regions of San Jose and Santa Clara. Unfortunately for those living in the unincorporated area, most jobs are a long drive from home. The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within an area.<sup>9</sup> This tool was used in the analysis of the unincorporated areas and Alameda County as a whole.

For example, Castro Valley has an average job proximity index of approximately 12, and much of the Castro Valley Area scores less than 10. Low proximity to work is less than 20 where the highest proximity to work is 80 or greater. This means that most Castro Valley residents drive long distances to work. This is also approximately the same in Ashland (10.78), Cherryland (6.5), Hayward Acres (10), most of Fairview (12.37), and San Lorenzo (18.86). All of the above-mentioned areas are rated in the furthest proximity to where the residents work. Alameda County as a whole has an average job proximity index of 40, which is far higher than the above-mentioned unincorporated areas.

Compared to other areas in the Bay Area most unincorporated Alameda County scores low in the job proximity index. For example, Downtown Oakland, East San Francisco, and much of the Santa Clara/ San Jose region have the highest jobs proximity index score of 80 meaning closest proximity to jobs. This is no surprise due to how cities and more dense urban environments encourage and are dependent on the concentration of businesses.

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<sup>9</sup> “Job Proximity Index”. HUD, 2023, [hud.gov](https://www.hud.gov)

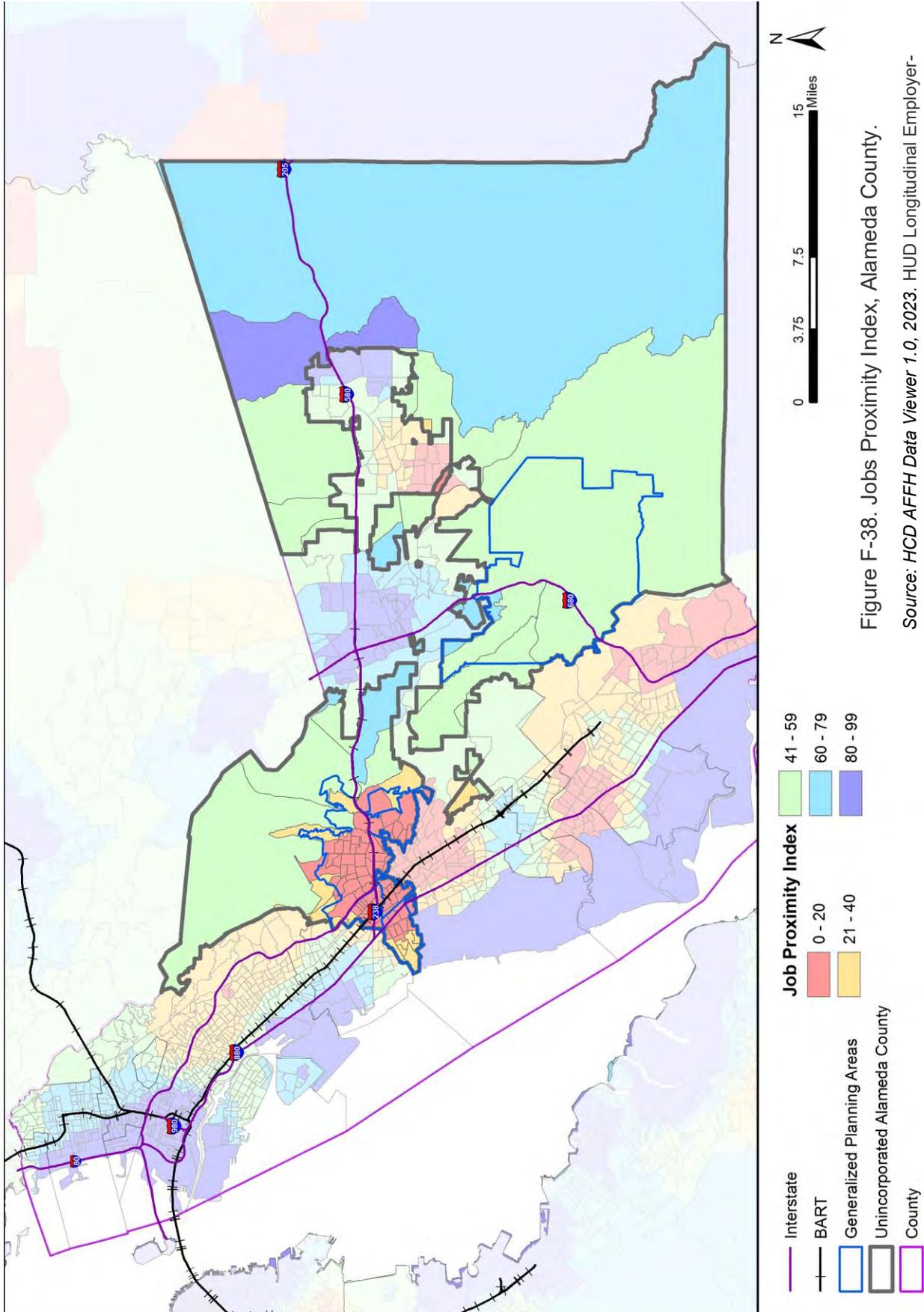


Figure F-38. Jobs Proximity Index, Alameda County.  
 Source: HCD AFFH Data Viewer 1.0, 2023. HUD Longitudinal Employer-Household Dynamics (LEHD) data, 2014.

## F.4.5 Disproportionate Housing Needs

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### Overpayment by Renters and Homeowners with Mortgages

One can measure housing affordability by comparing how much residents can afford to pay for market-rate housing based on their income level. A household is considered “cost-burdened” if it spends more than 30 percent of its monthly income on rent, while those who spend more than 50 percent of their income on rent or housing costs are considered “severely cost-burdened.”<sup>10</sup> Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of losing that housing, eviction, or homelessness. In the event of unexpected costs or loss of employment, lower-income households with burdensome housing costs are more likely to become homeless.

Unincorporated Alameda County has a similar number of cost-burdened households compared to the County and the Bay Area. Of Unincorporated Alameda County’s households, approximately, 21 percent are cost burdened and 16 percent are severely cost-burdened. In the County, 20 percent are cost-burdened, and 17 percent are severely cost-burdened.<sup>11</sup>

Renters are often more cost-burdened than owners. When looking at the cost burden across tenure in Unincorporated Alameda County, 25 percent of household renters spend between 30 percent and 50 percent of their income on housing compared to 19 percent of households that own their homes. Additionally, 26 percent of household renters spend 50 percent or more of their income on housing, compared to 10 percent of household owners. In total, 29 percent of household homeowners and 52 percent of household renters experience some level of cost burden.<sup>12</sup> If one looks at the overpayment of rent map in Unincorporated areas one will see that overpayment occurs all over. In Castro Valley, Ashland there are areas where 80% of renters pay over 30% of their income on rent. Most of the unincorporated area is in the 40-60% range of how many people pay over 30% of their income on rent.<sup>13</sup>

Looking at the overpayment by owners’ map one can see that the owners compared to renters are far less cost-burdened. There is only one area where 80% of people pay more than 30% on

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<sup>10</sup> “Overpayment and Over Crowding”. Housing Needs Data Report: Unincorporated Alameda, ABAG 2021, p. 39, <https://mtcdrive.app.box.com/s/nei8x775oi5m47mqhu8ctpyyqrioa2v3/file/794875935734>

<sup>11</sup> “ABAG 2021 Pre-Certified Housing Needs Data”. U.S. Census Bureau, American Community Survey 5-year Data (2015-2019), Table B25070, B25091

<sup>12</sup> *ibid*

<sup>13</sup> “Over Payment by Renters by Tract”. AFFH Data and Mapping Home, Esri 2022, <https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

their mortgage and that is in Hayward Acres. In general, throughout the map, one will notice that overpayment by homeowners' map is far less severe than the overpayment by renters' map. Most of the unincorporated area is in the 20-40% range of how many people pay over 30% of their income on a mortgage.<sup>14</sup>

In the Unincorporated areas of Alameda County, lower-income households are more often to be housing cost-burdened than higher-income households. For example, in 2017 71% (4,748 households) of Unincorporated Alameda County households making less than 30% of area median income (AMI) spend 50 percent or more income on housing, while 14% (948 households) spend 30%-50%. For Unincorporated Alameda County residents making more than 100 percent of AMI, just two percent are severely cost-burdened, and 87 percent of those making more than 100% of AMI spend less than 30 percent of their income on housing.<sup>15</sup>

Currently, people of color are more likely to experience poverty and financial troubles because of local and federal housing laws that have historically kept them from the same opportunities extended to White residents. In Unincorporated Alameda County as of 2017, Non-Hispanic Black or African American residents are the most cost-burdened with 27 percent spending 30 percent to 50 percent of their income on housing, and Non-Hispanic American Indian or Alaska Native residents are the most severely cost-burdened with 38 percent spending more than 50 percent of their income on housing.<sup>16</sup>

When housing cost-burdened seniors are no longer able to make house mortgages or pay rent, they may lose their housing altogether. Nearly one-third of seniors in Unincorporated Alameda County are cost-burdened. Among seniors making less than 30% of AMI, 71% (1,683 households) are cost-burdened, spending 30% or more of their income on housing, and 50% (1,181 households) are severely cost-burdened. For seniors making more than 100% of AMI, 89% are not considered cost-burdened and spend less than 30% of their income on housing.<sup>17</sup>

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<sup>14</sup> Ibid.

<sup>15</sup> "ABAG 2021 Pre-Certified Housing Needs Data". (U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

<sup>16</sup> Ibid.

<sup>17</sup> Ibid.

Figure F-16. Overpayment by Renters by 2019 Census Tract

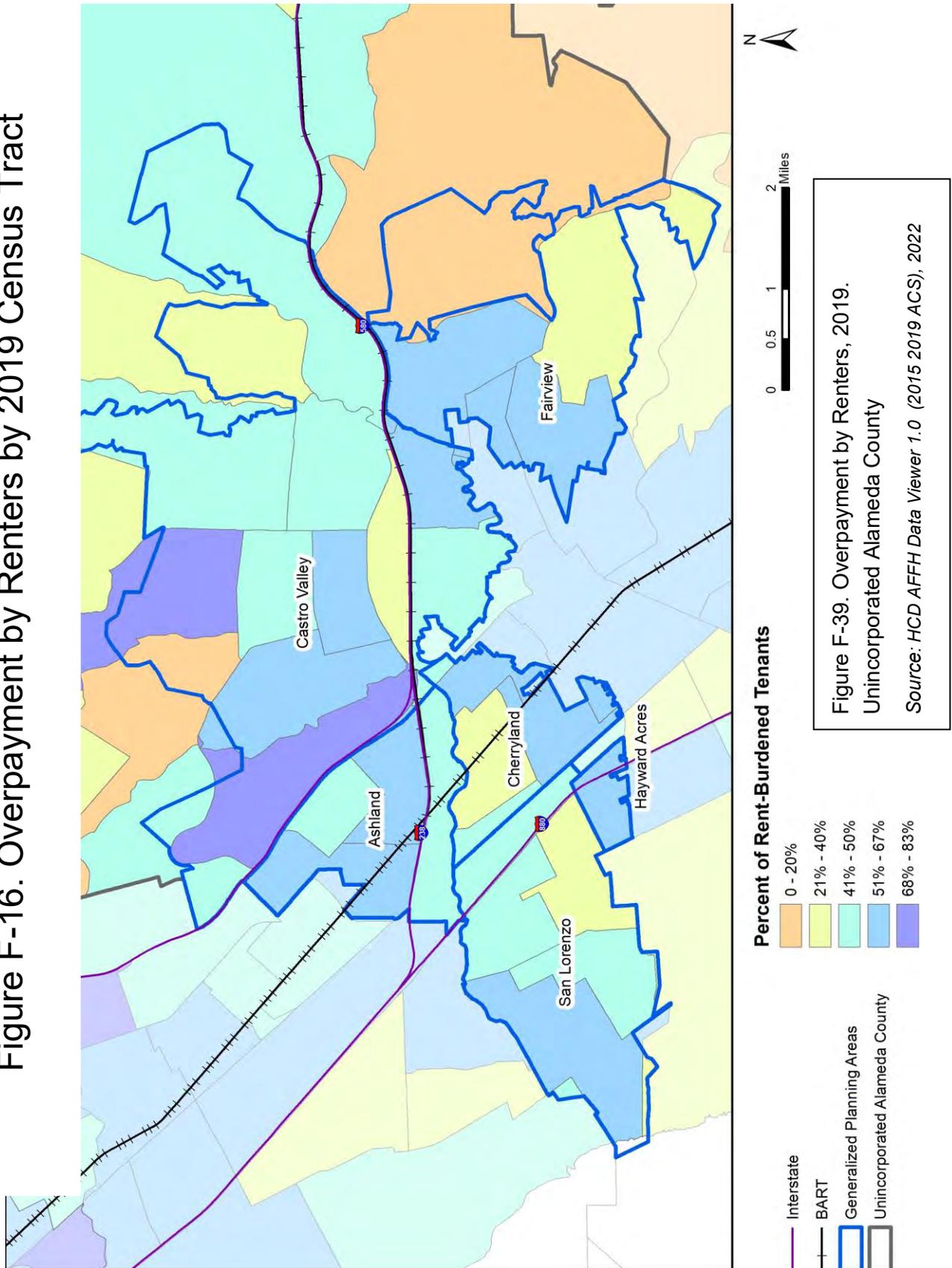
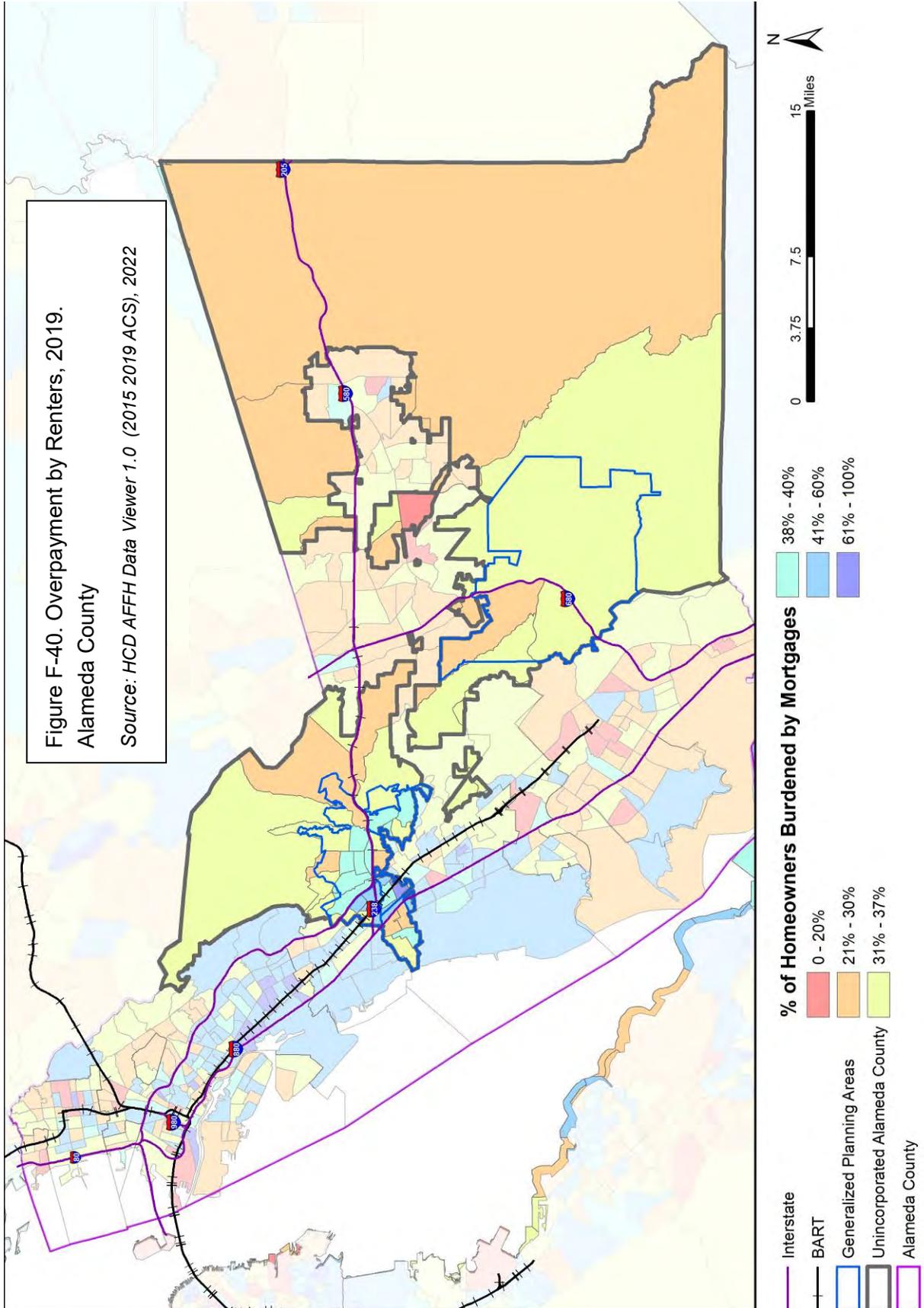


Figure F-39. Overpayment by Renters, 2019.  
Unincorporated Alameda County  
Source: HCD AFFH Data Viewer 1.0 (2015 2019 ACS), 2022



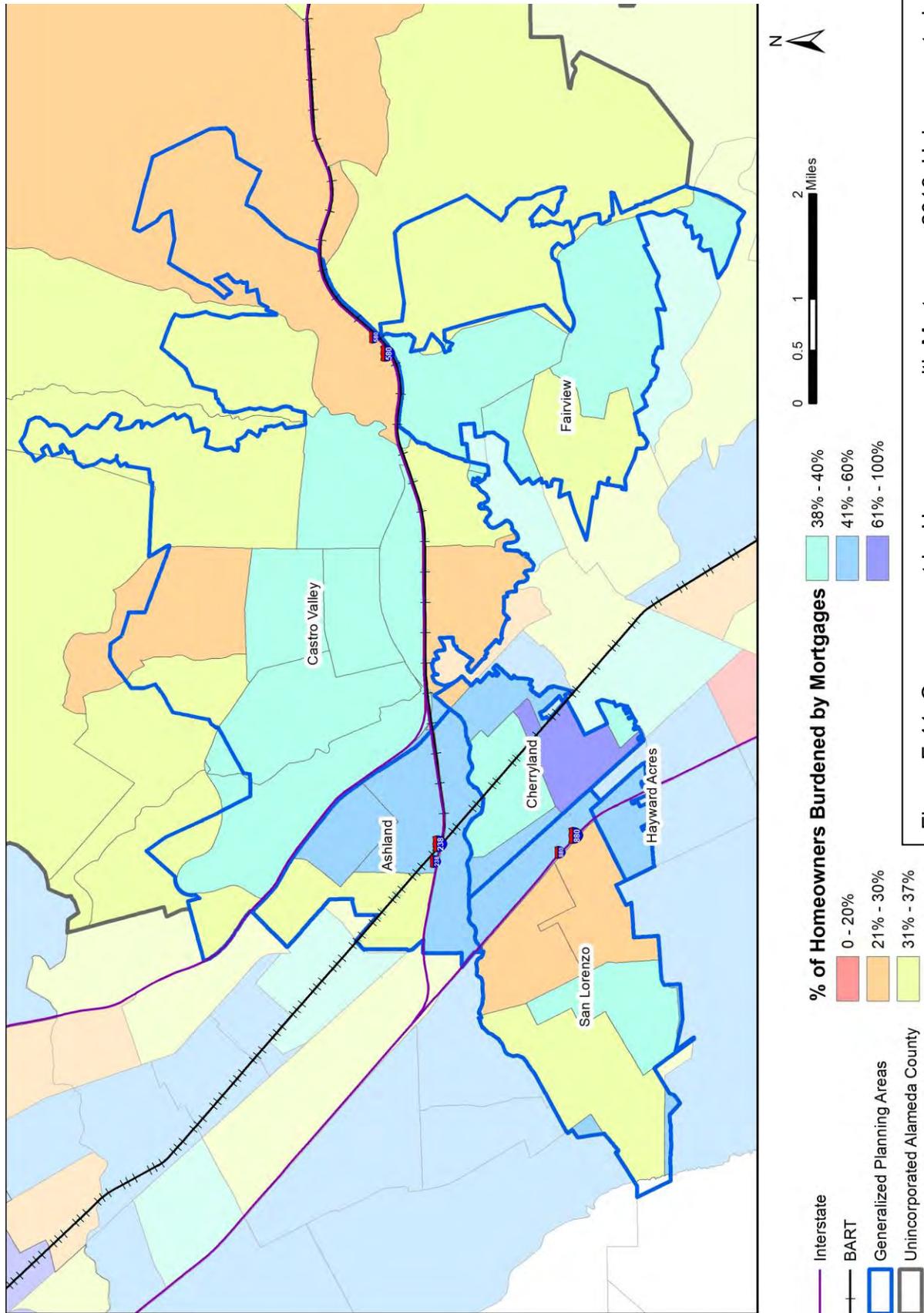
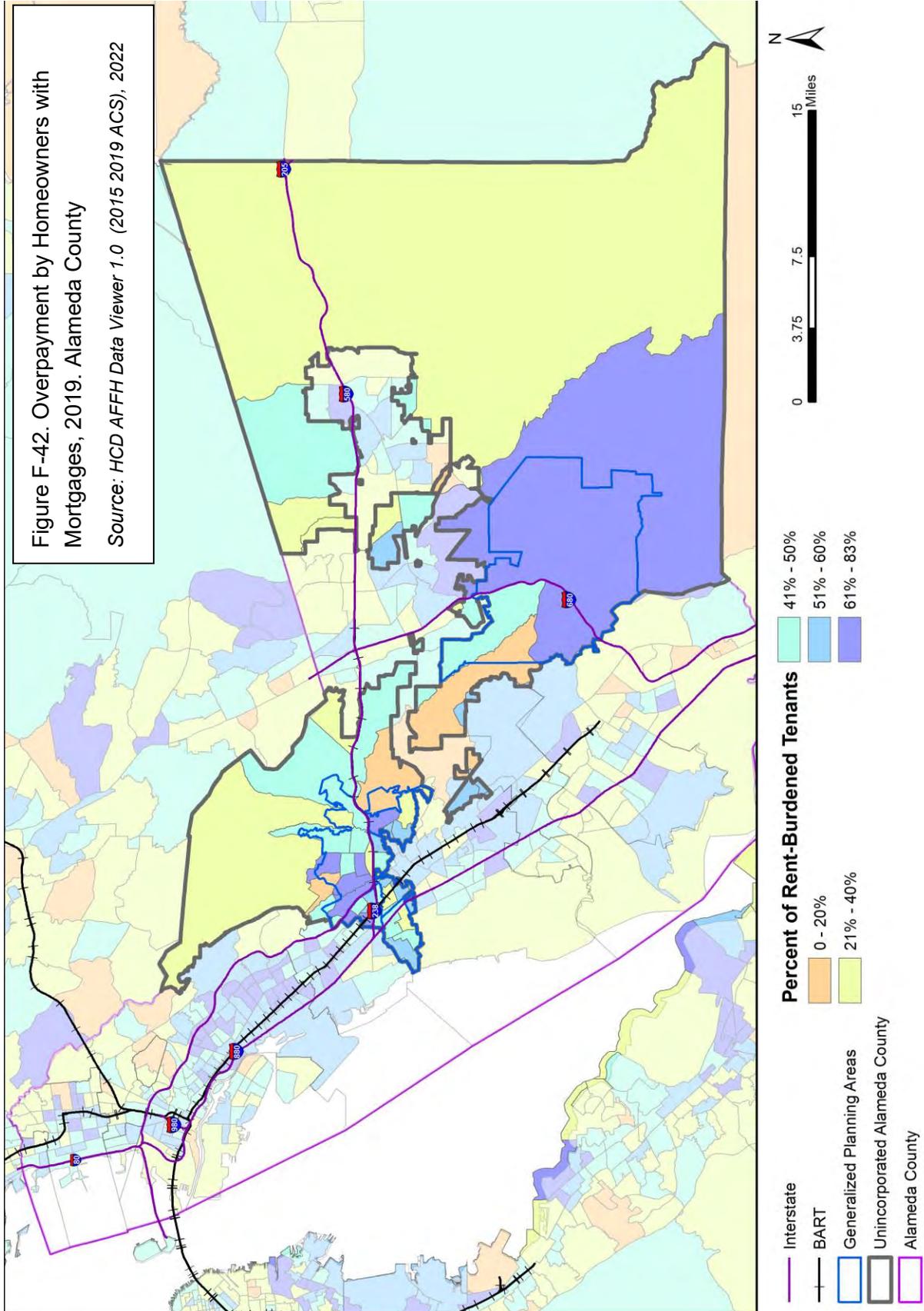


Figure F-41. Overpayment by Homeowners with Mortgages, 2019. Unincorporated Alameda County

Source: HCD AFFH Data Viewer 1.0 (2015 2019 ACS), 2022



**Overcrowding**

Overcrowding is defined by HUD as more than one person per room in a housing unit, and severe (or extreme) overcrowding is considered more than 1.5 persons per room in a housing unit. For the purposes of this analysis, anything greater than one person per room will be used to define overcrowding.

*County patterns of overcrowding*

Overcrowding remains low throughout the County with the exception of East Oakland which has the most severe overcrowding, and along the I-880 corridors in San Leandro, Hayward and Fremont which also have pockets of overcrowding. There is virtually no overcrowding in the Tri-valley area, Albany, Berkeley and Emeryville.

*Overcrowding in Unincorporated County*

Just as there are stark disparities in the overall County in terms of overcrowding, the same can be said for the unincorporated as well. In the unincorporated area, the level of overcrowding is most prominent in a few census tracts in Ashland and Cherryland, with little to no overcrowding in Castro Valley, Fairview, and San Lorenzo. One census tract that appears to be most impacted is tract 4339 which is located in Ashland, where many older large apartment complexes are located. In that tract 81.5% of the units are rentals, and nearly 25% of the units are defined as overcrowded. This is described in Table F-14.

ACS 2021 5-year

Table universe: Occupied Housing Units

Column	→	Census Tract 4339, Alameda, CA
Owner occupied:		18.5% ±6.6%
0.50 or less occupants per room		13.7% ±5.9%
0.51 to 1.00 occupants per room		4% ±3.1%
1.01 to 1.50 occupants per room		0.8% ±1.7%
1.51 to 2.00 occupants per room		0% ±0.8%
2.01 or more occupants per room		0% ±0.8%
Renter occupied:		81.5% ±8.6%
0.50 or less occupants per room		24% ±7.6%
0.51 to 1.00 occupants per room		34.1% ±10.1%
1.01 to 1.50 occupants per room		13.5% ±5.5%
1.51 to 2.00 occupants per room		2.8% ±4%
2.01 or more occupants per room		7.1% ±6.8%

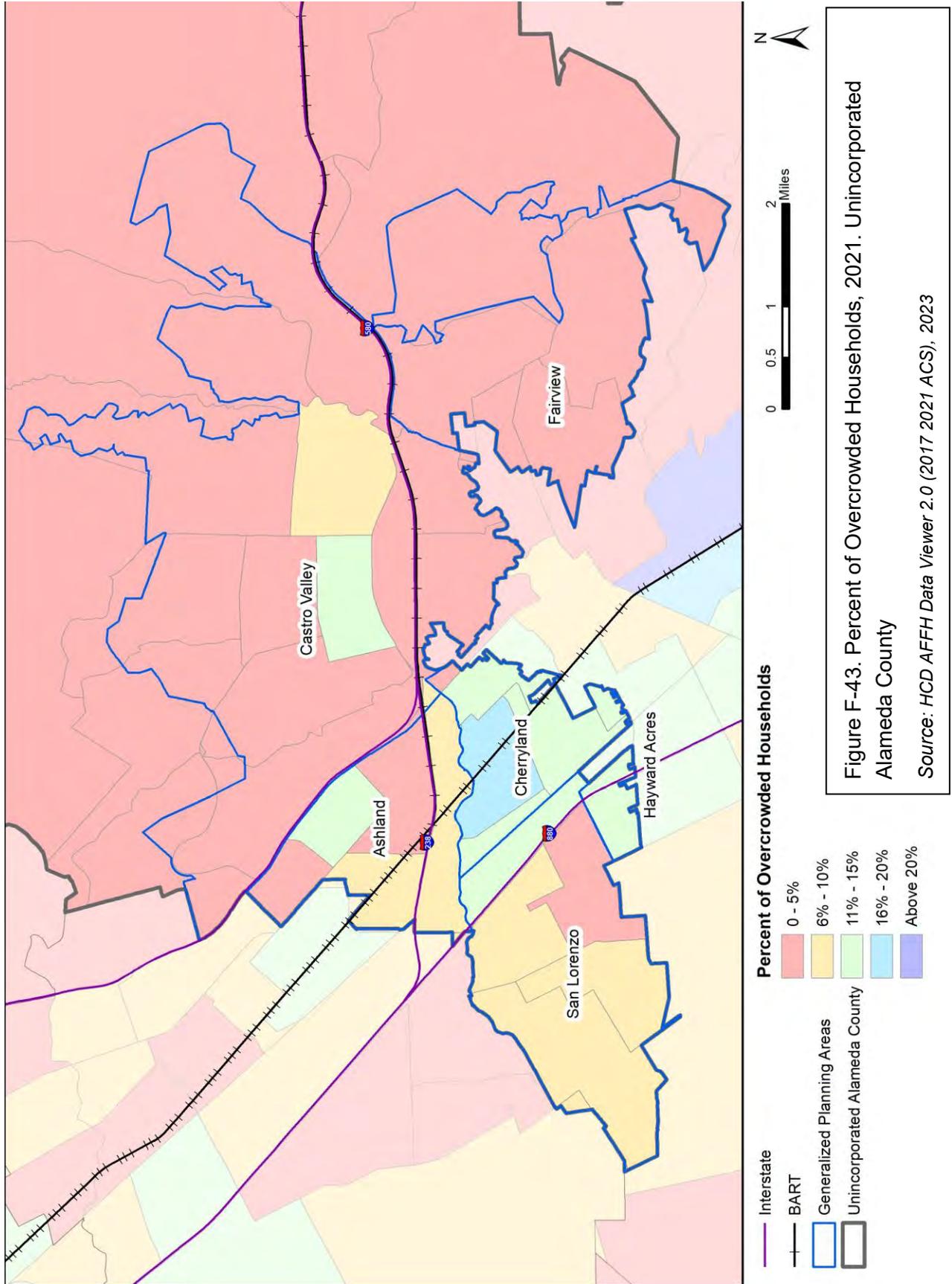
Table F-14. 2021 5-Year ACS Occupation Data for Tract 4339.

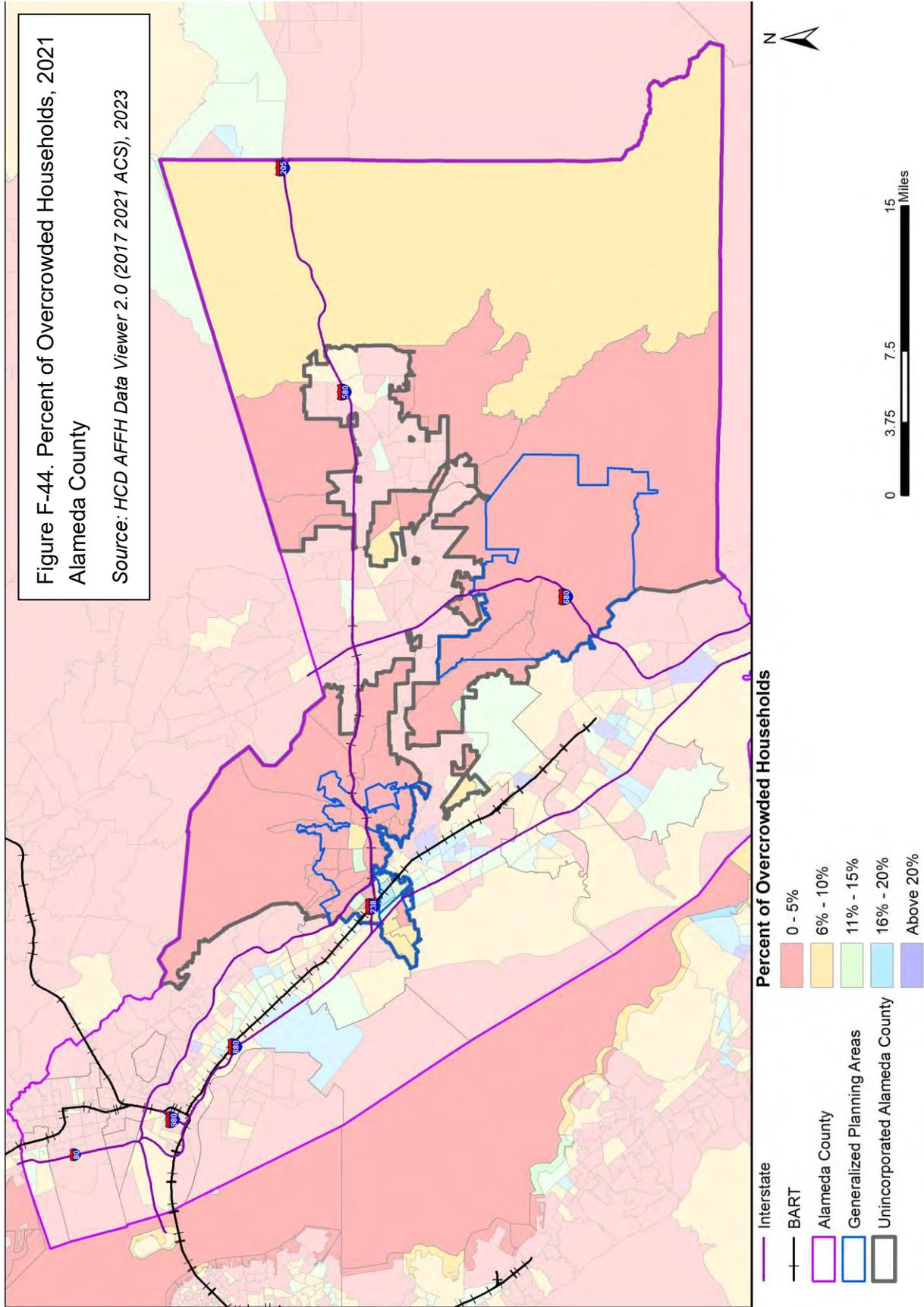
Table F-15 below shows that overcrowding elevates in higher renter-occupied areas, with stark differences between Ashland/Cherryland and the other urban parts of the unincorporated County. For example, the percentage of owners compared to renters in the communities of Castro Valley and Cherryland are opposite of each other, where Castro Valley has 72.4% homeownership, while Cherryland is roughly 70% rental units where the latter has a five times greater percentage of overcrowded units. The relationship between higher homeownership levels and lower rates of household overcrowding speak to differences in income.

**Table F-15. Occupation and Overcrowding data for Unincorporated Communities, 2021.**

<b>Community</b>	Ashland	Cherryland	Fairview	San Lorenzo	Castro Valley
<b>% Overcrowded</b>	11.4	14.7	3	6.4	3.3
<b>% Owner Occupied</b>	38.4	30.4	79.2	65	72.4
<b>% Renter Occupied</b>	61.6	69.6	20.8	35	27.6

Source: 2017-2021 ACS, Table DP04. 2023





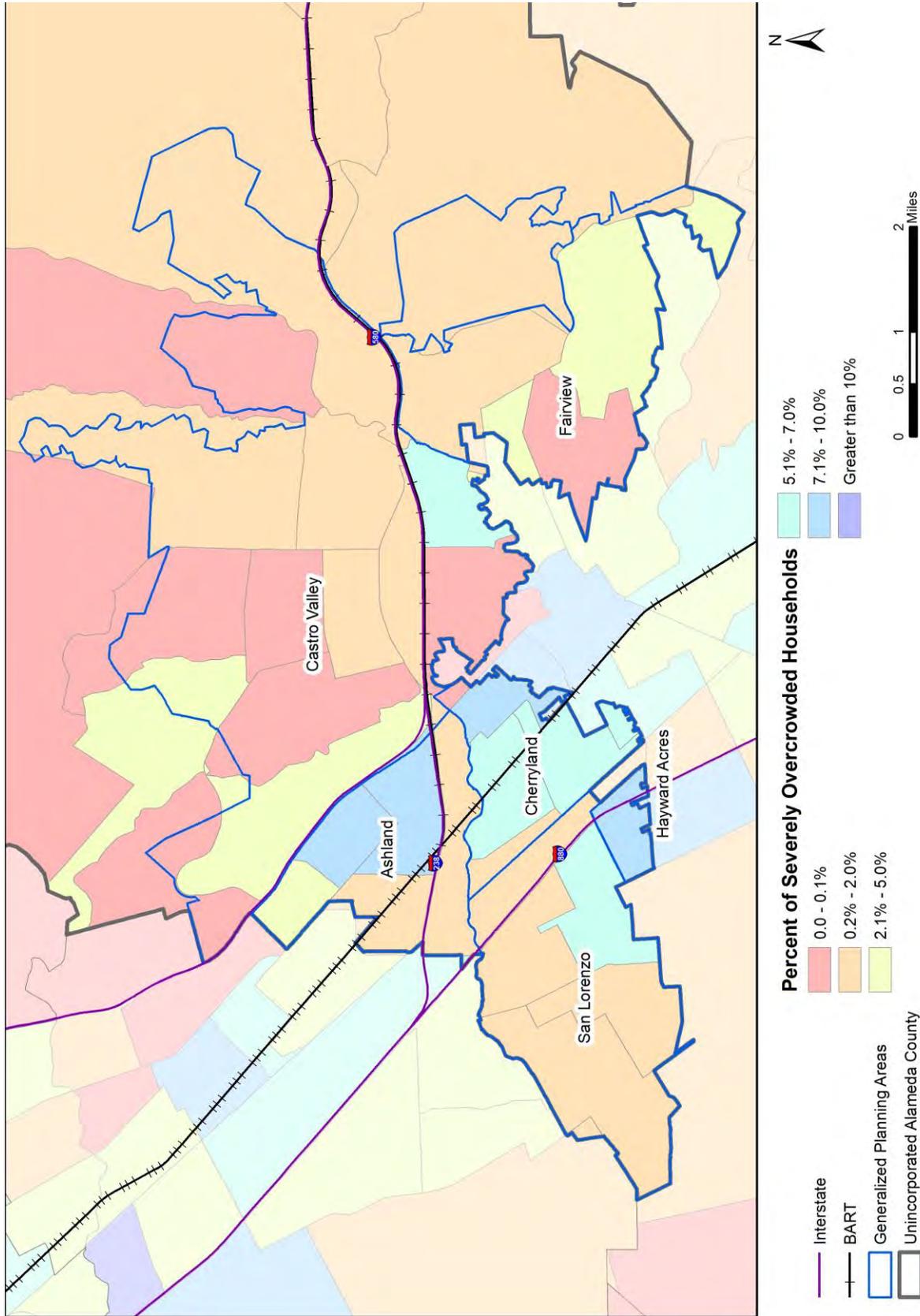
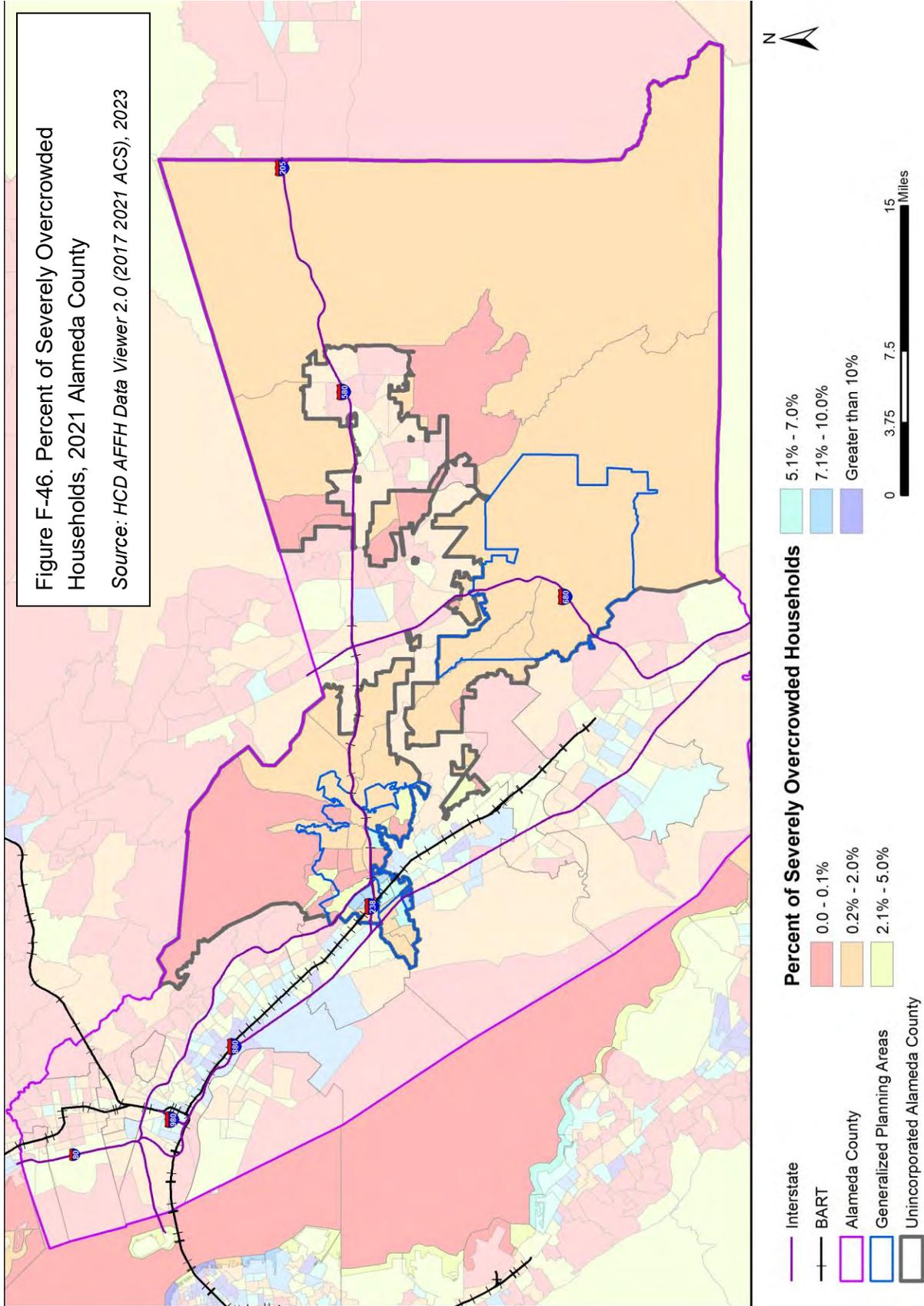


Figure F-45. Percent of Severely Overcrowded Households, 2021. Unincorporated Alameda County  
 Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023



## **Substandard Housing**

### Residency Age

As residencies age, they require more significant rehabilitation. Generally, structures between 30 and 50 years of age (built between the 1970s and 1990s) require minor repairs and modernization improvements. Buildings older than 50 years (built pre-1970s) often need more significant repairs and modernization to major systems. Replacing roofs or repairing the plumbing of a house are more likely to cost more than minor repairs.

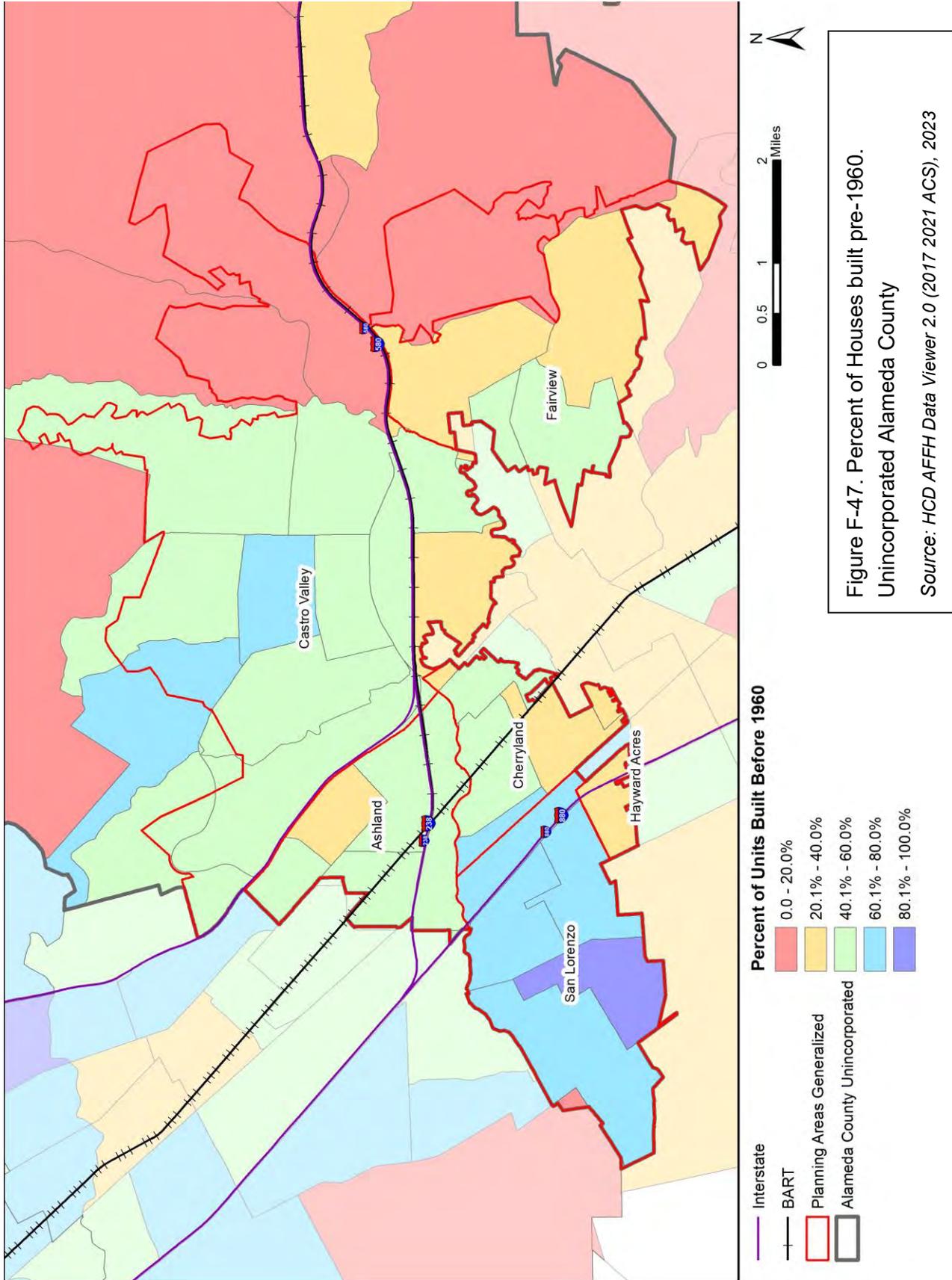
#### *Local*

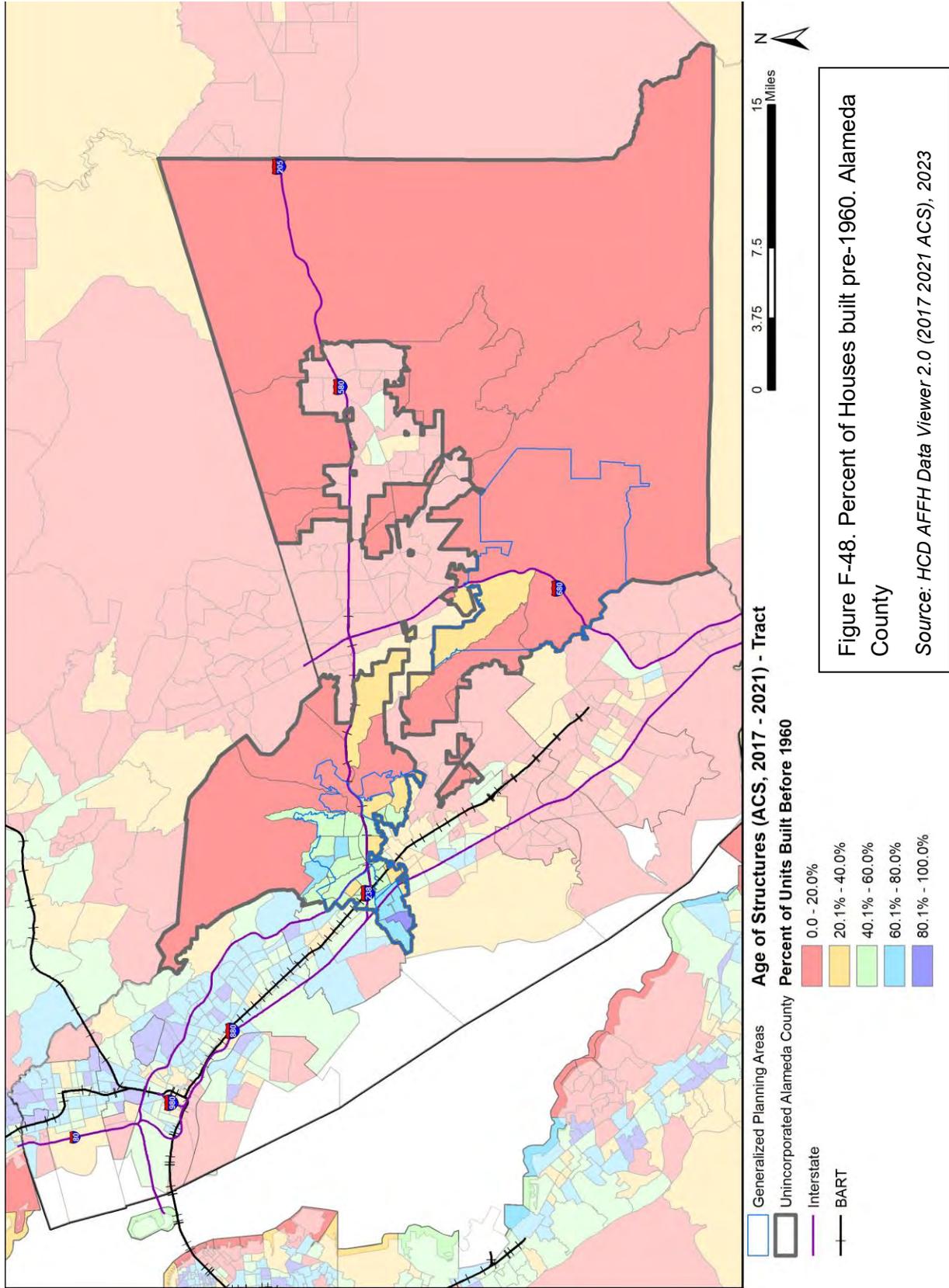
In Unincorporated County, the tract with the largest number of pre-1960 homes is in San Lorenzo (tract 4360) with 85.94% of homes built pre-1960. This part of San Lorenzo was developed by the Bohannon Company and other developers during the post-war 1940s and into the 1950s as part of the post-war development boom. The rest of San Lorenzo (tracts 4357, 4359, 4358, and 4361) also have more pre-1960 homes than neighboring parts of Unincorporated Alameda County.

The rest of Unincorporated Alameda County has slightly newer construction. In Ashland and Cherryland, all but 2 tracts have between 40 and 60% of home structures built before 1960. Most of northern Castro Valley also skews towards having between 40 and 60% of home structures built before 1960. Southern Castro Valley, Fairview, and Hayward Acres all skew more recent, with only between 20% and 40% of houses being built before 1960.

#### *Regional*

There are higher concentrations of pre-1960s housing located throughout coastal Alameda County: Kensington, Piedmont, Alameda, north and east Oakland, and north San Leandro all have at least one tract with 80% or more homes being built pre-1960. East County, as well as southern Alameda County has significantly less pre-1960s buildings, with many tracts having less than 20% of homes constructed pre-1960.





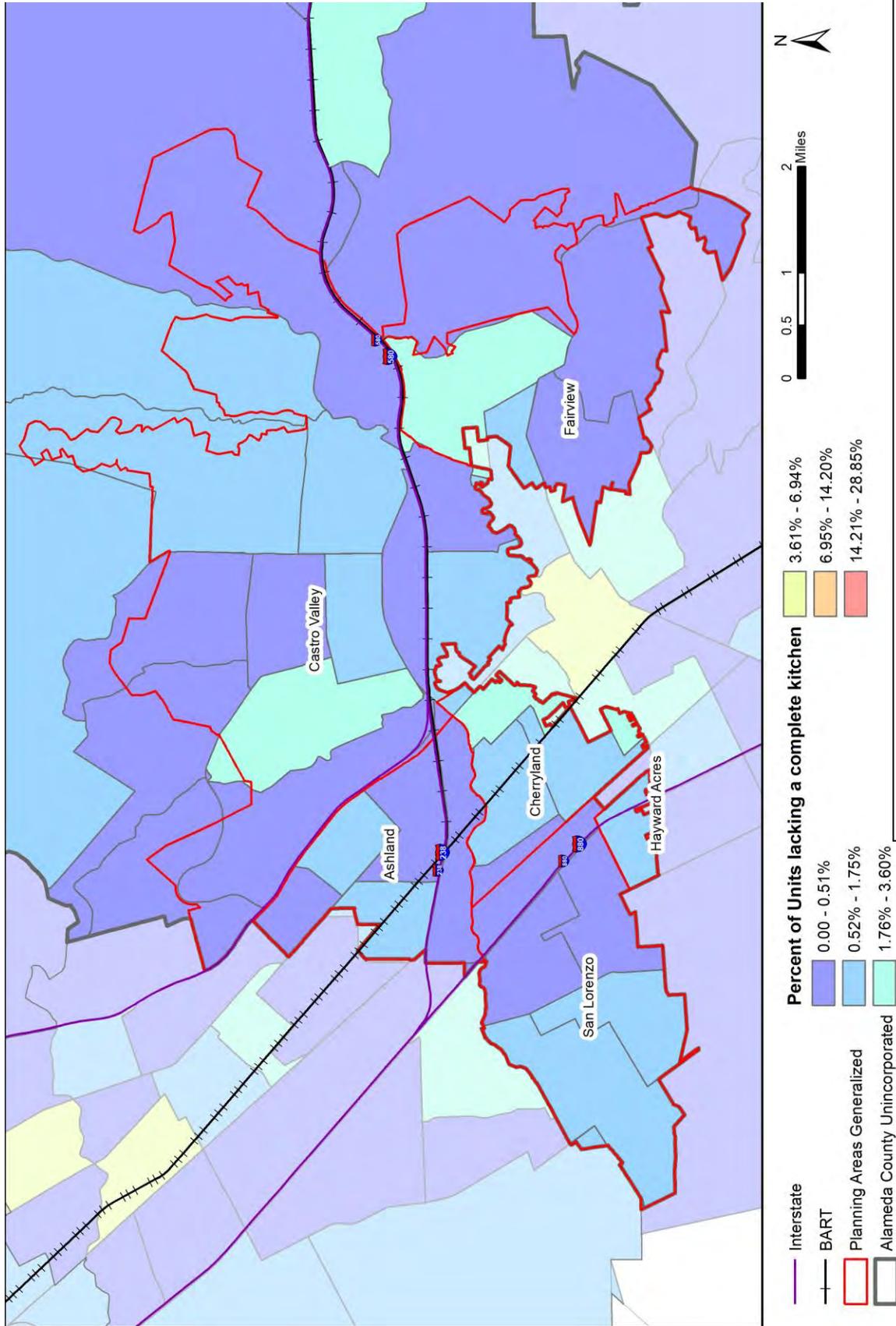
## Lacking Complete facilities

### *Local*

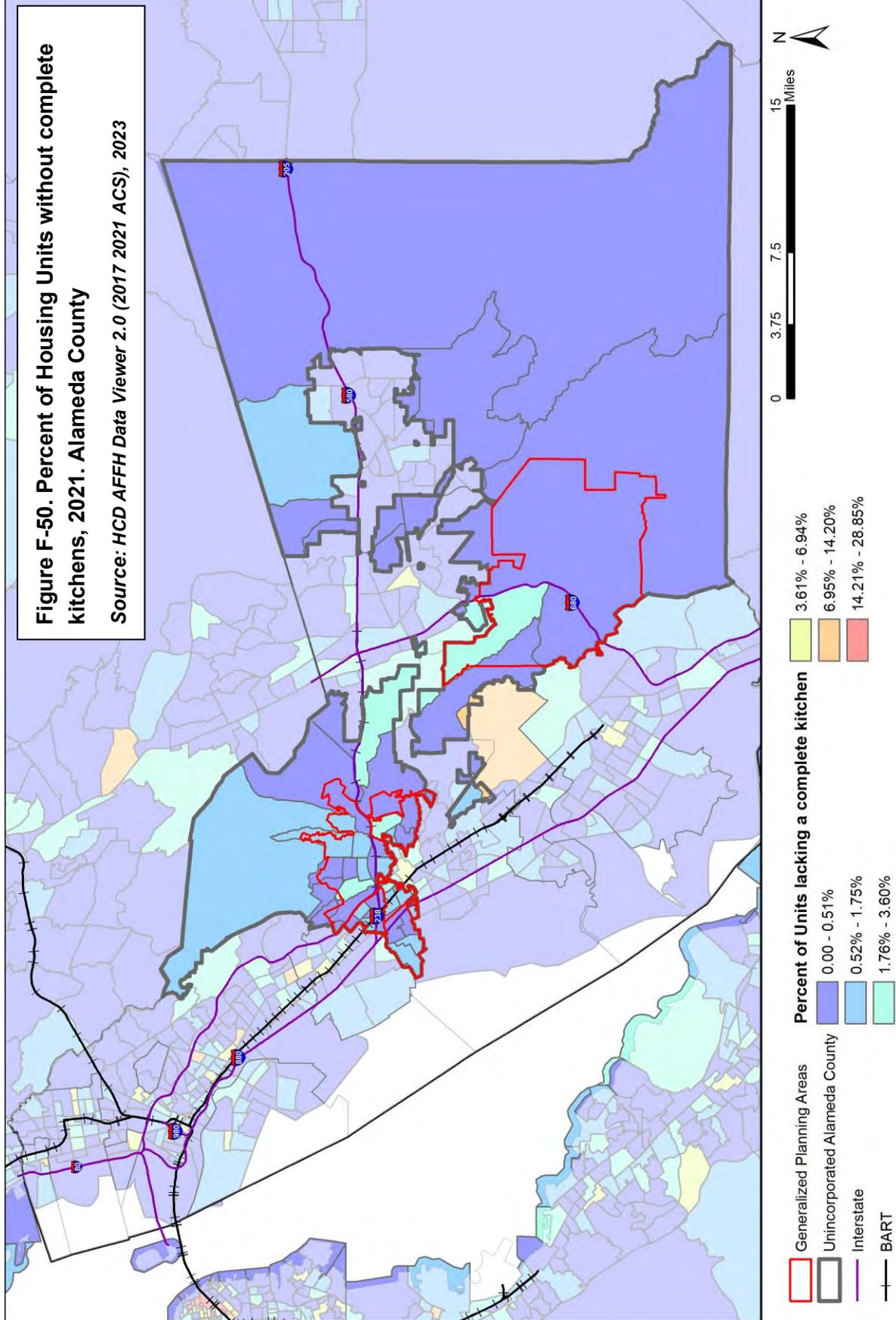
In Unincorporated Alameda County, less than 2% of housing units in almost every tract has an incomplete kitchen or incomplete plumbing. There are 4 tracts with between 2% and 5% of units having incomplete kitchens. These tracts include 4506.01, which includes parts of the Castro Valley Canyons, the hills above Hayward, and Sunol; 4352 in Fairview; and 4355 and 4363.01, which overlap between Cherryland and neighboring Hayward. Only one tract has between 2% and 5% of units without complete plumbing, 4305 on the western edge of Castro Valley.

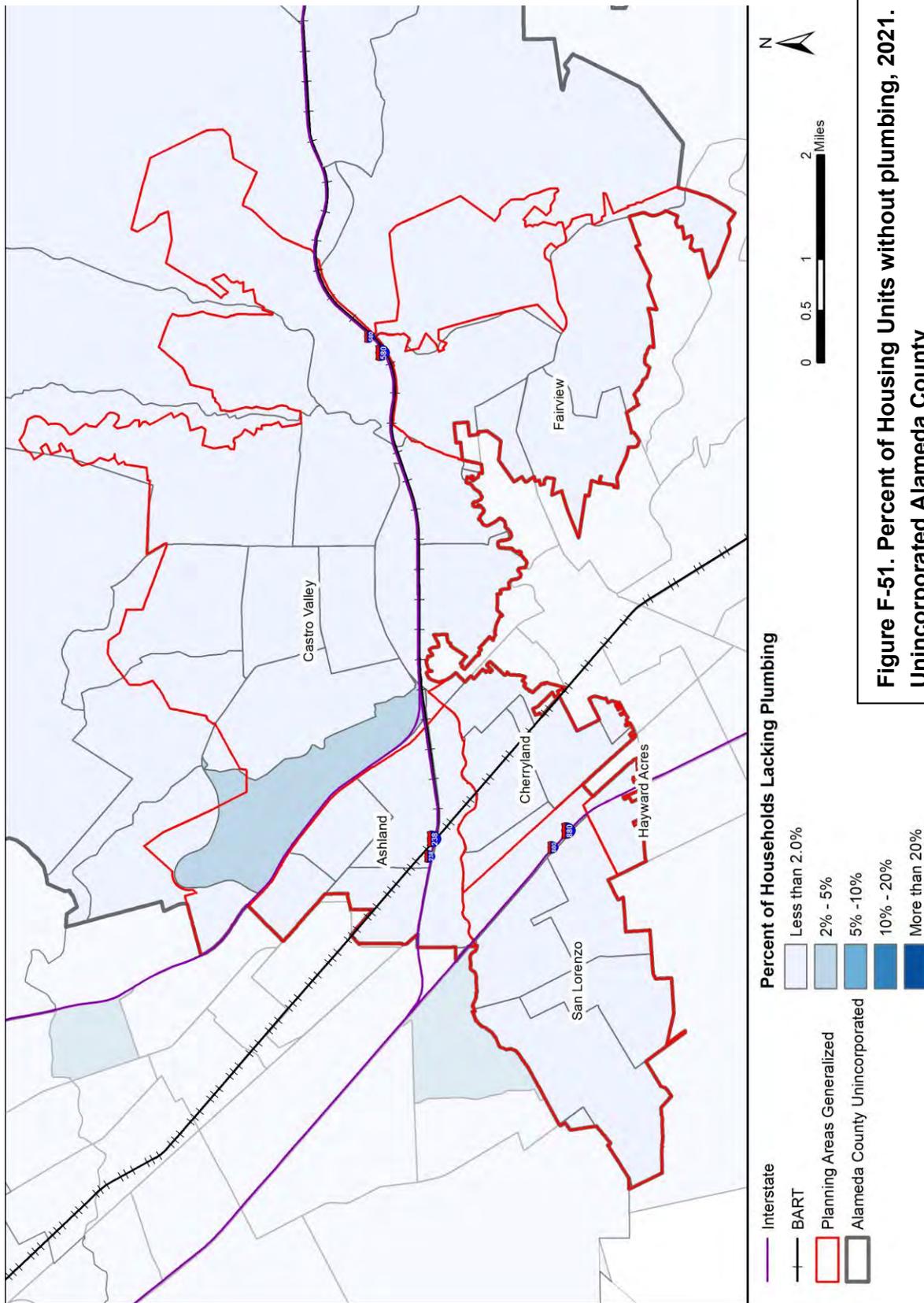
### *Regional*

Similar to unincorporated Alameda County, the county overall has a very small number of reported units without complete facilities in almost every tract. Also like the unincorporated areas, there are more tracts with incomplete kitchen facilities than there are incomplete plumbing facilities. Berkeley, Oakland, Union City, and San Leandro all have at least on tract with more than 5% of units lacking complete kitchen facilities. Only two tracts have between 5% and 10% of units lacking complete plumbing, both in Oakland



**Figure F-49. Percent of Housing Units without complete kitchens, 2021.**  
**Unincorporated Alameda County**  
 Source: HCD AFFH Data Viewer 2.0 (2017 2021 ACS), 2023



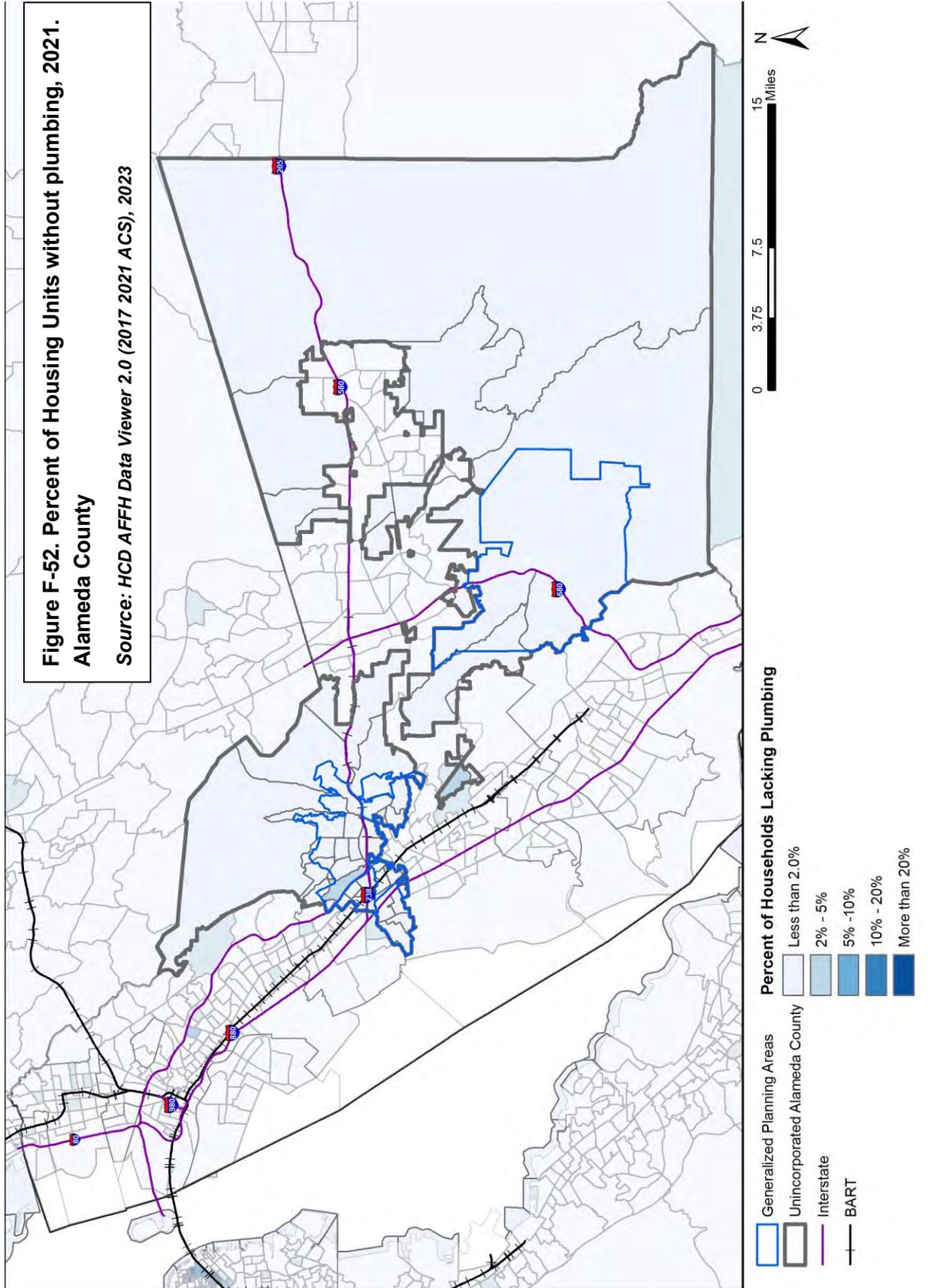


**Percent of Households Lacking Plumbing**

- Less than 2.0%
- 2% - 5%
- 5% - 10%
- 10% - 20%
- More than 20%

- Interstate
- BART
- Planning Areas Generalized
- Alameda County Unincorporated

**Figure F-51. Percent of Housing Units without plumbing, 2021. Unincorporated Alameda County**  
 Source: HCD AFFH Data Viewer 2.0 (2017 2021 ACS), 2023



## **Displacement Risk**

This section will address some of the factors associated with housing instability and how to programmatically alleviate the risk to households that are prone to displacement. While no one indicator can predict displacement there are several data sets that can assist the County with identifying areas with a disproportionate number of susceptible households.

The Urban Unincorporated Area is like many jurisdictions in the overall County, with both very stable, more affluent neighborhoods (that trend less racially diverse) combined with lower income, less stable neighborhoods in terms of community resources and public health indicators (health, education, credit etc.). The causes of this development pattern are well documented in much of the AFFH source material referred to in this document; this analysis of displacement and housing precarity specific to the unincorporated area shows there are specific neighborhoods that should be examined critically – and to show that the RHNA Site Inventory proposes development patterns that support the most vulnerable neighborhoods.

### ***From Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements (April 2021 Update):***

Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Neighborhood change is influenced by three processes: movement of people, public policies, and investments, such as capital improvements and planned transit stops, and flows of private capital (Zuk et al 2015). These processes can disproportionately impact people of color, as well as lower income households, persons with disabilities, large households, and persons at-risk or experiencing homelessness. These processes can also displace people to the extent of homelessness. An assessment of displacement within a city should address these three processes and their mutual dependencies, particularly as mediated by race and scale. For the purposes of this guidance, displacement is used to describe any involuntary household move caused by landlord action or market changes. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production (Been, Ellen, & O'Regan 2018). Decades of disinvestment in low-income communities, coupled with investor speculation, can result in a rent gap or a disparity between current rental income of the land, and potentially achievable rental income if the property is converted to its most profitable use.

Displacement can broadly be understood to be caused by disinvestment, investment-fueled gentrification, or a process combining the two. Low-income neighborhoods experience displacement due to disinvestment resulting from both public and private sector decisions. Similarly, both

public and private investments fuel displacement by attracting residents with higher incomes and higher educational attainments into low-income communities (Chapple 2020). These forces can cause both physical displacement, preventing low-income communities of color from benefiting from the new economic growth; cultural displacement, as cultural resources disappear and communities are disrupted; and/or exclusionary displacement, with increasing housing prices preventing the entrance of low-income households (Cash et al. 2020).<sup>18</sup>

## County-wide Trends

Large sections of Alameda County contain residential areas where basic housing is under “High Risk” – where families risk being displaced from either an economic hardship, eviction, or job change. The same areas that tend to be low income are also at the most risk of losing housing. The corridor along I-880, and below I-580, parts of Oakland (both east and west), San Leandro and Hayward (including the unincorporated area) are most likely to live in a situation of housing insecurity or precarity. In the unincorporated areas there is high displacement risk concentrated where in higher density areas of Ashland and Cherryland, which tends to be lower resourced and higher percentage of lower income households.

Evictions are a major concern throughout Alameda County, especially in anticipation of significant levels of evictions could occur once the County’s eviction moratorium expires in April of 2023. The backdrop for this concern is the already vulnerable nature of housing for many County residents (sensitive communities map)

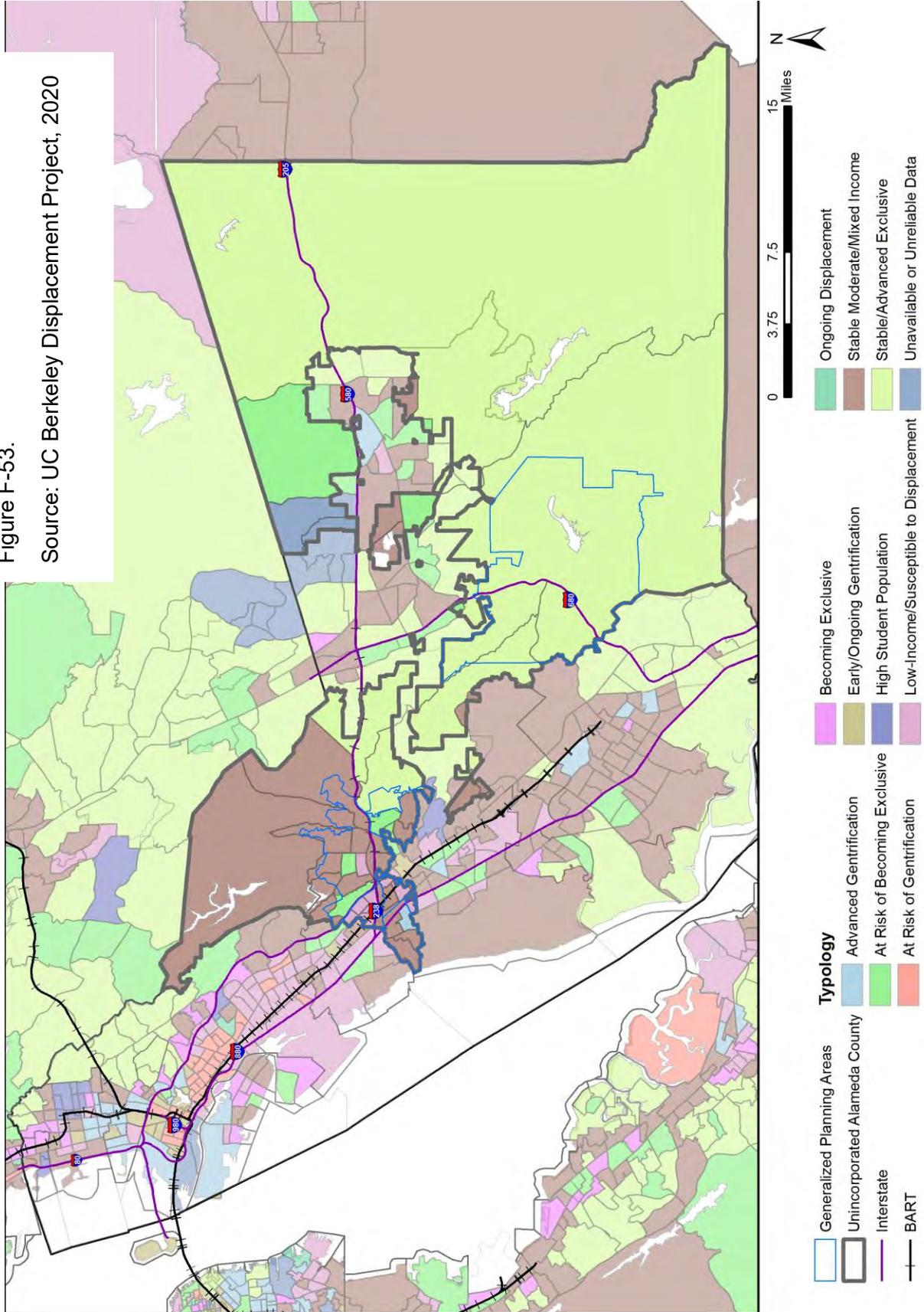
For the last 2+ years during the Covid-19 pandemic, the County has had an eviction moratorium in place to protect those most vulnerable to eviction during the economic downturn caused by the pandemic. The impact on both tenants and landlords is well documented in public forums held by the County Board of Supervisors, especially over the past few months as it has considered both the expiration of the moratorium, as well as a suite of “Fair Housing” ordinances such as just-cause evictions.

As the moratorium sunsets in April 2023, the housing situation for those most at risk is a cause for concern. While the County continues to find resources for households experiencing housing precarity, the data shows that a significant number of households in the unincorporated area are in the Higher Risk category based on the modeling from the Urban Displacement Project. Oakland leads the County in areas prone to housing precarity, with virtually no housing risk in the East County and those areas that trend higher income.

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<sup>18</sup> [https://www.hcd.ca.gov/community-development/affh/docs/affh\\_document\\_final\\_4-27-2021.pdf](https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf)

Figure F-53.  
Source: UC Berkeley Displacement Project, 2020



## **Natural Disaster and Displacement**

Natural disasters can cause displacement, especially for people without earthquake insurance, financial resources to rebuild their homes, or the potential to access federal emergency funding. The late 2022/early 2023 flooding of San Lorenzo Creek and related mudslides and road closures in Castro Valley are just one recent example of how major weather events impact communities. It is important to consider possible future weather events and their impacts on housing options and availability.

Alameda County is in the process of updating the Safety Element and Community Climate Action Plan Element of the General Plan, concurrent with the completion of the 6<sup>th</sup> Cycle Housing Element. Further analysis of the impacts of natural disaster on unincorporated Alameda County will be in these updates.

### *Fires*

Since 2013, there have been 29 significant fires in Alameda County, resulting in 3,168 acres burnt. Of the 29 fires, 26 occurred in Unincorporated Alameda County. A separate 26 of the 29 fires also occurred in East Alameda County. As shown in Figure F-54, the Castro Valley hills and Canyonlands as well as the Fairview area have a Very High or High fire risk. This is like many of the hills in Alameda County. In addition, virtually all of unincorporated east County has a High or Moderate risk of fire.

Areas with higher fire risk have lower housing densities and higher rates of homeownership (see Figure F-55). Apart from Fairview and the westernmost Castro Valley hills, these areas are also Racially Concentrated Areas of Affluence (RCAAs). Collectively, this information suggests households most at risk of fire will be more able to rebuild, rather than be displaced.

### *Earthquakes and Landslides*

According to the U.S. Geological Survey (USGS), between 2014 and 2044, there has been a 51% chance that the San Francisco will experience one or more magnitude-7.0 or greater earthquakes. There's also a 98% chance of one or more magnitude-6.0 or greater quakes hitting the Bay Area in the same 30-year period.<sup>19</sup>

There are 3 major faults that pass through unincorporated Alameda County, visible in Figure F-56. The Hayward fault passes through urban unincorporated Alameda County as well as most dense communities in the East Bay. The Calaveras fault passes near Sunol and sits on the western side of Dublin and Pleasanton, and the Greenville fault sits on the eastern side of Livermore.

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<sup>19</sup> <https://www.earthquakeauthority.com/California-Earthquake-Risk/Faults-By-County>

Liquefaction, when soil temporarily turns to quicksand and cannot support buildings, is one major risk caused by earthquakes. Like many communities facing the San Francisco Bay, most of the Eden Area – Hayward Acres, Ashland, Cherryland, and San Lorenzo—is in a liquefaction zone, according to the California State Department of Conservation's California Earthquake Hazards Zone Application. The Castro Valley Hills and much of Fairview are at greater risk of landslides, and the same areas of Castro Valley identified as at risk of flooding are also at risk of liquefaction.

Structures built today are far more resilient to seismic activity than older housing, which is more likely to be affordable as naturally occurring affordable housing (NOAH). Renters are also more susceptible to losing housing due to disaster than are homeowners. Programs listed in the Housing Element body will help mitigate these harms by promoting new housing at all income levels. Further programs specific to disaster safety can be found in the future updated Safety Element.

### *Flooding*

January 2023 rains illustrated how heavy rains can overwhelm existing water infrastructure in Alameda County. Particularly in the hilly areas of unincorporated communities, there are not many redundant streets. Damaged or closed major roads can have serious impacts on local residents. Flooding is possible nearest the bay in western San Lorenzo and throughout Alameda County along existing creeks and flood control channels. This is true throughout much of Alameda County.

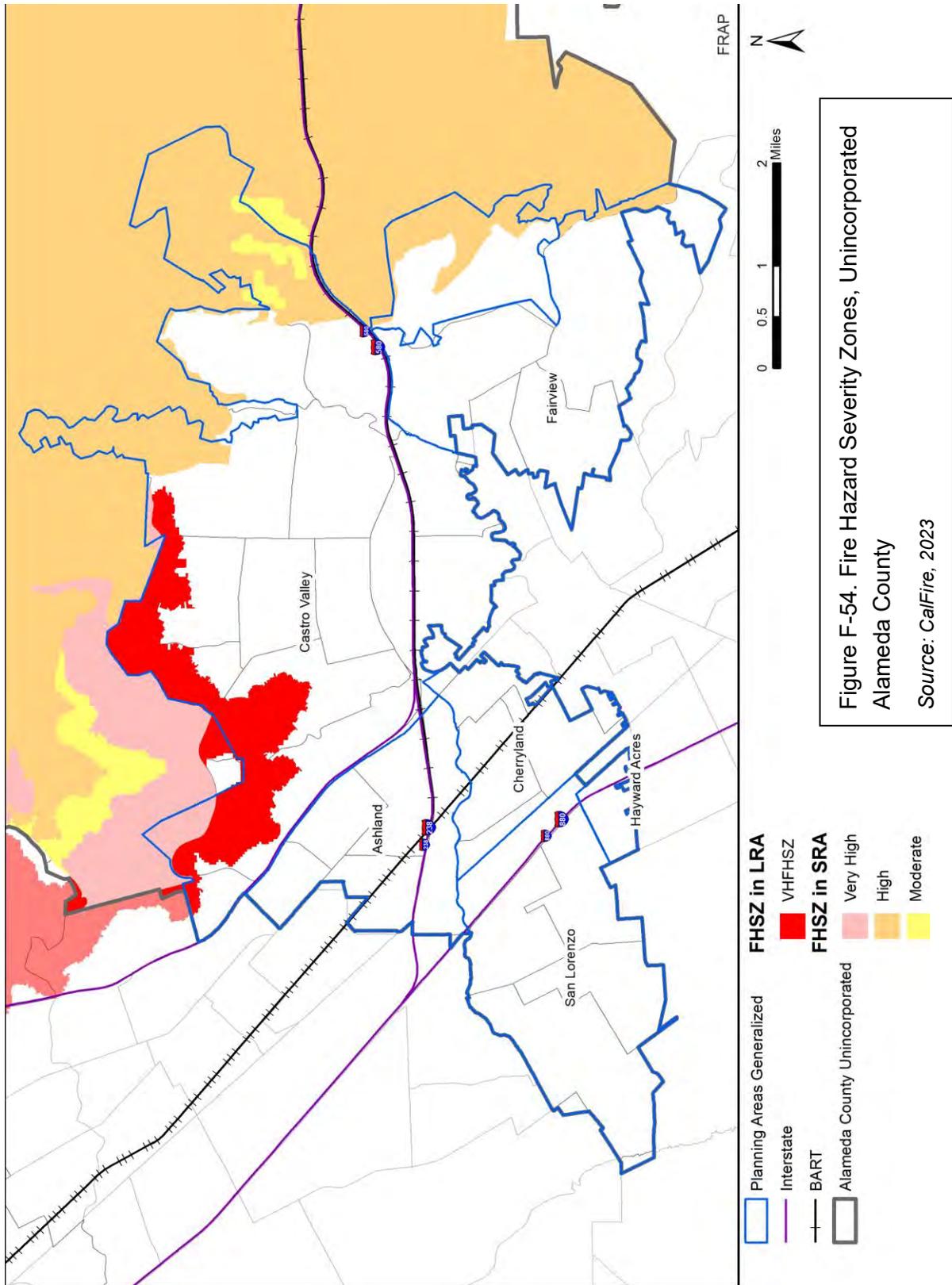


Figure F-54. Fire Hazard Severity Zones, Unincorporated Alameda County  
 Source: CalFire, 2023

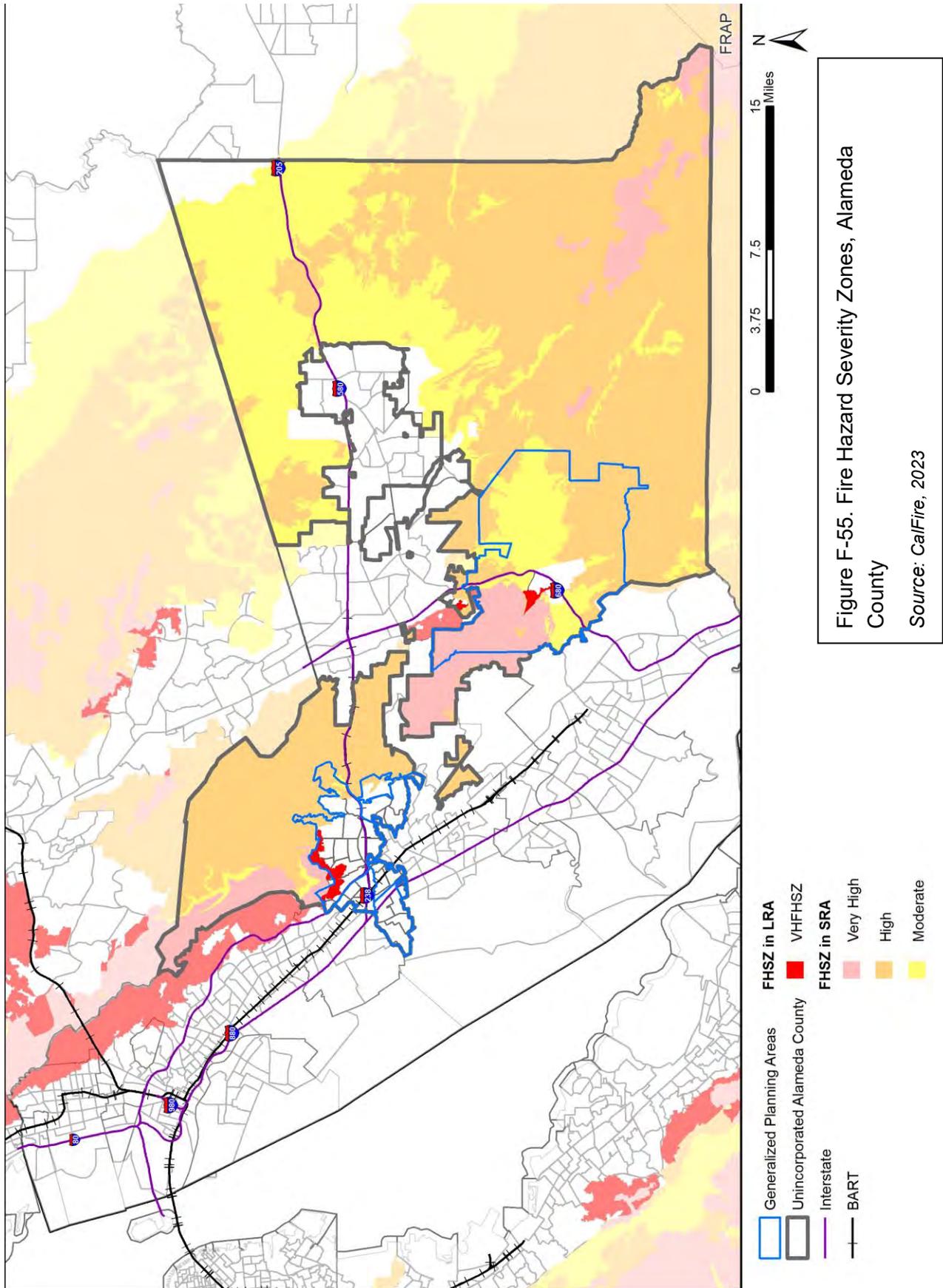
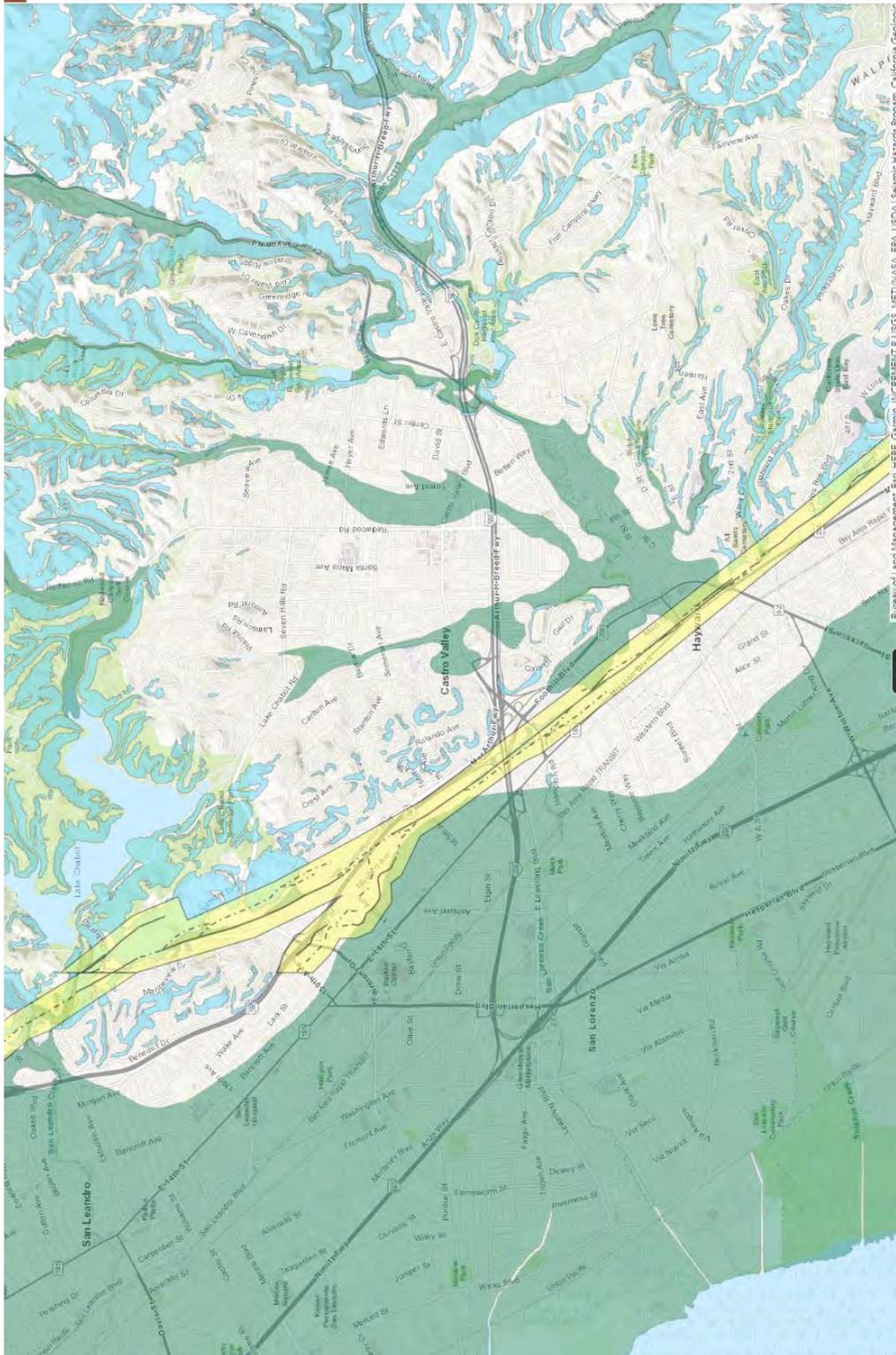


Figure F-55. Fire Hazard Severity Zones, Alameda County

Source: CalFire, 2023

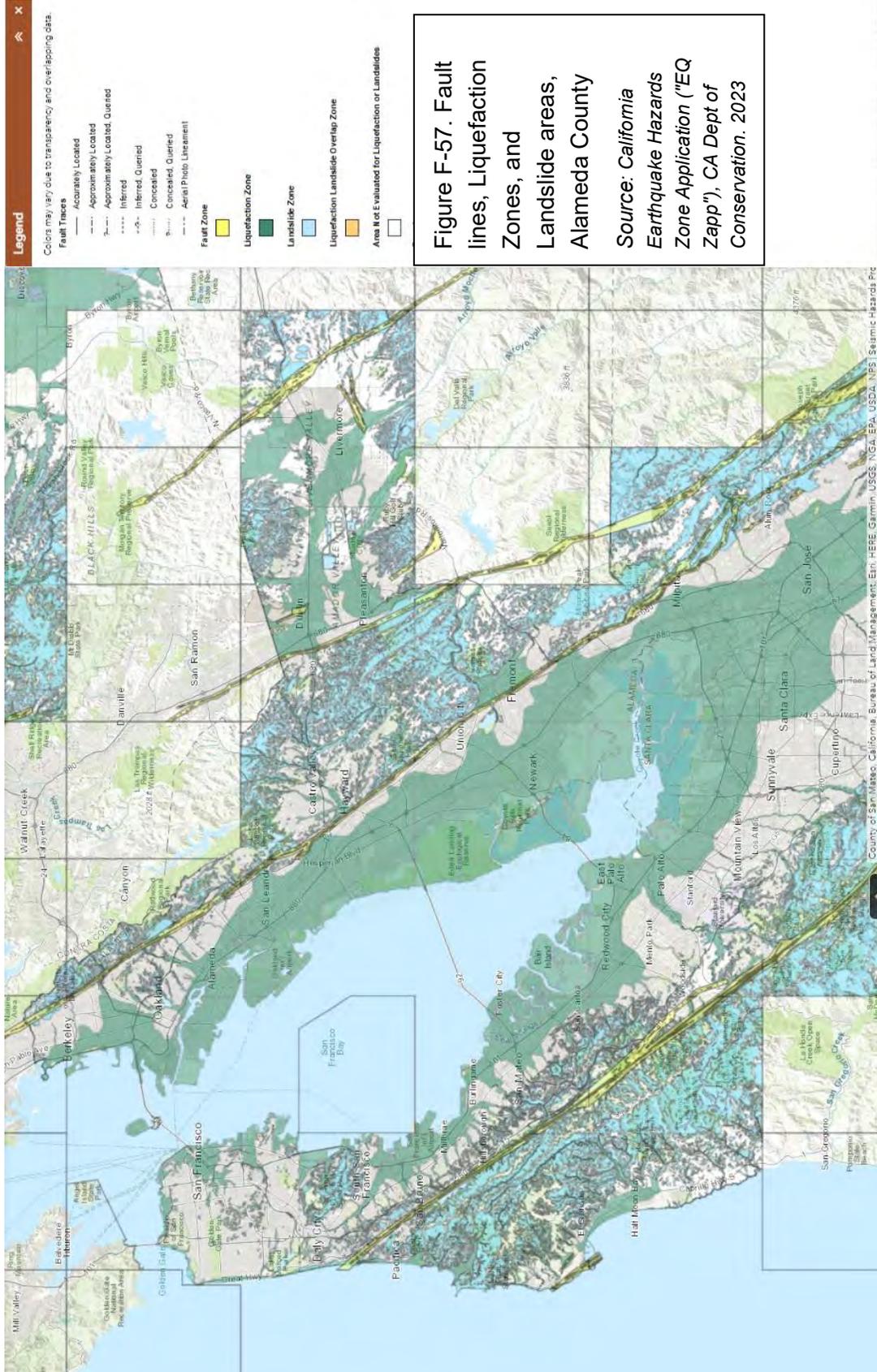
**Legend**

- Colors may vary due to transparency and overlapping data.
- Fault Traces**
- Accuracy Located
  - Approximately Located
  - Approximately Located, Qualified
  - Inferred
  - Inferred, Qualified
  - Concealed
  - Concealed, Qualified
  - Aerial Photo Interpretation
- Fault Zone**
- Liquefaction Zone
  - Landslide Zone
  - Liquefaction Landslide Overlay Zone
  - Area Not Evaluated for Liquefaction or Landslides



**Figure F-56. Fault lines, Liquefaction Zones, and Landslide areas, Unincorporated Alameda County**

Source: California Earthquake Hazards Zone Application ("EQ Zapp"), CA Dept of Conservation. 2023



## Homelessness

Homelessness is a major problem throughout California, and this is no different in the Bay Area. HUD defines homelessness as “individuals and families who lack a steady, regular, and sufficient nighttime residence and includes a smaller group for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter.”<sup>20</sup>

Alameda County had a population of 1,670,834 in 2020, and at that time approximately 0.59% of the population was experiencing homeless. Similarly, Unincorporated Alameda County had a population of 148,452 in 2020 and 0.33% of its population that is homeless.<sup>21</sup>

During the 2022 Point in Time Count, only 91 of the 509 people, or 17.9%, counted had shelter in Unincorporated Alameda County. County wide, 27% of the 9,747 counted people were sheltered. While both numbers are low, a smaller percentage of people experiencing homelessness were sheltered in Unincorporated Alameda County than countywide.

The greatest number of a single race in Unincorporated Alameda Counties’ homeless population is white people which make up 57%, next is Black (21%), next is American Indian or Alaska Native (7%), and the rest make up 15%. Compared to the racial makeup of Unincorporated Alameda County, white, Black, and American Indian or Alaska Native peoples are all over-represented.

This is reversed in the County overall. Black people make up 42% of Alameda County’s homeless population, which is their most populous race category. The next highest homeless population group in Alameda County is white (38%), next is Multiple Races (6%), and the rest make up the remaining 14%.<sup>22</sup> Black people are overrepresented in the population of people in Alameda County overall experiencing homelessness.

In Unincorporated Alameda County, 59% of people experiencing homelessness are male, similar to the 61% of people experiencing homelessness countywide that are male. 39% of the people experiencing homelessness in the unincorporated area are female; 36% of people experiencing homelessness countywide are female. People who identify outside the gender binary -- questioning, gender non-conforming, and transgender – are 1% of the population experiencing homelessness both in Unincorporated Alameda County and the county overall

In Unincorporated Alameda County the greatest number of unsheltered people live in tents, while in Alameda County as a whole the greatest number of unsheltered live in cars/vans. The percentage of unsheltered people living in tents in Unincorporated Alameda County is 41%, and

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<sup>20</sup> “Definition of Homelessness”. HUD, 2023, hud.gov

<sup>21</sup> “Alameda County Population”. Housing Needs Data Report: Unincorporated Alameda, ABAG 2021, p. 11, <https://mtcdrive.app.box.com/s/nei8x775oi5m47mqhu8ctpyyqrioa2v3/file/794875935734>

<sup>22</sup> “Alameda County HDX Charts”. Tableau Public, Tableau Software 2023, <https://public.tableau.com/app/profile/asr1451/viz/TableauAlamedaCounty-HDXandSurveyData/CountyHDX>

in Alameda County it is 31%. The percent of unsheltered living in RVs in Unincorporated Alameda County is 11% in Alameda County it is 22%; and the percent of unsheltered living in Cars/Vans in Unincorporated Alameda County is 17% in Alameda County it is 32%.<sup>24</sup>

Overall, the Unincorporated Alameda County population experiencing mirrors that of Alameda County, even considering demographics.

Along with homelessness data there are many areas in the unincorporated area that are at risk of being displaced. Several areas in Ashland, Cherryland, Hayward Acres, and Castro Valley as seen in figure F-62 below are at risk of displacement.<sup>25</sup> This is another important factor in discussing homeless data because those that are at risk of displacement could become the next to become homeless.

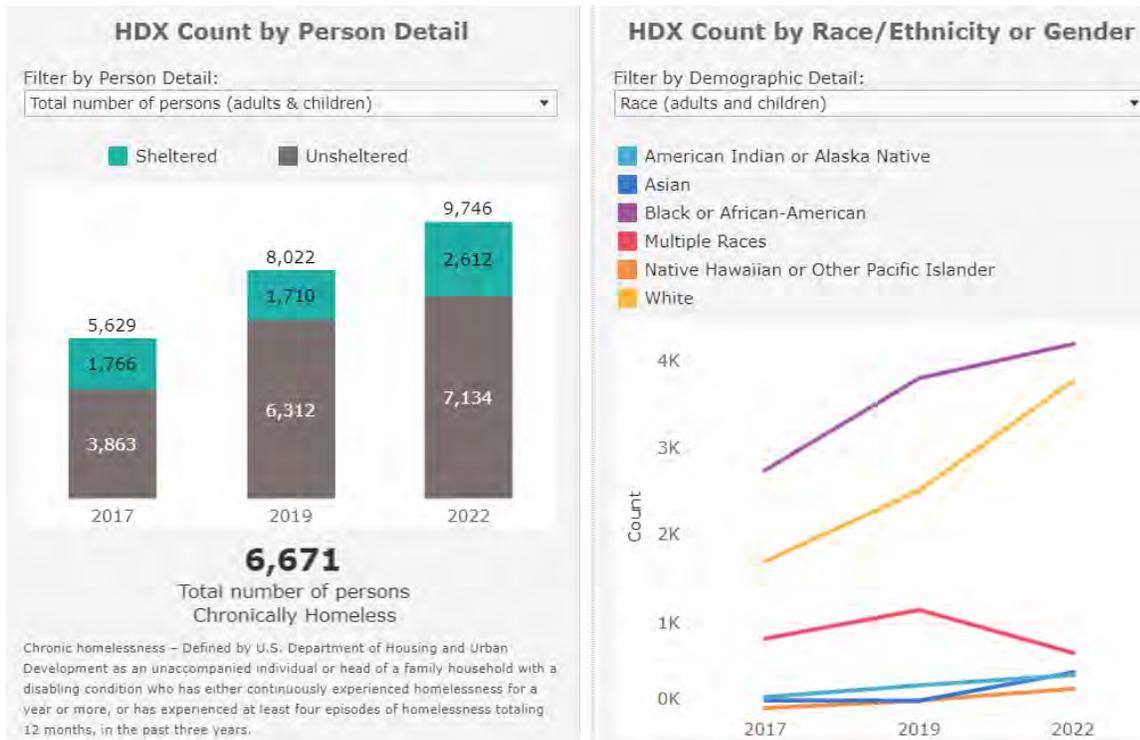
One of the goals of this Housing Element is to lessen homelessness by increasing housing throughout the unincorporated area. The State sets forth which income areas the County needs to encourage housing in. One of these areas is in low and very low income which in filling these categories will greatly help the housing and homelessness crisis. Many people who are homeless today became homeless because they could not afford their housing. While only one side of the solution, increasing the supply of affordable housing can help.

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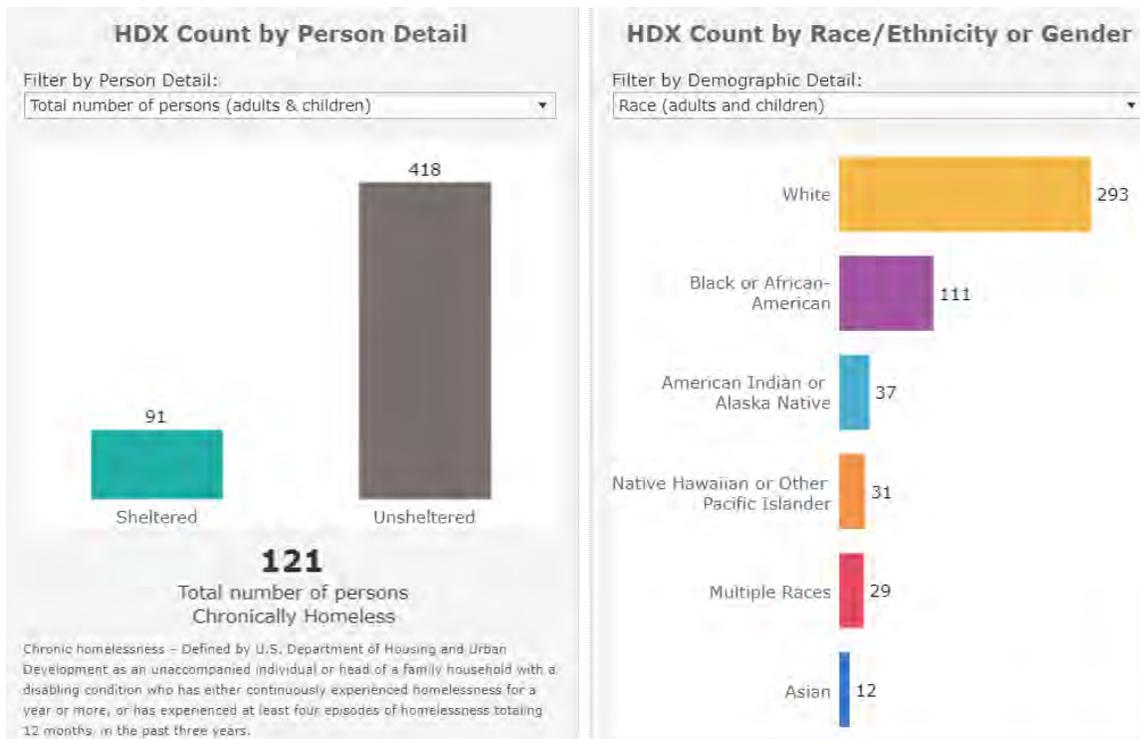
<sup>24</sup> “Unincorporated County 2022 Point in Time Count, Unsheltered and Sheltered Report”. Everyone Counts 2022, Everyone Home 2022, <https://everyonehome.org/wp-content/uploads/2022/05/Unincorporated-County-PIT-2022-Infographic-Report.pdf>

<sup>25</sup> “Estimated Displacement Risk”. AFFH Data and Mapping Home, Esri 2022, <https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

Figures F-58, F-59. Alameda County 2022 Point in Time Data



Figures F-60, F61. Unincorporated Alameda County 2022 Point in Time Data



Figures F-58 through F-61 are from the Point in Time 2022 Interactive Data Dashboard. You can explore this data here: <https://public.tableau.com/app/profile/asr1451/viz/TableauAlamedaCounty-HDXandSurveyData/CountyHDX>

Table F-16. Locations of Unsheltered Population during 2022 Point in Time Count

					
	Tent	Car/Van	RV	Street/Outside	Abandoned Building
<b>Unincorporated County 2022</b>	175 (42%)	75 (18%)	49 (12%)	119 (28%)	1 (0%)
<b>Alameda County 2022</b>	2216 (31%)	2318 (32%)	1600 (22%)	958 (13%)	43 (1%)

Source: <https://everyonehome.org/wp-content/uploads/2022/05/Unincorporated-County-PIT-2022-Infographic-Report.pdf>

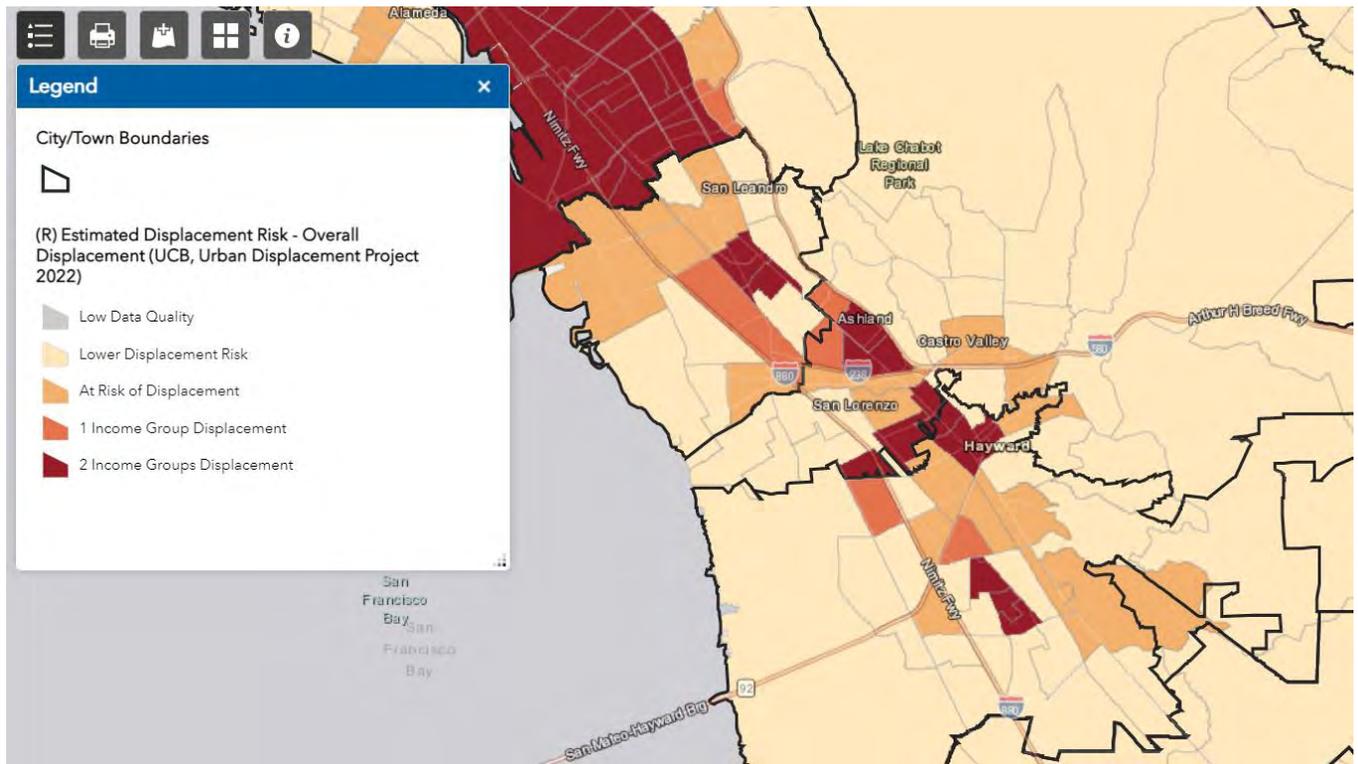


Figure F-62. Source: HCD AFFH Data Viewer 1.0 (UC Berkeley Displacement Project, 2020), 2022.

## F.4.6 Other Relevant Factors

### Transportation Access

Unincorporated Alameda County is served by Bay Area Rapid Transit (BART) and Alameda and Contra Costa Counties Transit (AC Transit). Other transit authorities serving other parts of the county include: the Emery Go-Round, the Livermore Amador Valley Transit Authority, Union City Transit, the San Francisco Bay Ferry, the Altamont Corridor Express, and the Capitol Corridor. Additionally, three prominent highways – 580, 880, and 238 – cross through Unincorporated.

There are two BART stops in Unincorporated, at Bay Fair and Castro Valley. The following bus lines currently serve the area:

- 10 (San Leandro BART to Hayward BART via E. 14th St.)
- 28 (connecting San Leandro and Hayward through Castro Valley)
- 34 (West Oakland through San Lorenzo to Hayward)
- 35 (connecting San Leandro, San Lorenzo, and Ashland)
- 60 (connecting Fairview to Hayward)
- 93 (Bay Fair BART to Castro Valley BART via San Lorenzo and Hayward)
- 95 (connecting Fairview to Hayward)
- 97 (Bay Fair BART to Union City BART)
- 801 (connecting San Leandro and Fremont)

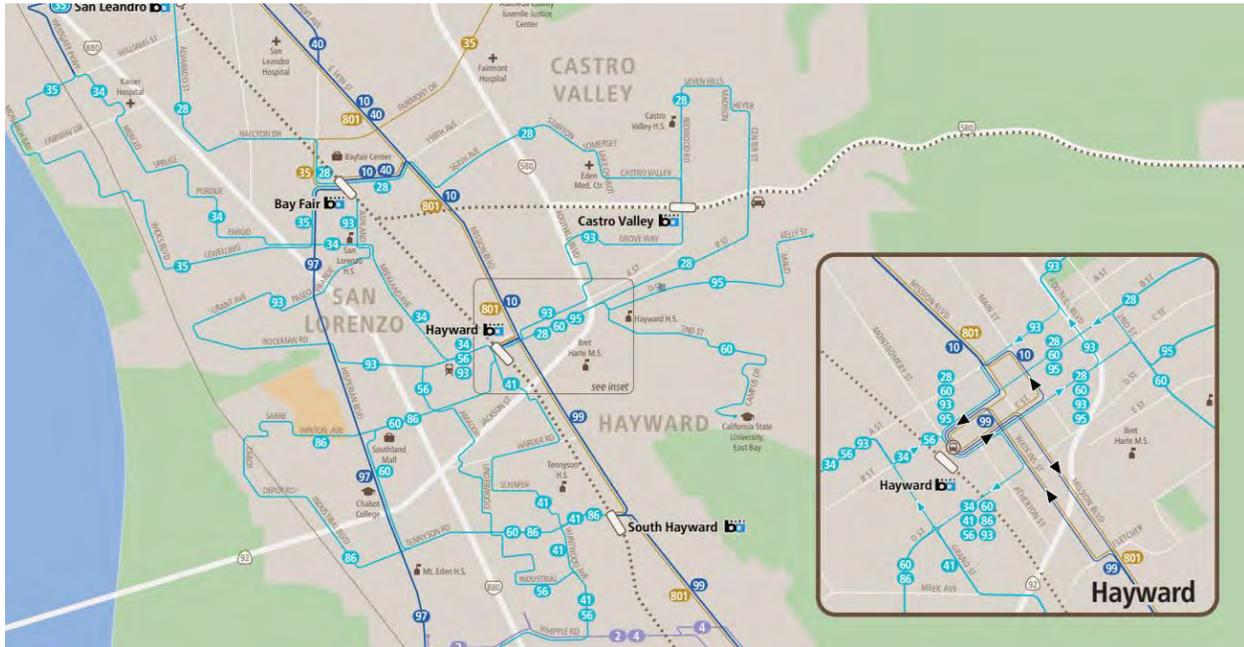


Figure F.63. This is a screenshot of the AC Transit System Overview Map, available here: <https://www.actransit.org/overview-maps>

The majority of these bus lines are local, connecting adjacent cities and neighborhoods to Unincorporated, and most focus on connecting passengers to BART. Castro Valley has the lowest coverage, with no lines connecting northern Castro Valley to BART or adjoining communities.

Figure F-64 shows the locations of High Quality Transit stops. CalTrans defines ‘high quality transit corridors’ as the following:

- Existing fixed-route bus corridor with headway of 15 minutes or better during both the morning and evening peak periods; or
- Fixed-route bus corridor with headway of 15 minutes for better during both the morning and evening peak periods in an adopted Regional Transportation Plan.

In or directly outside of Unincorporated Alameda County, these stops are clustered in the following areas:

- Along E 14<sup>th</sup> St in Ashland
- Bay Fair BART station
- Castro Valley BART station
- Along Hesperian Blvd in San Lorenzo
- Along Bockman Rd in San Lorenzo
- Along A St in Hayward Acres

Cherryland, Fairview, Unincorporated East County, western San Lorenzo, and the overwhelming majority of Castro Valley have no High Quality Transit stops.

Figure F-65 shows High Quality Transit stops in northern Alameda County. Throughout Alameda County, high quality transit stops are generally concentrated west of the hills. Where there is a generally higher density of transit (Berkeley and Oakland), there are more high-quality stops. In Central, East, and South County high frequency buses are less common, and high-quality stops are more connected to BART locations.

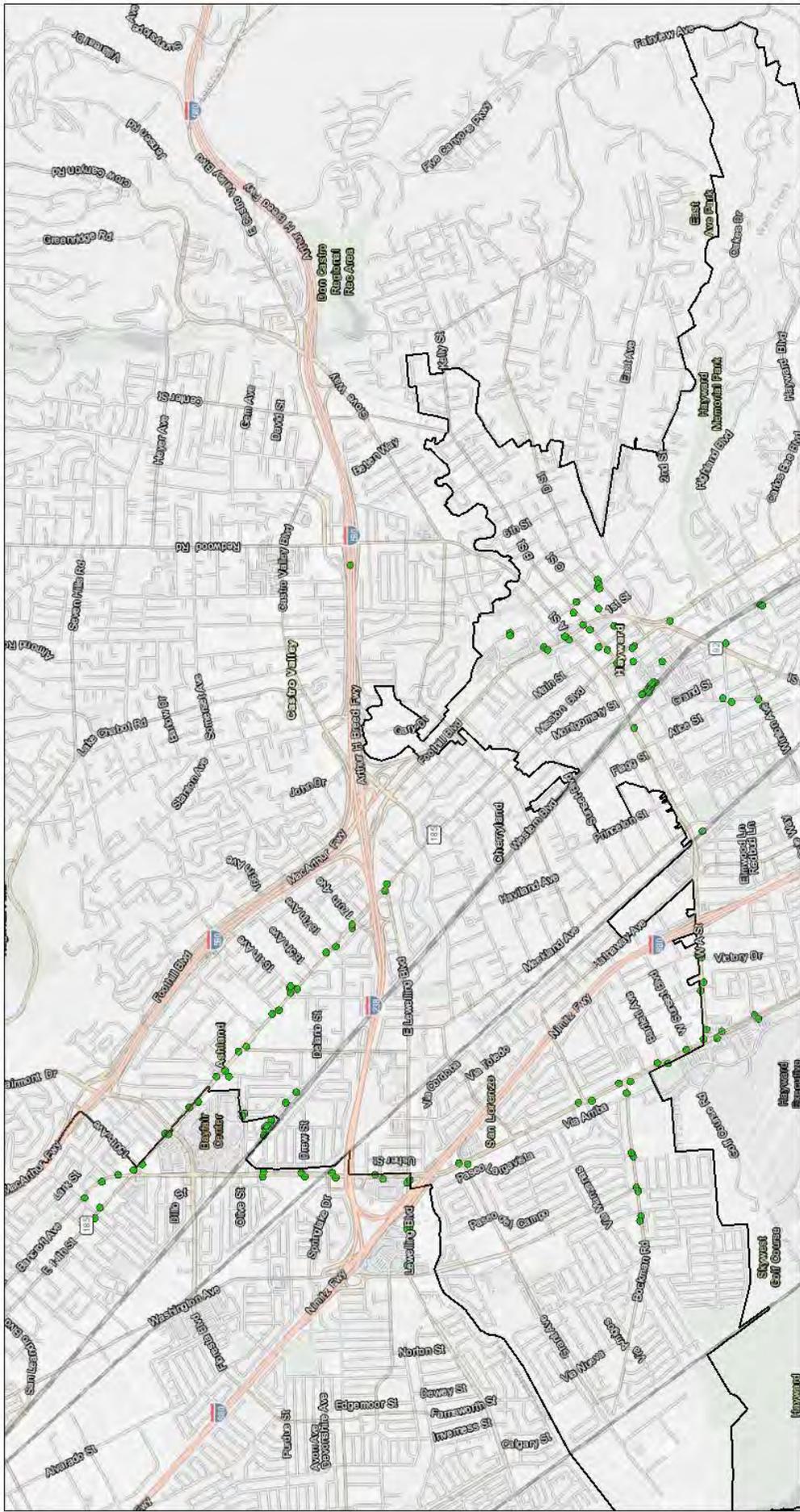
Overall, Urban Unincorporated Alameda County has a similar amount of access to high quality public transit as adjacent cities in Central and South County. The limited availability of high quality transit influences the suitability of sites

Quality and extent of bus service is further exemplified in Unincorporated Alameda County’s community AllTransit Performance scores (Table F-17). Calculated by AllTransit, the overall transit scores shown below examine connectivity, access to land area and jobs, and frequency of service. Ashland, with a BART station and various bus lines, has the highest score, while Castro Valley, with very little bus coverage, has the lowest score.

Community	AllTransit Overall Score
Cherryland	7.6
Ashland	8.7
Castro Valley	5.4

San Lorenzo	6.2
Fairview	5.7

*AllTransit Scores pulled from: <https://alltransit.cnt.org/>*



1:37,372  
 0 0.38 0.75 1 1.5 mi  
 0 0.5 1 2 km

April 17, 2023  
 ● High Quality Transit Stops (CaITrans, 2022)

Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Figure F-64. This map shows the locations of High Quality Transit Stops, as defined by CaITrans.



April 17, 2023

● High Quality Transit Stops (CalTrans, 2022)

1:140,642



Figure F-65. This map shows the locations of High Quality Transit Stops, as defined by CalTrans, in northern Alameda County and San Francisco.

Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, OpenStreetMap contributors, and the GIS user community

## Section F.5 AFFH and the Sites Inventory

### F.5.1 Potential Effects on Patterns of Segregation

#### Othering and Belonging Institute’s Racial Segregation and Integration Categories

The Othering and Belonging Institute (OBI) defines integration and segregation as the following:

- Integrated tracts are those meeting all of the following conditions: is in the bottom third of the Divergence Index when ranked nationally; has an Entropy Score in the top 50 percent nationally; has a population of at least 20% Black and/or Latine peoples.
- Highly segregated tracts are any tract in the top third of the divergence index when ranked nationally
- Medium to low segregated tracts are any tract that is neither highly segregated nor integrated.

To read a full description of the OBI’s methodology, you can visit their website here:

<https://belonging.berkeley.edu/technical-appendix>

	Sum of Total Units per Category	Overall Percentage of Units per Category	Above Moderate Income Units per Category	% of Above Moderate Income Units per Category	Moderate Income Units per Category	% of Moderate Income Units per Category	Low & Very Low Income Units per Category	% of Low & Very Low Income Units per Category
High POC Segregation	1,458	31.0%	422	21.6%	328	42.2%	708	35.9%
Low-Medium Segregation	1,031	21.9%	797	40.7%	208	26.7%	26	1.3%
Racially Integrated	1,758	37.4%	542	27.7%	192	24.7%	1,024	51.9%
no data available	459	9.8%	195	10.0%	50	6.4%	214	10.9%
Grand Total	4,706	100.0%	1,956	100.0%	778	100.0%	1,972	100.0%

Source: OBI, 2022; 6<sup>th</sup> Cycle Sites Inventory

As shown in Table F-18, census tracts in unincorporated Alameda County fall into the following three categories: High People of Color (POC) Segregation, Low-Medium Segregation, and Racially Integrated. No tracts in unincorporated Alameda County fall into the 4<sup>th</sup> OBI category, High White Segregation. A small number of sites (459 units, or 9.8%) fall in tracts without sufficient data to calculate their Racial Segregation/Integration scores: tracts 4338.01 and

4338.02 in western Ashland, tract 4363.01 in southern Cherryland, and tract 4364.04 in southwestern Fairview. In Figure F-66, these tracts are colored pale orange.

Northern Castro Valley, parts of San Lorenzo, parts of Fairview, and much of East County are in the Low-Medium Segregation category, colored pale turquoise in Figure F-66. Ashland, Cherryland, Hayward Acres, and part of unincorporated Pleasanton are High POC Segregation areas, colored pale blue in Figure F-66. Southern Castro Valley, western San Lorenzo, and parts of Fairview closest to Hayward are racially integrated, colored Barbie pink in Figure F-66.

As described in table F-18, the largest number of proposed units are in racially integrated tracts (37.4%, or 1,758 units). 31.0% of all units (1,458 units) are in High POC Segregation areas, and the remaining 21.9% of units (1,031 units) are in Low-Medium Segregation areas.

Units from different income categories are concentrated at slightly different rates in different OBI categories. 40.7% (797) of proposed above moderate income units are in Low Medium Segregation areas, like northern Castro Valley and northern Fairview. Moderate units are slightly concentrated (42.2%, or 328 units) in High POC Segregation areas, like Ashland and Cherryland. Of low and very low income units, 51.9% (1,024 units) are in racially integrated tracts like those in southern Castro Valley. Therefore, the sites inventory is not anticipated to exacerbate fair housing issues with regard to low to moderate income households.

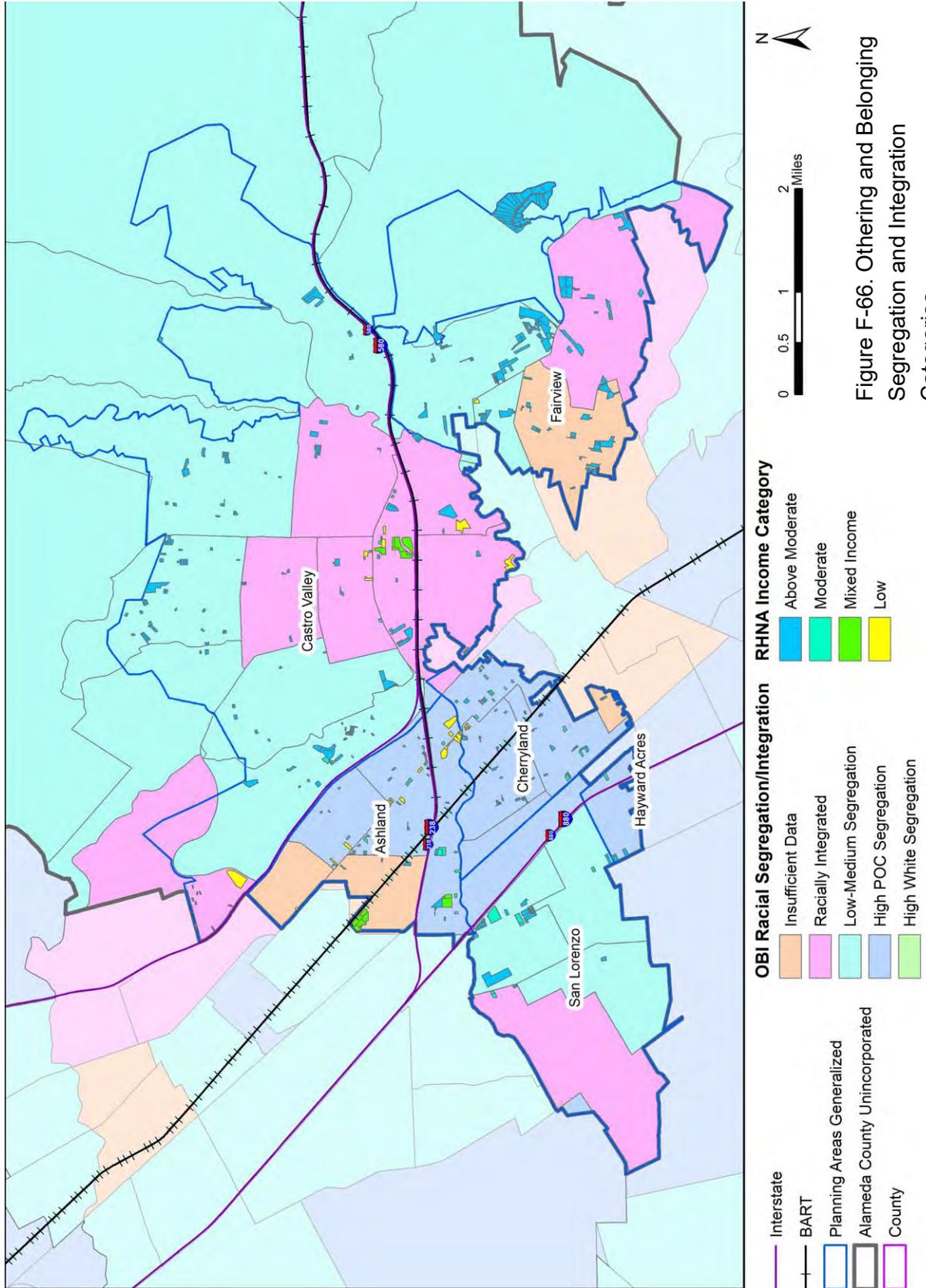


Figure F-66. Othering and Belonging Segregation and Integration Categories.

Source: OBI, 2022; 6<sup>th</sup> Cycle Sites Inventory

## Median Income

Median household incomes vary significantly across census tracts in Unincorporated Alameda County, from \$53,958 in Ashland to \$196,970 in Castro Valley and Fairview. The U.S. Census defines median income as the middle point dividing household income distribution into halves. This calculation includes all incomes in the census tract, including those with no income.<sup>26</sup>

Table F-19 shows the distribution of proposed units over income category and median income, and Figure F-67 shows the same information. Of the total of our units, 42.8% of units (2,013) are in tracts where the median income is between \$55,000 and \$90,100. Another 33.3% of units (1,567) are located in tracts with median incomes between \$90,100 and \$120,000.

The state median income in 2021 was \$84,097; more than half of units in the sites inventory are located in tracts with incomes higher than the state median income. Therefore, units are not overly concentrated in areas with lower income residents.

The Above Moderate units are spread out in approximate thirds (32.1%, 35.1%, and 29.9%) between the \$55,000 - \$90,100 (located in Hayward Acres, Ashland, and Cherryland, primarily), \$90,100 - \$120,000 (located throughout San Lorenzo and southern Castro Valley), and \$120,000 - \$175,000 (located in northern Castro Valley and Fairview) median income categories, respectively. Both the Moderate Income and Low and Very Low Income units are more concentrated in the \$55,000 - \$90,100 and \$90,100 - \$120,000 median income categories

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<sup>26</sup> "Definition of Median Income". US Census, 2023, <https://www.census.gov/quickfacts/fact/note/US/INC110221>

Table F-19. Proposed Units Compared to Median Household Income per Census Block

	Sum of Total Units per Category	Overall Percentage of Units per Category	Above Moderate Income Units per Category	% of Above Moderate Income Units per Category	Moderate Income Units per Category	% of Moderate Income Units per Category	Low & Very Low Income Units per Category	% of Low & Very Low Income Units per Category
Less than \$55,000	186	4.0%	14	0.7%	68	8.7%	104	5.3%
\$55,000 - \$90,100	2,013	42.8%	627	32.1%	409	52.6%	977	49.5%
\$90,100 - \$120,000	1,567	33.3%	686	35.1%	291	37.4%	590	29.9%
\$120,000 - \$175,000	896	19.0%	585	29.9%	10	1.3%	301	15.3%
Greater than \$175,000	44	0.9%	44	2.2%		0.0%		0.0%
Grand Total	4,706	100.0%	1,956	100.0%	778	100.0%	1,972	100.0%
Source: 2017-2021 ACS, DP05								

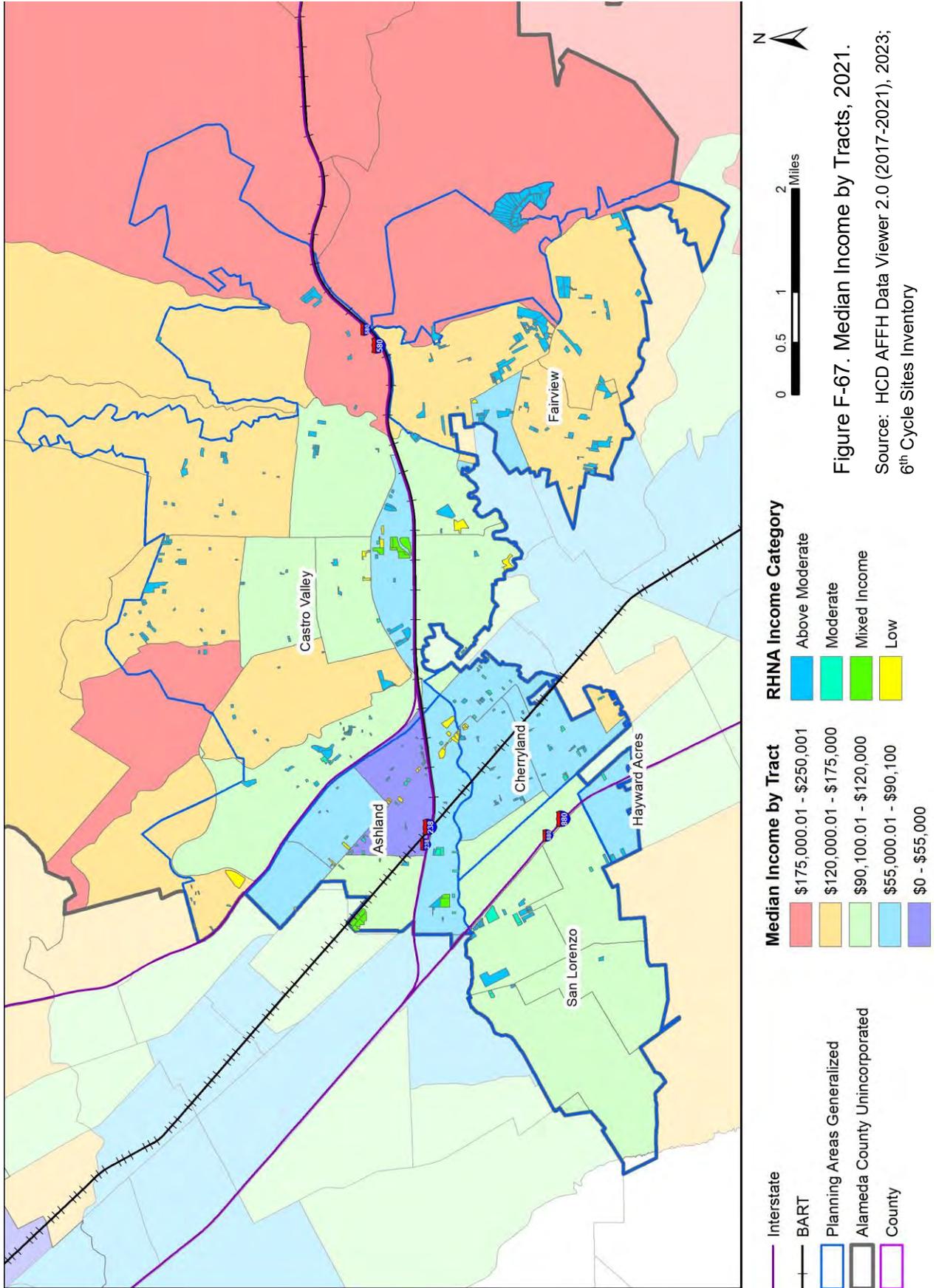


Figure F-67. Median Income by Tracts, 2021.  
 Source: HCD AFFH Data Viewer 2.0 (2017-2021), 2023;  
 6th Cycle Sites Inventory

**Poverty Line.**

The 2019 Federal poverty line for households sized 1 through 8 for the continental US were set as the following (Table F-20).

Table F-20. 2019 Poverty Guidelines For The 48 Contiguous States And The District Of Columbia	
Persons in family/household	Poverty guideline
1	\$12,490
2	\$16,910
3	\$21,330
4	\$25,750
5	\$30,170
6	\$34,590
7	\$39,010
8	\$43,430

The federal poverty line is significantly below the living wage for most places, including Alameda County. For 2023, for example, the MIT Living Wage calculator suggests that in Alameda County, a family with 2 working adults and 2 children needs an annual income of \$139,375. The 4-person federal poverty line in 2023 is \$30,000, or less than a fourth of the living wage. For a single working person without dependents, the MIT living wage calculator says a person living in Alameda County needs to make \$46,488 annually; for the same size household in 2023, the federal poverty line is \$14,580, or less than a third of the suggested minimum living wage.<sup>27</sup> Given this significant gap, in Alameda County the federal poverty line is a useful indicator of people living in significant poverty.

As discussed in Table F-21, 82.8% of all proposed units (3,900 units) in the sites inventory are in census tracts where 10% or less of residents were living at or below the 2019 federal poverty line. These areas include Fairview, San Lorenzo, and much of Castro Valley. 88.9% of all above moderate units (1,739 units) and 82.6% of all low and very low income (1,628 units) units are

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<sup>27</sup>Glasmeier, Amy K. Living Wage Calculator. 2023. Massachusetts Institute of Technology. [livingwage.mit.edu](http://livingwage.mit.edu).

located in these tracts. The overwhelming majority of units in the sites inventory are in tracts with between 5% and 10% of households are below the federal poverty line.

*Table F-21. Proposed Units compared to percentage of households living below the Federal Poverty Line*

	Sum of Total Units per Category	Overall % of Units per Category	Above Moderate Income Units per Category	% of Above Moderate Income Units per Category	Moderate Income Units per Category	% of Moderate Income Units per Category	Low & Very Low Income Units per Category	% of Low & Very Low Income Units per Category
< 5%	707	15.0%	372	19.0%	34	4.4%	301	15.3%
5% - 10%	3,193	67.8%	1,367	69.9%	499	64.1%	1,327	67.3%
11% - 20%	526	11.2%	181	9.3%	168	21.6%	177	9.0%
21% - 30%	280	5.9%	36	1.8%	77	9.9%	167	8.5%
Grand Total	4,706	100.0%	1,956	100.0%	778	100.0%	1,972	100.0%

Source: HCD AFFH Data Viewer 1.0 (2015 2019 ACS), 2022

The remaining 16.3% of units (856 units) are in tracts with between 10 and 30% of residents living under the poverty line in 2019. This includes Hayward Acres, Cherryland, Ashland nearest Cherryland, and two tracts in southern Castro Valley. While 37.5% of moderate income units are located in these tracts, there are in fact similar numbers of units by income category in these tracts: 229 above moderate income units, 319 moderate units, and 308 low and very low income units.

There are people in every part of unincorporated Alameda County living at or below the federal poverty line who need protections to stay where they are. Changes in housing availability and future class perceptions of their neighborhoods (who do new businesses cater towards? Who do landlords perceive as potential new renters?) could impact them negatively without policies in place to ensure that they can stay.

While less units are being proposed for areas with higher numbers of people living below the poverty line, this is an indicator of those most at risk of displacement from their homes due to changes in affordability. These neighborhoods – Ashland, Cherryland, and southern Castro Valley – could benefit the most from displacement protections.

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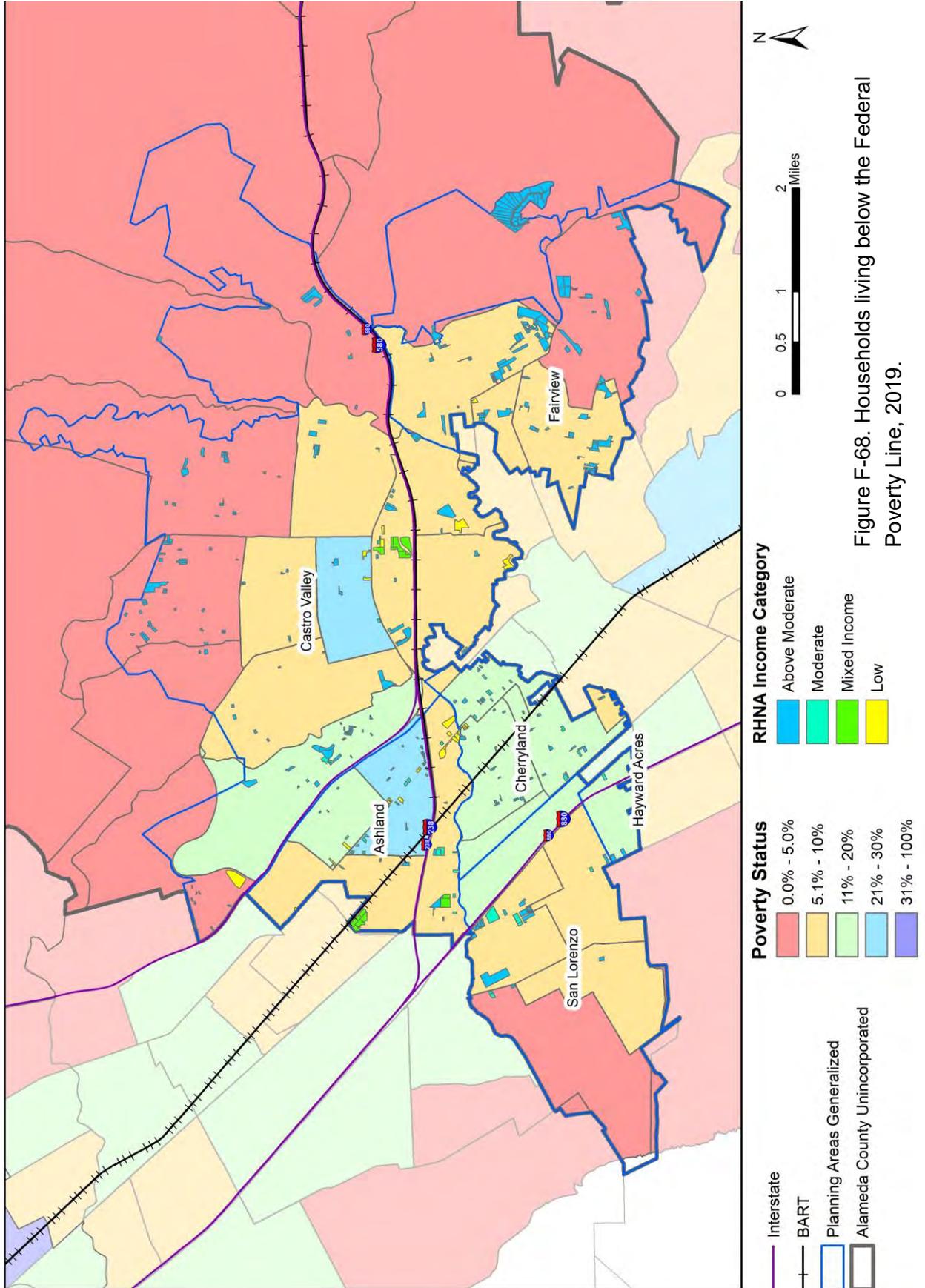


Figure F-68. Households living below the Federal Poverty Line, 2019.

Source: HCD AFFH Data Viewer 1.0 (2015 2019 ACS), 2022; 6<sup>th</sup> Cycle Sites Inventory

## **Racially Concentrated Areas of Affluence and Racially/Ethnically Concentrated Areas of Poverty**

Racially Concentrated Areas of Affluence (RCAA) were calculated by state HCD using 2015-2019 ACSS data and a California-specific methodology.<sup>28</sup> There are 4 RCAAs, all located in northern Castro Valley: Tracts 4301.02, 4302, 4303, and 4304. They are colored red in Figure 69. 2.1% of proposed units (98 units) are in RCAAs, and all are allocated as above moderate income. As described in Table F-2 at the beginning of this appendix, these RCAAs are generally whiter, have less pollution and have higher median incomes than other tracts. These same tracts overlap with High and Very High Fire Hazard Severity areas, as shown in Figure F-54.

HUD last calculated Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) in 2013. There was 1 R/ECAP in Unincorporated Alameda County in Cherryland: Tract 4356.01. This tract is striped red Figure F-69. The proposed sites inventory places 55 units in this area, the majority of which are categorized as moderate income. Of these 55 units, 9 are currently 'pipeline' units in the process of approval and/or construction. The remaining proposed 46 units are based on existing zoning in Cherryland.

The California Tax Cred Allocation Committee (CTCAC) and HCD define areas of High Segregation and Poverty as both having 30% of the population below the federal poverty line and having an overrepresentation of people of color relative to the county. There are no areas of High Segregation and Poverty in Unincorporated Alameda County and so no units allocated for them. However, many census tracts are defined as Low Resource, described in section F.5.2 - Potential Effects on Access to Opportunity as well as other sections of this appendix.

Described in Table F-22, 3.3% of all proposed units (153 units) are at sites located in either RCAAs or the circa-2013 R/ECAP. While there are no Low or Very Low Income units for the R/ECAP area that may further concentrate poverty, there are also no Low or Very Low Income units in the RCAAs. This proposed allocation of units does not interrupt the concentration of racial affluence. However, the RCAAs located in northern Castro Valley do not have nearby public transit (see F.4.6 – Other Relevant Factors), grocery stores, or other basic necessities within walking access. These areas are also at greater risk for wildfire than most of urban unincorporated Alameda County. This suggests that Census Tracts 4301.02, 4302, 4303, and 4304 are not suitable for denser concentrations of housing.

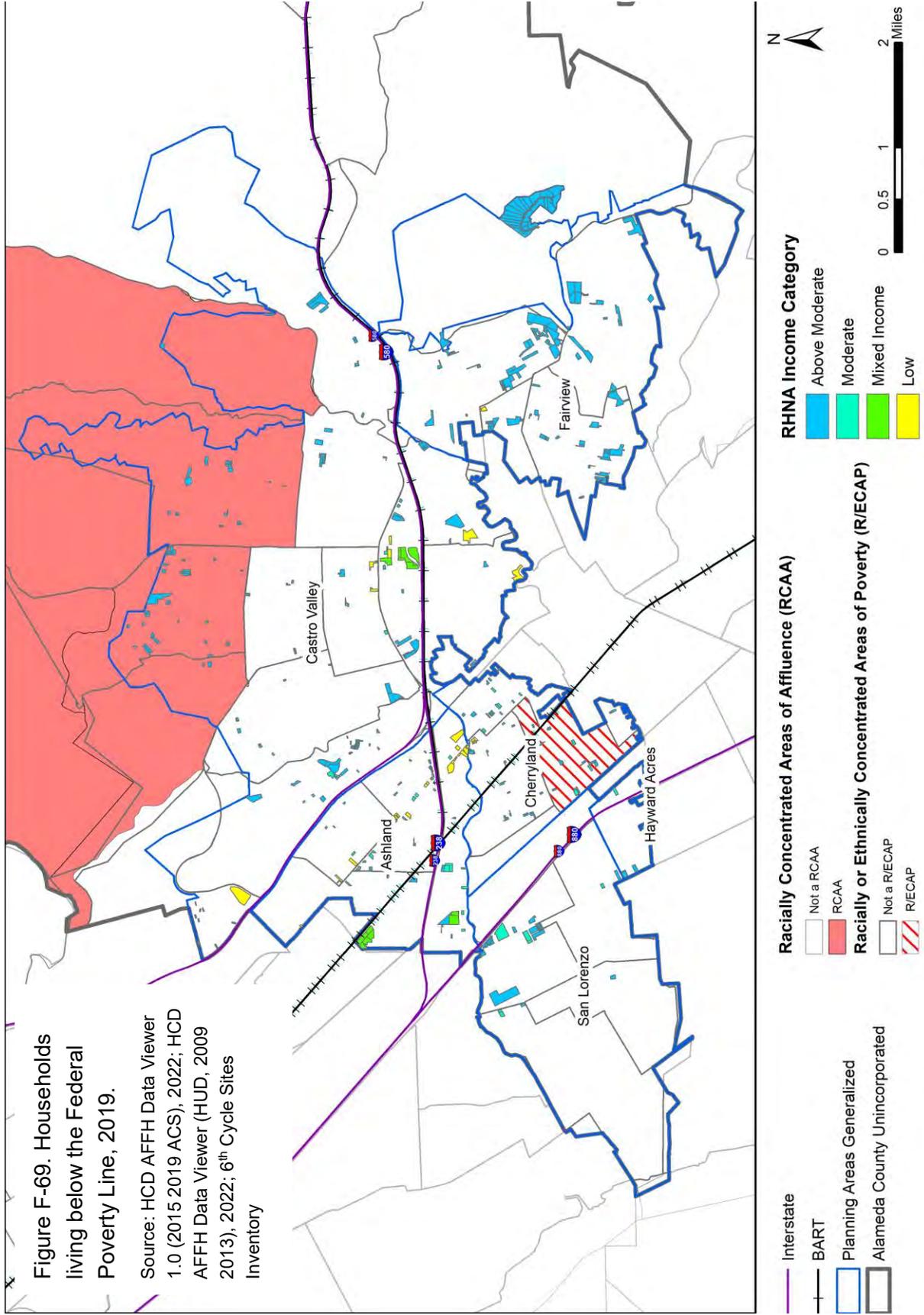
The 3.3% of all proposed units located in the R/ECAP and RCAA areas are a very small portion of the 4,706 proposed units; in this sense, they do not significantly contribute to further segregation or concentration of poverty.

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<sup>28</sup> Read about HCD's methodology and access the data here:  
<https://www.arcgis.com/home/item.html?id=4100330678564ad699d139b1c193ef14>

Table F-22. Proposed Units compared to RE/CAPS and RCAAs

	Sum of Total Units per Category	Overall % of Units per Category	Above Moderate Income Units per Category	% of Above Moderate Income Units per Category	Moderate Income Units per Category	% of Moderate Income Units per Category	Low & Very Low Income Units per Category	% of Low & Very Low Income Units per Category
None	4553	96.7%	1828	93.5%	753	96.8%	1972	100.0%
Racially Concentrated Areas of Affluence (RCAA) (2022)	98	2.1%	98	5.0%	0	0.0%	0	0.0%
Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) (2013)	55	1.2%	30	1.5%	25	3.2%	0	0.0%
Grand Total	4706	100.0%	1956	100.0%	778	100.0%	1972	100.0%



**Racial Demographics**

Table F-23. Number of Proposed Units compared with percent of POC population

	Sum of Total Units per Category	Overall % of Units per Category	Above Moderate Income Units per Category	% of Above Moderate Income Units per Category	Moderate Income Units per Category	% of Moderate Income Units per Category	Low & Very Low Income Units per Category	% of Low & Very Low Income Units per Category
45-50%	131	2.8%	131	6.7%	-	-	-	-
50-60%	201	4.3%	129	6.6%	-	-	72	3.7%
60-70%	509	10.8%	131	6.7%	14	1.8%	364	18.5%
70-75%	1,585	33.7%	749	38.3%	244	31.4%	592	30.0%
75-80%	787	16.7%	523	26.7%	180	23.1%	84	4.3%
80-90%	419	8.9%	61	3.1%	139	17.9%	219	11.1%
90-95%	1,074	22.8%	232	11.9%	201	25.8%	641	32.5%
Grand Total	4,706	100.0%	1,956	100.0%	778	100.0%	1,972	100.0%

Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS, Table B03002), 2023

As shown in table F-23, every census tract with units proposed through the Sites Inventory has at least 45% of the population comprised by Black, Latine, Asian, Native American, Hawaiian, Pacific Islander, Multiracial, or some other race. 97.2% of units (4,575 units) are in census tracts that are 50% or more people of color.

Units are clustered in tracts with larger racialized populations. 50.4% of all units (2,372 units) are in tracts with between 70% and 80% of residents being people of color. Another 22.8% of units (1,074 units) are in tracts where less than 10% of residents identify as non-Hispanic whites. The lowest number of low and very low income units are located in tracts with less than 60% people of color in the population.

Unincorporated Alameda County also has a significant Latine population. Table F-24 below focuses on the distribution of units per census tract.

Table F-24. Number of Units per Percent of People who are Latine/Hispanic

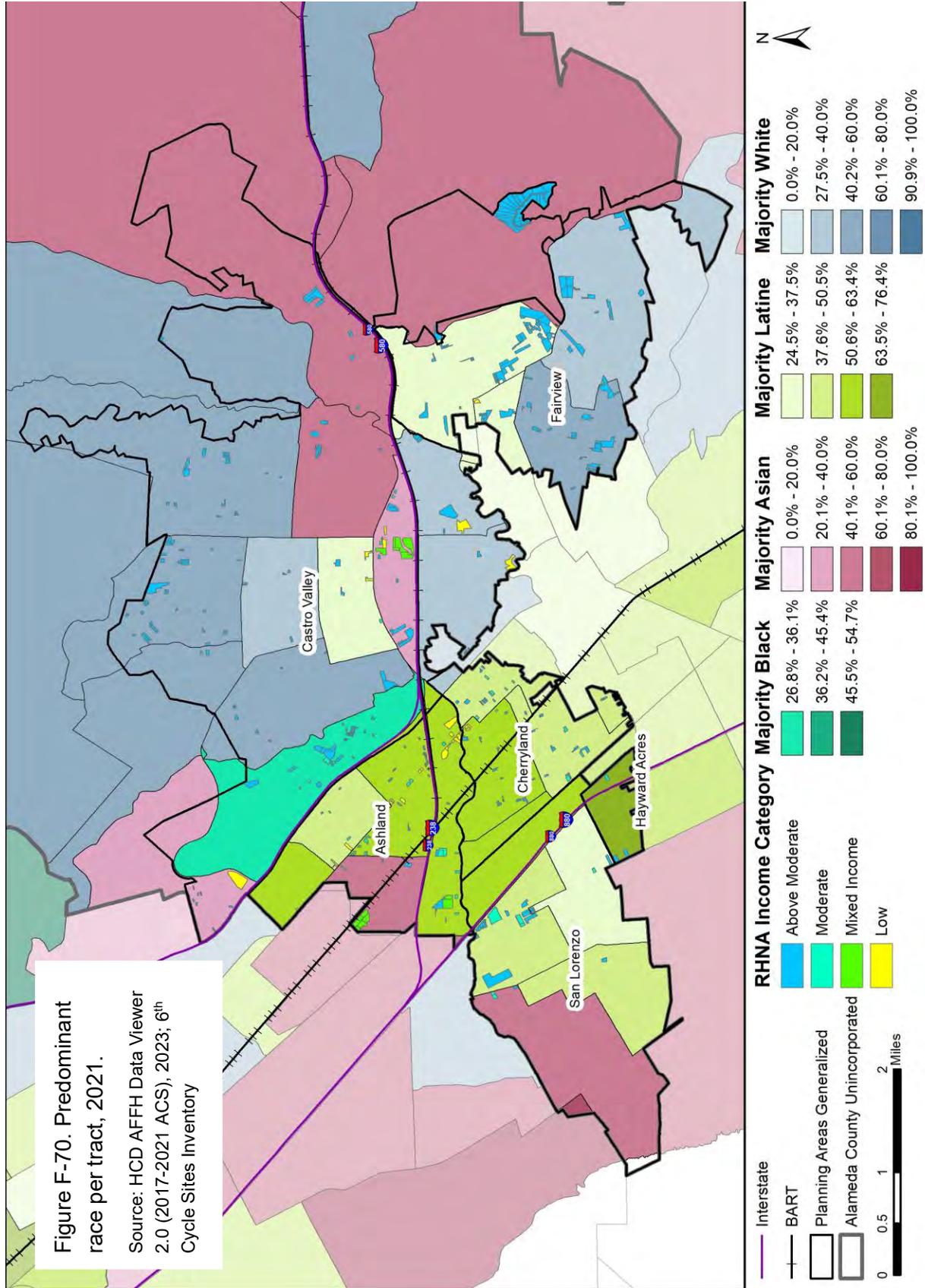
	Sum of Total Units per Category	Overall % of Units per Category	Above Moderate Income Units per Category	% of Above Moderate Income Units per Category	Moderate Income Units per Category	% of Moderate Income Units per Category	Low & Very Low Income Units per Category	% of Low & Very Low Income Units per Category
< 10%	229	4.9%	229	11.7%	-	-	-	-
10-15%	1082	23.0%	576	29.4%	178	22.9%	328	16.6%
18-25%	633	13.5%	327	16.7%	5	0.6%	301	15.3%
26-30%	822	17.5%	195	10.0%	74	9.5%	553	28.0%
30-40%	641	13.6%	390	19.9%	188	24.2%	63	3.2%

	Sum of Total Units per Category	Overall % of Units per Category	Above Moderate Income Units per Category	% of Above Moderate Income Units per Category	Moderate Income Units per Category	% of Moderate Income Units per Category	Low & Very Low Income Units per Category	% of Low & Very Low Income Units per Category
40-50%	278	5.9%	59	3.0%	100	12.9%	119	6.0%
> 50%	1021	21.7%	180	9.2%	233	29.9%	608	30.8%
<b>Grand Total</b>	<b>4706</b>	100.0%	<b>1956</b>	100.0%	<b>778</b>	100.0%	<b>1972</b>	100.0%

*Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS, Table B03002), 2023.*

While 24.9% of all units (1,308 units) are in tracts where more than half of the population are Latine, a close 25.6% of units (1,346 units) are located in tracts where 15% or less of the population are Latine.

As described in section F.7 - A History of Housing in Unincorporated Alameda County, certain neighborhoods in Alameda County have a long history of racial diversity. It is part of what makes the unincorporated areas a great place to live, and we want to ensure people can afford to stay here. Providing additional housing options through the sites inventory’s proposed units can potentially create pathways to familial wealth through homeownership.



### Overcrowded and Severely Overcrowded Households

The U.S. Census defines an overcrowded household as having more than 1.01 persons per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded.<sup>29</sup>

Looking at Table F-25, 51.3% of units (2,414 units) are in census tracts where 5% or less of households are overcrowded, and 89.2% of units (4,199) are in tracts where 10% or less of households are overcrowded. Only 2.1% (98 units) of units are in tracts where 15-20% of people live in overcrowded census tracts.

Overcrowded households can be more financially precarious than others, leaving them more susceptible to displacement. The sites inventory does not concentrate in areas with high levels of overcrowded households, minimizing potential effects like displacement.

When looking at Figure F-71, the most overcrowded tracts (shown in green and blue) include one tract in Cherryland, Hayward Acres, and one tract in both Ashland and Castro Valley. As discussed in the F.1.2 – Neighborhood Analysis, these tracts do not include large numbers of units.

*Table F-25. Percentage of Overcrowded Households (1.01-1.5 People per Room)*

	Sum of Total Units per Category	Overall % of Units per Category	Above Moderate Income Units per Category	% of Above Moderate Income Units per Category	Moderate Income Units per Category	% of Moderate Income Units per Category	Low & Very Low Income Units per Category	% of Low & Very Low Income Units per Category
5% or less	2,414	51.3%	1040	53.2%	264	33.9%	1110	56.3%
5-10%	1,785	37.9%	802	41.0%	361	46.4%	622	31.5%
10-15%	409	8.7%	88	4.5%	139	17.9%	182	9.2%
15-20%	98	2.1%	26	1.3%	14	1.8%	58	2.9%
Unit Totals	4,706	100.0%	1956	100.0%	778	100.0%	1972	100.0%

*Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.*

<sup>29</sup> “Overcrowding Definition”. Housing and Community Development, HCD 2023, <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/overpayment-payment-and-overcrowding#:~:text=The%20U.S.%20Census%20defines%20an,room%20are%20considered%20severely%20overcrowded.>

Now consider severely overcrowded households, described in Table F-26. There are more low and moderate income units assigned to census tracts with higher rates of severely overcrowded households. Where 5-10% of households are severely overcrowded, there are 8.9% of above moderate units (175 units), 38.9% of moderate units (225 units), and 27.4% of low income units (541 units).

However, 80% of units (3,765) are in tracts where less than 5% of households are severely overcrowded. Above moderate units are slightly overrepresented in this category, with 91.1% of above moderate units being in tracts with less than 5% severely overcrowded households.

Overcrowded and severely overcrowded households comprise some of Unincorporated Alameda County’s most vulnerable residents. Overall, the sites inventory does not concentrate the burden of sites in tracts with more overcrowded households.

*Table F-26. Percentage of Severely Overcrowded Households (1.51+ People Per Room)*

	Sum of Total Units per Category	Overall % of Units per Category	Above Moderate Income Units per Category	% of Above Moderate Income Units per Category	Moderate Income Units per Category	% of Moderate Income Units per Category	Low & Very Low Income Units per Category	% of Low & Very Low Income Units per Category
Less than 5%	3765	80.0%	1781	91.1%	553	71.1%	1431	72.6%
0%	821	17.4%	448	22.9%	-	-	373	18.9%
0.1-2%	2711	57.6%	1179	60.3%	519	66.7%	1013	51.4%
2.1-5%	233	5.0%	154	7.9%	34	4.4%	45	2.3%
5-10%	941	20.0%	175	8.9%	225	28.9%	541	27.4%
5.1-7%	501	10.6%	126	6.4%	57	7.3%	318	16.1%
7.1-10%	440	9.3%	49	2.5%	168	21.6%	223	11.3%
Grand Total	4706	100.0%	1956	100.0%	778	100.0%	1972	100.0%

*Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.*

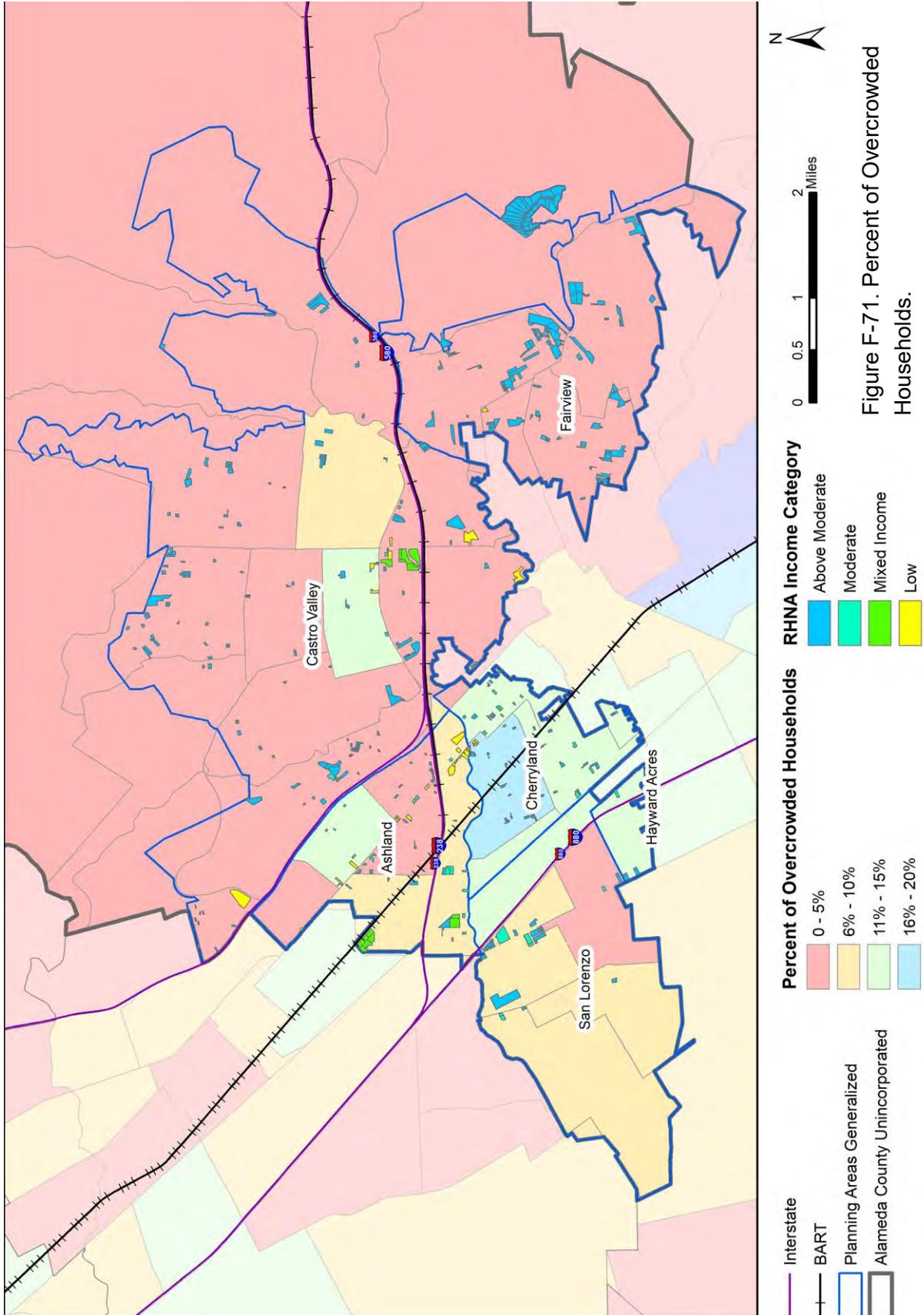


Figure F-71. Percent of Overcrowded Households.

Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023; 6<sup>th</sup> Cycle Sites Inventory

**Overpayment by Renters and Homeowners with Mortgages**

Households that spend more than 30% of their income on rent, mortgage, and other housing needs are considered “housing cost burdened”<sup>30</sup>. Low-income residents are most impacted by high housing costs and experience the highest rates of cost burden. When housing costs make up greater proportions of household income, households with fewer resources may be forced to choose between paying their rent or mortgage and other necessities like food and medical care. For these reasons, it would be more meaningful to examine housing cost burden data alongside income data.

This section analyzes the locations of proposed dwelling units in the “above moderate,” “moderate,” and “low and very low” income categories against 2019 5-year ACS census tract-level data for housing cost burden among renters and, separately, housing cost burden among homeowners.

**Proposed units and housing cost burden – Renters**

Figure F-72 displays the percent of rent-burdened households in a census tract (“Overpayment by Renters”) in the following categories: 0%-20%, 20%-40%, 40%-50%, 50%-60%, , 60-75%, and 75%-100%. A majority (61%) of census tracts in Ashland, Castro Valley, Cherryland, Hayward Acres, Fairview, and San Lorenzo falls in the 40%-60% rent-burdened category. No census tracts fall in the “75%-100%” category, so table F-27 displays the census tracts with the highest percent rent burden as “greater than 60%.” The unincorporated census tracts with the highest percentages of rent-burdened households (60-75%) are located in northwest Ashland, northern Fairview, and in central/west and far north Castro Valley. Five census tracts, distributed between southern San Lorenzo, northern Cherryland, and central Castro Valley, the northeastern Castro Valley Canyonlands, and Fairview, fall in the lower 20%-40% rent-burdened category, and two census tracts, located in the far northern and Five Canyons areas of Castro Valley, are less than 20% rent-burdened.

**Table F-27. Unit distribution by % rent-burdened households**

	Sum of Total Units per Category	Overall % of Units per Category	Above Moderate Income Units per Category	% of Above Moderate Income Units per Category	Moderate Income Units per Category	% of Moderate Income Units per Category	Low & Very Low Income Units per Category	% of Low & Very Low Income Units per Category
less than 20%	32	0.7%	32	1.6%	0	0.0%	11	0.6%
20% to 40%	1019	21.7%	452	23.1%	181	23.3%	386	19.6%
40% to 50%	1809	38.4%	574	29.3%	320	41.1%	915	46.4%
50% to 60%	1055	22.4%	467	23.9%	194	24.9%	394	20.0%
greater than 60%	791	16.8%	431	22.0%	83	10.7%	277	14.0%

<sup>30</sup> “Overpayment and Over Crowding”. Housing Needs Data Report: Unincorporated Alameda, ABAG 2021, p. 39, <https://mtcdrive.app.box.com/s/nei8x775oi5m47mqhu8ctpyyqrioa2v3/file/794875935734>

	Sum of Total Units per Category	Overall % of Units per Category	Above Moderate Income Units per Category	% of Above Moderate Income Units per Category	Moderate Income Units per Category	% of Moderate Income Units per Category	Low & Very Low Income Units per Category	% of Low & Very Low Income Units per Category
Grand Total	4706	100.0%	1956	100.0%	778	100.0%	1972	100.0%

*Source: HCD AFFH Data Viewer 1.0 (2015 2019 ACS), 2022*

Table F-27 shows the proposed distribution above moderate, moderate, and low and very low-income housing units in unincorporated Alameda County by percent of rent-burdened households in a census tract. Because a majority of census tracts falls in the 40%-60% rent-burdened category, a significant majority of all proposed units is located in census tracts that are 40% to 60% rent burdened, as shown in Figure F-72.

Over half of proposed above moderate-income units (53% or 1,041 units) are located in census tracts where 40%-60% of renters are rent-burdened, with 574 (29.3%) of those units located in census tracts that are 40%-50% rent-burdened. The proposed above moderate-income units are distributed fairly evenly between census tracts with 20%-40% rent burden (452 units or 23.1%) and census tracts with greater than 60% rent burden (431 units or 22.0%.) A small number of above moderate-income units (32 units or 1.6%) is located in the two census tracts with less than 20% rent burden.

The vast majority of proposed moderate-income units (66% or 514 units) is located in census tracts where 40%-60% of renters are rent-burdened, with 320 (41.1%) of those units located in census tracts that are 40%-50% rent-burdened. The remaining proposed moderate-income units are distributed unevenly between census tracts with 20%-40% rent burden (181 units or 23.3%) and census tracts with greater than 60% rent burden (83 units or 10.7%.) No moderate-income units are proposed for the census tracts with less than 20% rent burden.

The majority of proposed low or very low-income units (66% or 1309 units) is in census tracts where 40%-60% of renters are rent-burdened, with 915 units (or 46.4%) located in census tracts that are 40%-50% rent-burdened. A small number of proposed low or very low-income units (11 or 0.6%) is located in the two census tracts that are less than 20% rent burdened, and the remainder is distributed between census tracts with 20%-40% rent burden (386 units or 19.6%) and census tracts with greater than 60% rent burden (277 units or 14%.)

Overall, the sites inventory distributes above moderate, moderate, and low and very low-income sites evenly across census tracts at different percentages of rent burden, relative to the distribution of percent rent burden across census tracts. Even distribution of the sites inventory relative to percent rent burden has potential to alleviate existing patterns of segregation and/or exclusion of members of protected classes

**Proposed units and housing cost burden – Mortgage-burdened homeowners**

Figure F-73 displays the percent of mortgage-burdened homeowner households in a census tract (“Overpayment of Homeowners”) in the following categories: 0%-20%, 20%-30%, 30%-37%, 38%-40%, 41%-60%, and 61%-100%. A majority of census tracts in Ashland, Castro

Valley, Cherryland, Hayward Acres, Fairview, and San Lorenzo falls in the 20%-40% mortgage-burdened category. The single unincorporated census tract with over 60% mortgage-burdened households is located in southern Cherryland, directly adjacent to the City of Hayward’s A Street border; the census tract with highest mortgage burden also appears to be a R/ECAP area. Six census tracts fall in the 40%-60% mortgage-burdened category: three in southern Ashland, one in eastern Cherryland, one that straddles the Cherryland/San Lorenzo border, and the single Hayward Acres census tract. No census tracts in the project area fall in the “greater than 80%” or “less than 20%” mortgage-burdened categories.

Table F-28: Proposed unit distribution by % mortgage-burdened households

	Sum of Total Units per Category	Overall % of Units per Category	Above Moderate Income Units per Category	% of Above Moderate Income Units per Category	Moderate Income Units per Category	% of Moderate Income Units per Category	Low & Very Low Income Units per Category	% of Low & Very Low Income Units per Category
20% to 30%	906	19.3%	655	33.5%	179	23.0%	72	3.7%
30% to 37%	1167	24.8%	318	16.3%	74	9.5%	775	39.3%
37% to 40%	1458	31.0%	772	39.5%	211	27.1%	475	24.1%
40% to 60%	1120	23.8%	181	9.3%	289	37.1%	650	33.0%
greater than 60%	55	1.2%	30	1.5%	25	3.2%		0.0%
Grand Total	4706	100.0%	1956	100.0%	778	100.0%	1972	100.0%

Source: HCD AFFH Data Viewer 1.0 (2015 2019 ACS), 2022.

Table F-28 shows the proposed distribution of above moderate, moderate, and low and very low-income housing units in unincorporated Alameda County by percent of mortgage-burdened households in a census tract. Because most census tracts in the project area fall in the 20%-40% mortgage-burdened category, a significant majority of all proposed units (75% or 3,531) is located in census tracts that are 20% to 40% mortgage burdened.

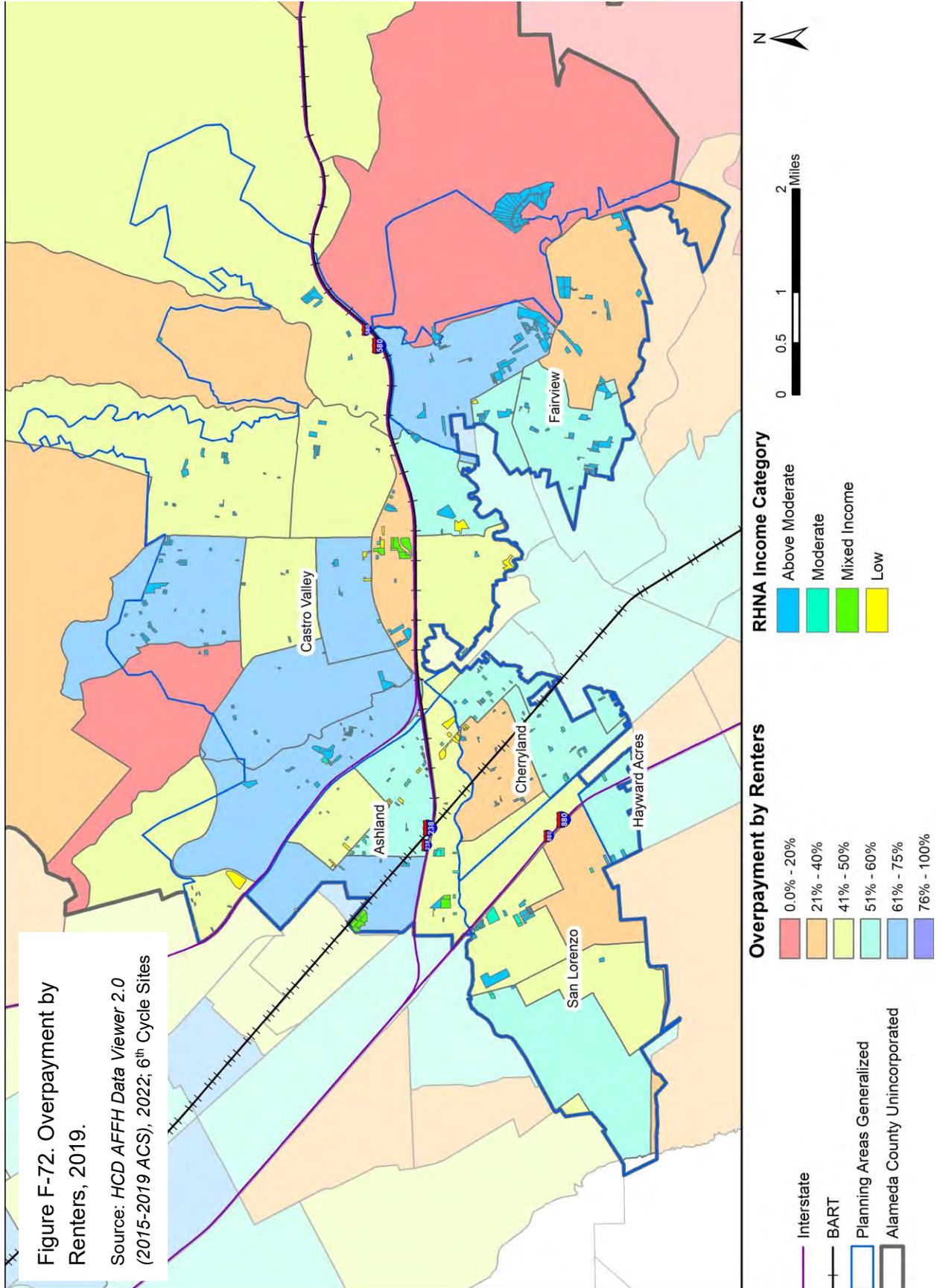
A total of 55% of proposed above moderate-income units are located in census tracts that are 30%-40% mortgage burdened, and 33.5% (655 units) of the above moderate-income units are located in census tracts that are 20-30% mortgage burdened.. The remaining above moderate-income units are distributed unevenly between census tracts that are 40%-60% mortgage burdened (9.3% or 181 units) and those with greater than 60% mortgage burden (1.5% or 30 units).

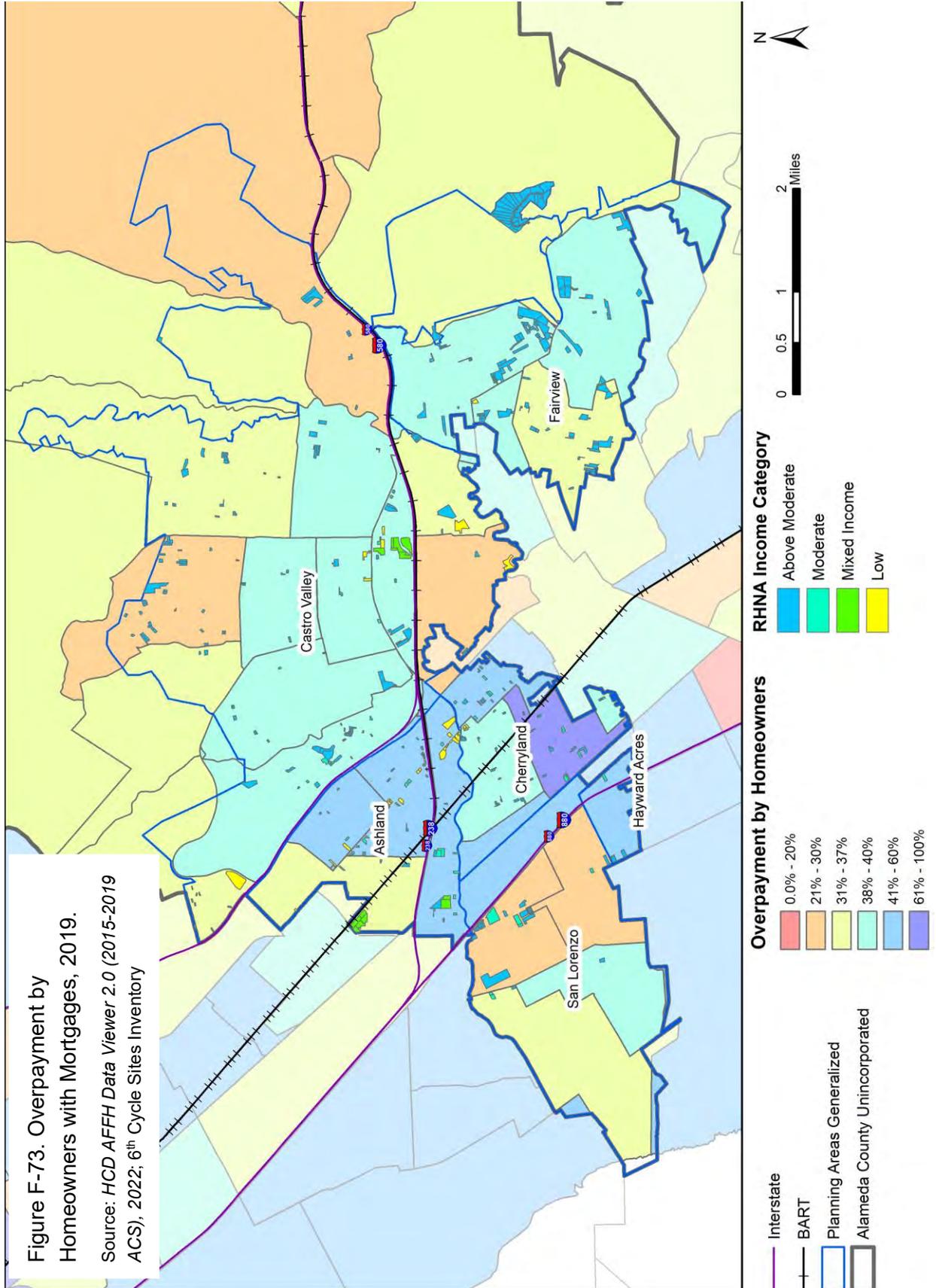
Proposed moderate-income units are distributed fairly evenly between census tracts that are 20%-30% mortgage burdened (23% or 179 units), 30%-40% mortgage burdened (37% or 285

units), and 40%-60% mortgage burdened (37% or 289 units), with a small number of units (3.2% or 25 units) located in the or greater than 60% mortgage-burdened category.

The majority (63%) of low and very-low income units is located in census tracts where residents are 30%-40% mortgage burdened. The remaining units are unevenly distributed between census tracts with 20%-30% mortgage burden (3.7% or 72 units) and those with 40%-60% mortgage burden (33% or 650 units).

40% of moderate-income sites and 33% of low and very low-income sites are located in census tracts that are more than 40% mortgage burdened, while only 11% of above the moderate-income sites are proposed for those same census tracts. Distribution of more moderate and low and very low-income sites in census tracts with the highest mortgage burden could help to reduce upward housing cost pressure in these areas. Conversely, only 3.7% of low and very low-income units are proposed in census tracts with the lowest mortgage burden (20-30%), which could reinforce existing patterns of segregation in low mortgage-burdened census tracts.





**Persons with Disabilities Compared to our Housing Elements’ Sites Inventory**

Throughout the Unincorporated areas, there is a range of people who have disabilities. The Americans with Disabilities Act (ADA) defines a person with disabilities, “as a person who has a physical or mental impairment that substantially limits one or more major life activity.”<sup>31</sup>

Table F-29. Percent of Residents with Disabilities

	Sum of Total Units per Category	Overall % of Units per Category	Above Moderate Income Units per Category	% of Above Moderate Income Units per Category	Moderate Income Units per Category	% of Moderate Income Units per Category	Low & Very Low Income Units per Category	% of Low & Very Low Income Units per Category
5-8%	620	13.2%	336	17.2%	70	9.0%	214	10.9%
8-10%	1,160	24.6%	278	14.2%	262	33.7%	620	31.4%
10.1-11%	2,170	46.1%	1,044	53.4%	382	49.1%	744	37.7%
11.1-15%	756	16.1%	298	15.2%	64	8.2%	394	20.0%
Grand Total	4,706	100.0%	1,956	100.0%	778	100.0%	1,972	100.0%

Source: HCD AFFH Data Viewer 1.0 (2015 2019 ACS, Table B18101), 2022.

Looking at Table F-29, people with disabilities appear very evenly distributed throughout urban unincorporated, ranging from about 5% of the population to 15% of the population. Overall, 70.7% of units are located in tracts where between 8% and 11% of people have a disability.

The largest percentage of each income categories’ units are in census tracts where 10.1-11% of people have disabilities: 1,044, or 53.4%, of above moderate units; 382, or 49.1%. of moderate units; and 744, or 37.7%, of low and very low income units. Additionally, about 30% of moderate and low and very low income units are located in census tracts where 8% to 10% of residents have disabilities.

In general, newer housing has the opportunity to align with ADA requirements and even a future universal design standards (see Program 4.F - Assist Seniors and Disabled Persons to Maintain and Rehabilitate their Homes) in ways that may be difficult or expensive to retrofit for an older unit.

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<sup>31</sup> “Disability Definition”. ADA National Network, 2023, <https://adata.org/faq/what-definition-disability-under-ada>

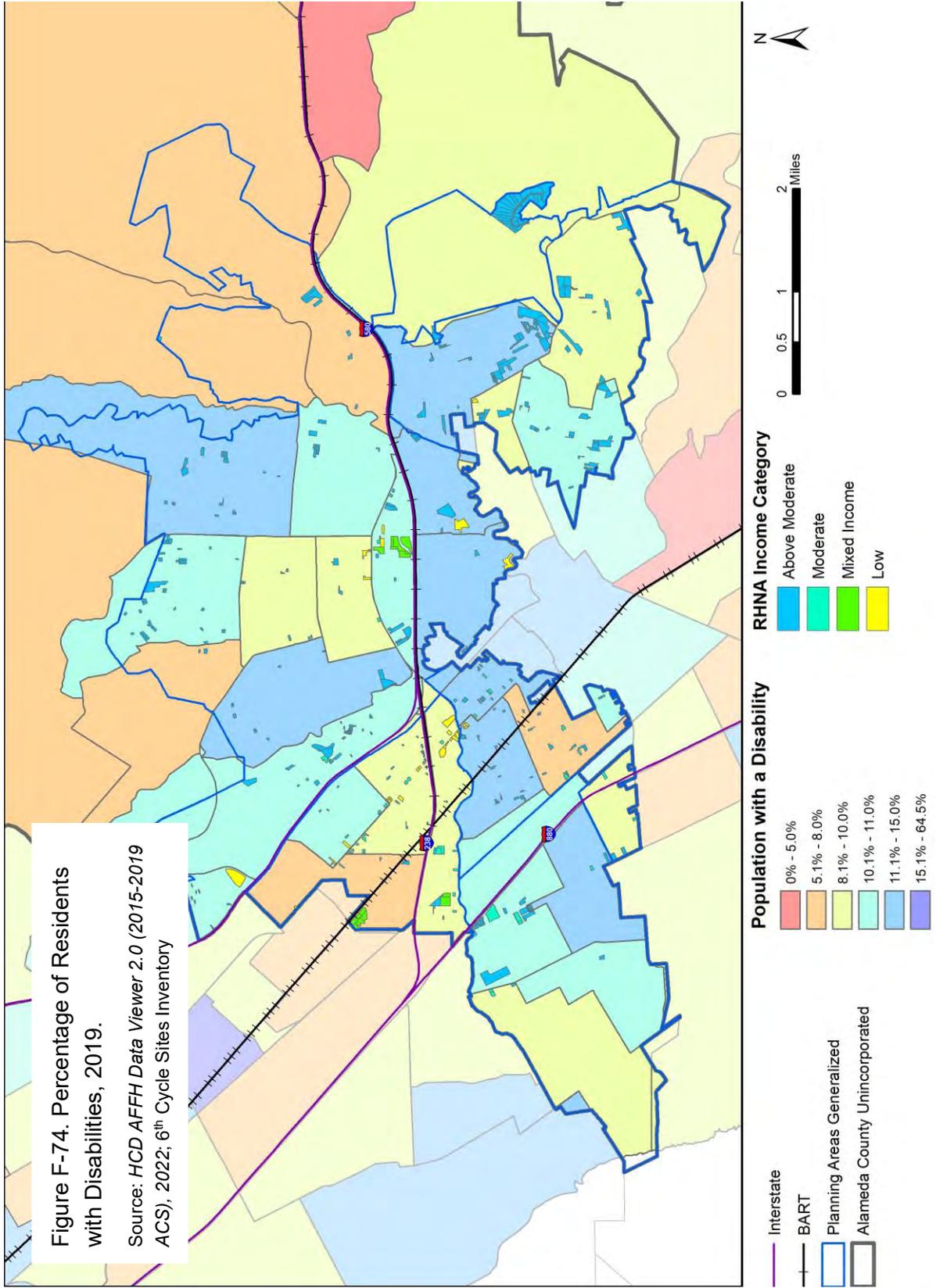
Nationally, people with disabilities are twice as likely to be living under the poverty line than people without disabilities.<sup>32</sup> Accessible, affordable housing is imperative. Adding new affordable housing to the neighborhoods where people with disabilities already live could provide them with greater choice in affordable housing without disrupting existing community ties.

At the same time, without assurances that housing will be affordable, new units catering towards higher income households will not contribute as much towards housing choice for people with disabilities and may even contribute to displacement.

Overall, the proposed sites inventory does not concentrate any specific kind of housing throughout different concentrations of people with disabilities in unincorporated areas. The map, Figure F-74, shows this as well.

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<sup>32</sup> <https://tcf.org/content/commentary/7-facts-about-the-economic-crisis-facing-people-with-disabilities-in-the-united-states/>



## F.5.2 Potential Effects on Access to Opportunity

### TCAC Opportunity Map 2023

As shown in Table F-30, most dwelling units (2,314, or 49.2% of units) are located in Low Resource areas. Figure F-75 shows that Ashland, Cherryland, San Lorenzo, Hayward Acres, and part of Fairview are Low Resources areas. See F.8.2 Access to Opportunity for additional discussion of important resources in ‘Low Resource’ areas. A close 43.6% (2,006) of units are assigned to Moderate Resource areas, which includes Fairview and southern Castro Valley. Less than one tenth of units are located in High or Highest Resource areas; these are exclusively Above Moderate units.

806, or 41.2%, of above moderate income units are located within Low Resource areas; moderate income units are also concentrated in Low Resource areas, with 75.3% or 586 units located there. Most low income units (1,050, or 53.2%), however, are in Moderate Resource areas, though the though the other 46.8% (922) of units are in Low Resource areas.

*Table F-30. TCAC 2023 Opportunity Index*

	Sum of Total Units per Category	Overall % of Units per Category	Above Moderate Income Units per Category	% of Above Moderate Income Units per Category	Moderate Income Units per Category	% of Moderate Income Units per Category	Low & Very Low Income Units per Category	% of Low & Very Low Income Units per Category
Highest Resource	288	6.1%	288	14.7%	0	0.0%	0	0.0%
High Resource	98	2.1%	98	5.0%	0	0.0%	0	0.0%
Moderate Resource	2,006	42.6%	764	39.1%	192	24.7%	1,050	53.2%
Low Resource	2,314	49.2%	806	41.2%	586	75.3%	922	46.8%
Total units	4,706	100.0%	1,956	100.0%	778	100.0%	1,972	100.0%

*Source: HCD and TCAC, 2023; 6<sup>th</sup> Cycle Sites Inventory.*

Overall, the placement of only Above Moderate units in High and Highest resource areas further class segregates. While there is a mixture of units in Low and Moderate Resource areas, the large percentage of low/moderate income units located in these areas may further segregate unincorporated communities and does not necessarily help these households access more resources. At the same time, bringing higher income households (806 above moderate units) into Low Resource areas has the possibility of encouraging displacement of households in these areas, especially for those with precarious financial situations.

To ensure the distribution of units does not further exacerbate existing issues accessing opportunity, the Alameda County will work to implement a host of policies and programs, described somewhat below as well as in the Environmental Justice Element.

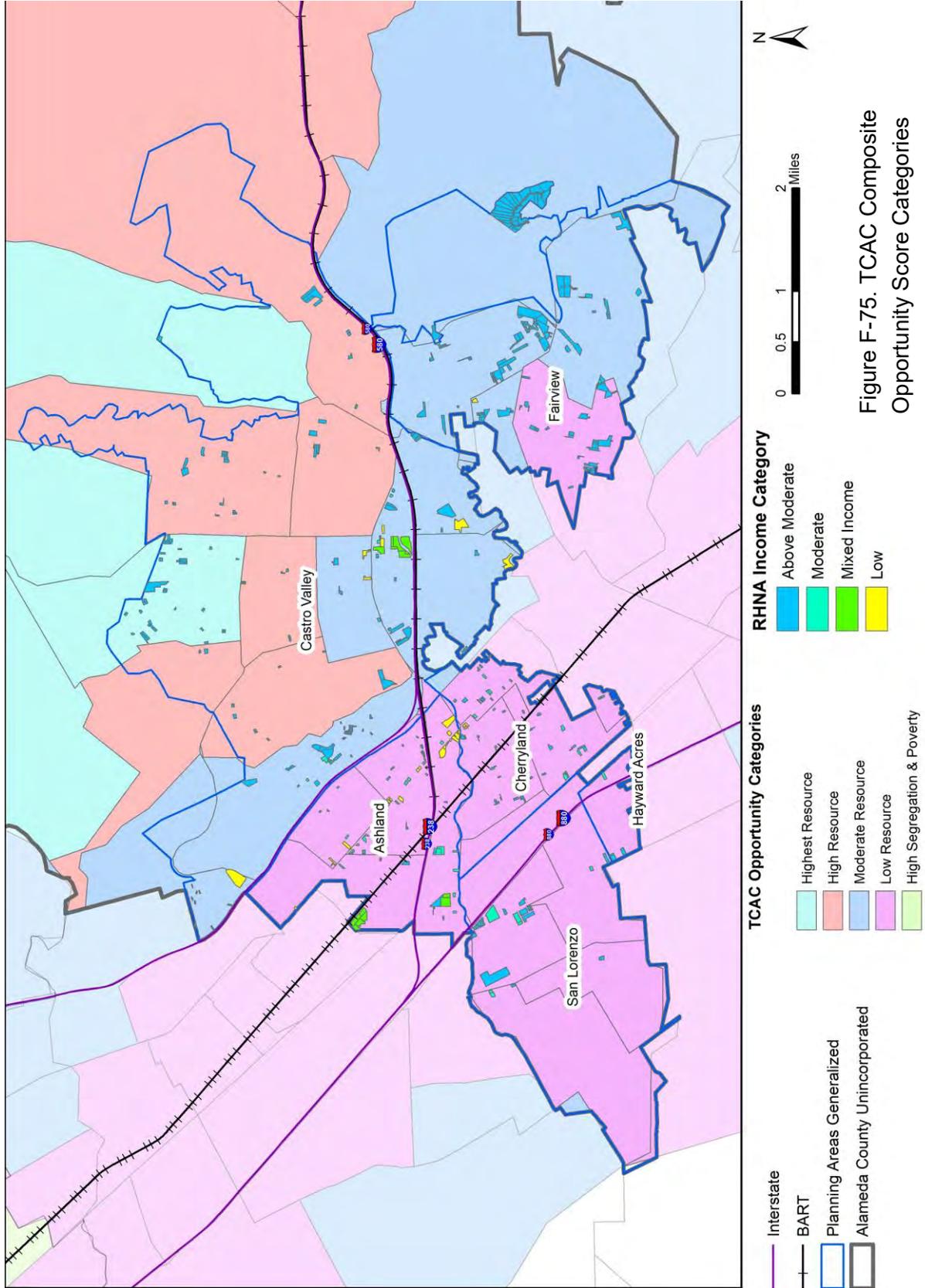


Figure F-75. TCAC Composite Opportunity Score Categories

Source: HCD AFFH Data Viewer 2.0 (HCD and TCAC, 2023); 6<sup>th</sup> Cycle Sites Inventory

## CalEnviroScreen 4.0

The largest number of units are located in census tracts with CalEnviroScreen Scores between 65% and 75% (1,297 units, or 27.6%), with the second largest number of units located in tracts with CalEnviroScreen Scores between 55% and 65% (1,226 units, or 26.1%) (Table F-31).

Above Moderate Units are relatively evenly spread out among the categories of scores. Moderate Units are slightly concentrated in the 65-75% score category, with 40.7% of units (317). In Figure F-76, these areas include parts of Ashland and southern Castro Valley. The largest percentage of Low and Very Low Units (36.4%, or 717) are located in the 35-45% category, areas like parts of southern Castro Valley, western Fairview, and parts of San Lorenzo,

Notably there are primarily only above moderate-income units (435 of 440 units) located in the lowest CalEnviroScreen score stratas (<25% and 25-35%). These areas, the darkest green on the map, include northern Castro Valley and parts of Fairview. These same tracts, as shown in Figure F-76, also have among the highest median incomes in Unincorporated Alameda County.

Low-income communities of color are often concentrated in areas with higher pollution. The Castro Valley and Fairview neighborhoods have lower scores, representing areas with less pollution and environmental hazards. Areas located north of Castro Valley Boulevard and south of I-580 East have low CalEnviroScreen scoring areas match with higher median income and higher resource areas. Similarly, areas located south of Fairview Avenue and north of Maud Avenue have the lowest CalEnviroScreen scores.

Because sites, at a jurisdiction-wide level, are concentrated in areas with higher (and therefore worse) CalEnviroScreen scores, the county will implement programs and policies to improve the quality of life in these neighborhoods. The higher-scoring areas overlap with the EJ Element Priority Communities (see Figure F-3), and the forthcoming EJ Element Policies will be prioritized in this geography.<sup>33</sup>

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<sup>33</sup> At the time of writing this, the EJ Element has completed its public review but has not yet been adopted.

*Table F-31. CalEnviroScreen 4.0 Composite Scores*

	Sum of Total Units per Category	Overall Percentage of Units per Category	Above Moderate Income Units per Category	% of Above Moderate Income Units per Category	Moderate Income Units per Category	% of Moderate Income Units per Category	Low & Very Low Income Units per Category	% of Low & Very Low Income Units per Category
< 25%	227	4.8%	222	11.3%	5	0.6%	0	0.0%
25-35%	213	4.5%	213	10.9%	0	0.0%	0	0.0%
35-45%	1,068	22.7%	337	17.2%	14	1.8%	717	36.4%
45-55%	675	14.3%	395	20.2%	217	27.9%	63	3.2%
55-65%	1,226	26.1%	360	18.4%	225	28.9%	641	32.5%
65-75%	1,297	27.6%	429	21.9%	317	40.7%	551	27.9%
Grand Total	4,706	100.0%	1,956	100.0%	7,78	100.0%	1,972	100.0%

*Source: CalEnviroScreen 4.0, 2021; 6<sup>th</sup> Cycle Sites Inventory*

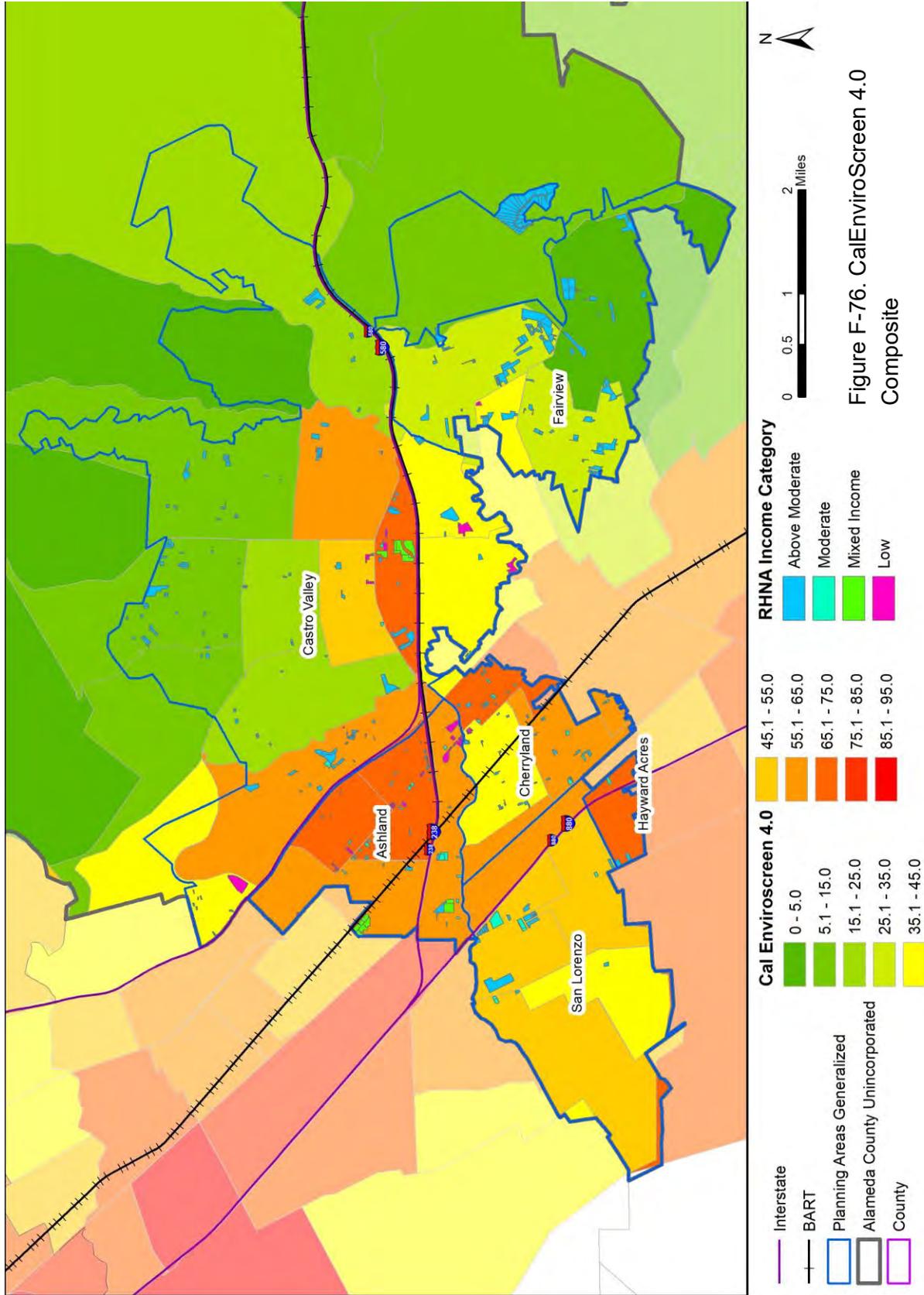


Figure F-76. CalEnviroScreen 4.0 Composite

Source: CalEnviroScreen 4.0, 2021; 6<sup>th</sup> Cycle Sites Inventory

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## **Section F.6                      A History of Housing in Unincorporated Alameda County**

Current patterns of racial segregation throughout the Bay Area are the result of many forces. Historic government policies regarding housing – from all levels of government – influenced and were influenced by individual prejudice. By understanding these forces, we can better understand challenges to fair housing today.

### **The Early Period**

All of Alameda County sits on Ohlone land. The area this document considers is the historic lands of the Chochenyo-speaking Jalquin Ohlone people, one of many Muwekma Ohlone peoples. The descendants of these people are represented by the Confederated Villages of Lisjan and Muwkma Ohlone Tribe of the San Francisco Bay Area.

Spain was the first to colonize the Pacific Coast, stealing land from indigenous nations.<sup>34</sup> The Ohlone peoples, like many other indigenous nations in the Bay Area, were effectively enslaved and forced to work on Mission San Jose, located in modern-day Fremont, until the mission system was abolished in 1834. This is the first documented example of unfair housing in unincorporated Alameda County: Franciscan missionaries forced people from their homes and made them live in squalid conditions to serve the missions.

By 1800, three years after the founding of Mission San Jose, several hundred Ohlone were made to live at the mission under the rule of Spanish Franciscan missionaries. As Spanish, and later American, colonization progressed, the Indigenous peoples of the Bay Area were systematically and violently removed from their lands and homes. In the 1850s, indigenous removal culminated in a messy attempt at negotiating treaties to move indigenous nations onto reservations. Simultaneously, Congress created a land title verification system for California without informing any native peoples. Together, these two processes effectively removed native people throughout California from their lands.<sup>35</sup> This was only one form of violence the Ohlone and many others withstood; from the start of colonization through the 1880s, the Ohlone population in the Bay Area dropped by almost 90 percent due to violence, displacement, and widespread disease brought by colonizers.<sup>36</sup>

When Mexico won its independence from Spain, the family of Don Guillermo Castro received Rancho San Lorenzo, while Rancho San Lorenzo Baja was given to the family of his sister,

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<sup>34</sup> For detailed history on the Mission period in the Bay Area: <https://www.loc.gov/collections/california-first-person-narratives/articles-and-essays/early-california-history/missions/>

<sup>35</sup> State of California Native American Heritage Commission, <http://nahc.ca.gov/resources/california-indian-history/>

<sup>36</sup> Roots and Race, UC Berkeley Belonging Institute, Haas Institute, 2019 [https://belonging.berkeley.edu/sites/default/files/haasinstitute\\_rootsraceplace\\_oct2019\\_publish.pdf](https://belonging.berkeley.edu/sites/default/files/haasinstitute_rootsraceplace_oct2019_publish.pdf)

Barbara Soto. These ranchos covered the majority of modern Unincorporated Alameda and were used for ranching cattle.

American ownership of California and the Gold Rush brought more people to the Bay Area and further complicated rancho ownership. Newcomers squatted on Rancho San Lorenzo, so much so that today's San Lorenzo was called Squattersville. Both Mexican and American claims to the land ignored the claims of Ohlone peoples, having survived the mission periods, to the land. Castro ultimately ceded his ownership of the area, and after 1865, he began to officially sell off pieces of Rancho San Lorenzo to its existing residents.

At this time, the areas between Oakland and Hayward were very rural, with people building their own homes. This is a period where few could afford to own land or held the right to own land in the US.

Among those buying land was William Meek, who went on to build the Meek Estate and run an agricultural empire of 3,000 acres in Alameda County. While Meek and other wealthy people built mansions, most people did not live this way. In a recorded interview, Meek's late granddaughter Gladys Volkman (1887-1984) recalled how Chinese families, and later Japanese families, employed by the estate lived in a village of 'shacks' on the property.<sup>37</sup> Chinese American workers lived in similar conditions on neighboring properties and large businesses. The difference in living conditions – shacks compared to the still-existing Meek Estate – highlights the way economic class and race informed peoples' access to housing at this time.

### **The Twentieth Century**

At the beginning of the 1900s, most of Alameda County was unincorporated, and much of the area was still agricultural. An advertising brochure, *The Garden of Eden*, published by the *Hayward Review* in 1905 details a variety of agricultural uses for the area: orchards, berries, vegetables, grains, poultry and dairy farms. It details how tracts of 10-20 acres were being made for people of 'small means,' but in reality purchasing any amount of land required then, as it does now, access to wealth.<sup>38</sup>

The gradual subdivision of the Meek estate meant others had opportunity to purchase land. Southern and central Alameda County were desirable areas in part because of their relative proximity to San Francisco and excellence for agriculture. Advertisements presented Cherryland as a way of accessing the splendor of previous generations. One ad (Figure F-77) reads "If you

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<sup>37</sup> Meek Mansion (All Roads Lead to Hayward), 2013. <https://www.youtube.com/watch?v=uSFnpUfcUMs>.

<sup>38</sup> The *Garden of Eden* pamphlet, published in 1905 by the *Hayward Review*, is available digitized and hosted online by the Hayward Area Historical Society. It and other resources are available here: <https://www.haywardareahistory.org/resources-for-researchers-index>

were in Cherryland today, you could ... enjoy a beautiful manor house where life may be enjoyed in the big generous way of the old regime.”<sup>39</sup>

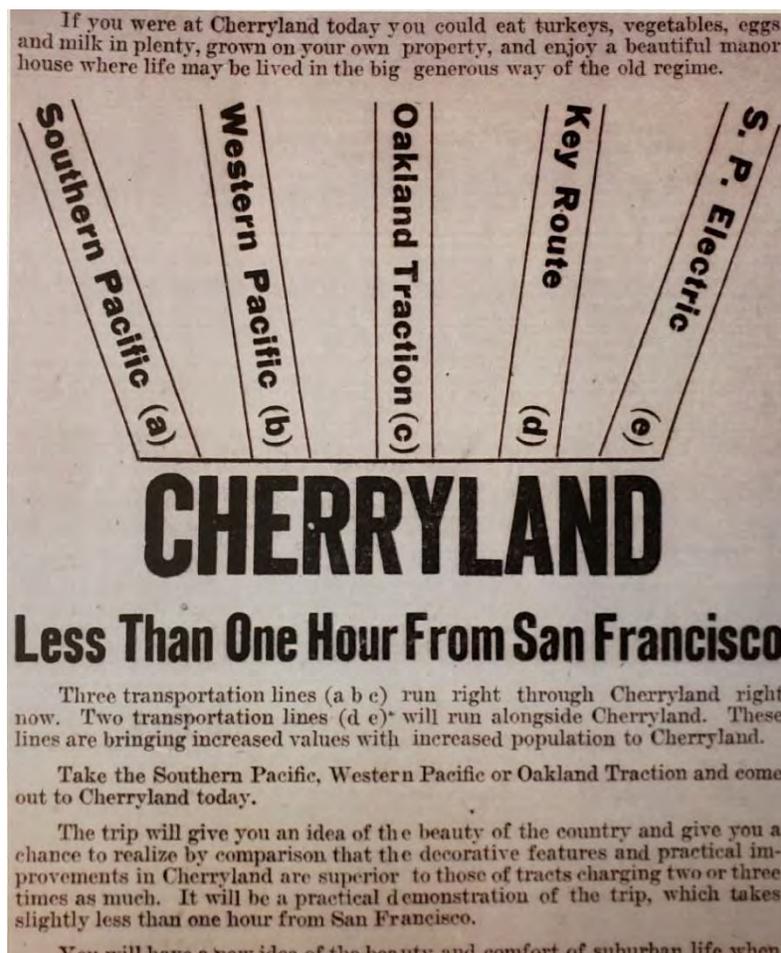


Figure F-77. Advertisement of housing and land in Cherryland published in San Francisco Call, Volume 110 on November 30, 1911. Newspaper clipping was accessed at the Hayward Area historical Society on September 23, 2022.

From the 1920s through the 1940s the number of farms and orchards continued to slowly decrease as the population of the area grew and farms were subdivided for housing tracts. In the 1940s through the 1960s the conversion of agricultural land to housing accelerated dramatically.<sup>40</sup> Throughout this period, racial and ethnic minorities were actively excluded from owning property and living in predominately

white neighborhoods due to exclusionary housing policies and practices including redlining and racial steering. While the unincorporated areas of the County were not subject to redlining, racial steering tactics, such as restrictive covenants on property deeds prohibited the sale of property to people from non-white racial groups. As an example of this practice, local newspaper advertisements published in 1940 for “Castro Valley Orchards” noted that “Building and race restrictions insure your investment” (Figure F-78). These practices forced racial and ethnic minorities into the few neighborhoods available to them, including Russell City and Kelly Hill in the unincorporated community of Fairview.

<sup>39</sup> Advertisement of housing and land in Cherryland published in San Francisco Call, Volume 110 on November 30, 1911. Newspaper clipping was accessed at the Hayward Area historical Society on September 23, 2022.

<sup>40</sup> Hayward Area Historical Society 2021. <https://www.haywardareahistory.org/agricultural-history>.

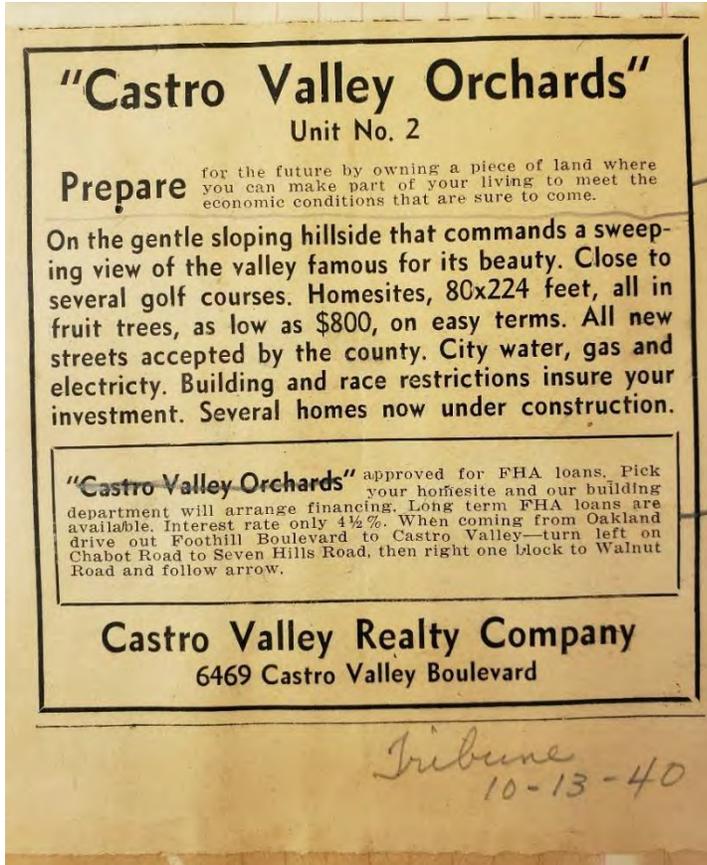


Figure F-78. Ad for “Castro Valley Orchards” housing placed in the *Oakland Tribune* in 1940. Similar ads were placed throughout 1939 and 1940. It reads that “Building and race restrictions guarantee your investment and assures correct environment.” *Oakland Tribune*. Newspaper clipping accessed at the Hayward Area Historical Society on September 23, 2022.

### Anti-Chinese Racism in the Bay

The Workingmen’s Party and Anti-Coolie Association were active throughout the Bay Area, including in central Alameda County; their efforts resulted in racialized zoning ordinances in the 1870s and 1880s, the California Anti-Coolie Act in 1862, and the federal

Chinese Exclusion Act. Passed in 1882 it prohibited all immigration of Chinese laborers for 10 years. In the Bay Area, San Pablo, San Jose, Antioch, and other towns forcibly expelled Chinese American residents in 1886.<sup>41</sup>

San Francisco attempted to ban laundry washing businesses in all-white neighborhoods in 1880; this ordinance implicitly targeted Chinese peoples and was not used against non-Chinese laundry owners. Ultimately, the US Supreme Court declared the ordinance unconstitutional in 1886 in the case *Yick Wo v. Hopkins*. In 1890, San Francisco tried to outright ban Chinese Americans from living in specific parts of the city through Bingham Ordinance in 1890. It was quickly struck down by a federal court, but not long after in 1916 neighboring Berkeley’s new zoning ordinance was used as a tool of racial segregation. Neighborhoods petitioned to be zoned, with some residents citing the locations of Chinese- and Japanese- owned laundries or of gathering spaces for the Black community as reasons to enact zoning.<sup>42</sup>

The state government also played a role in limiting Chinese and Japanese access to land. California enacted a series of alien land laws in 1913 and 1920 to generally limit immigrants’

<sup>41</sup> Roots and Race, UC Berkeley Belonging Institute, Haas Institute, 2019 [https://belonging.berkeley.edu/sites/default/files/haasinstitute\\_rootsraceplace\\_oct2019\\_publish.pdf](https://belonging.berkeley.edu/sites/default/files/haasinstitute_rootsraceplace_oct2019_publish.pdf)

<sup>42</sup> Ibid.

rights to property and specifically remove Japanese farmers from California's agricultural economy, eventually banning their ability to lease or subcontract on agricultural land.<sup>43</sup>

### **Japanese Internment**

The late 1800's saw an increase in the number of Japanese immigrants entering California, primarily through San Francisco. As a result, the first large settlement of Japanese in California was in San Francisco, with smaller communities forming later in Alameda County. According to the U.S. Census, in 1890 184 Japanese lived in Alameda County. By 1910, the Japanese population in Alameda County had grown to 3,266.<sup>44</sup> Many of the early Japanese immigrants, who were primarily men seeking work, settled in the Eden area of unincorporated Alameda County. Some worked in the salt works in what is now Newark and Union City. Many worked in agriculture, starting as laborers or working as sharecroppers on local farms since they could not initially afford to buy land or equipment, but were eventually able to start their own successful flower-growing businesses.<sup>45</sup>

In 1908, the United States and Japan entered into the "Gentleman's Agreement," an informal agreement between the two governments whereby Japan agreed to not allow further emigration to the U.S. and the U.S. agreed to not impose restrictions on Japanese immigrants already living in the country. In 1913 California passed the Anti-Alien Land Law which prohibited any Japanese alien from buying land. In 1920, a second state law prohibited Japanese aliens or companies from buying or leasing land in California. One of the properties confiscated by the state as a result of this law was the Shibata family's Mount Eden Nursery, which had been in operation since 1918 (Mount Eden is now part of the City of Hayward.). The Shibatas were eventually able to regain ownership of the land after a long legal battle.<sup>46</sup>

Social organizations became the center of a thriving Japanese American community in the Eden area despite racist barriers to their success. In 1931, Minoru and Masa Okada donated farmland next to their nursery in Ashland for construction of the Ashland Gakuen. Japanese American children from the East Bay commuted there for after-school Japanese language instruction, and the gakuen also served as a social gathering place. The gakuen thrived for over ten years until Japanese Internment in 1942.<sup>47</sup>

In February 1942, President Franklin Roosevelt signed Executive Order 9066 which granted permission for military commanders on the West Coast to relocate Japanese American citizens from their homes for the duration of World War II. Local Japanese American citizens, including

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<sup>43</sup> Ibid.

<sup>44</sup> *National Park Service, A History of Japanese Americans in California: Patterns of Settlement and Occupational Characteristics* [https://www.nps.gov/parkhistory/online\\_books/5views/5views4b.htm](https://www.nps.gov/parkhistory/online_books/5views/5views4b.htm)

<sup>45</sup> *Yo Kasei, Eden Japanese Community History, Hayward Area Historical Society*

<sup>46</sup> Ibid.

<sup>47</sup> *Eden Japanese Community Center website, <http://www.edenathleticclub.org/edenjcc.html>*

those from the nearby unincorporated areas, were required to register at the office of the War Relocation Authority located on C Street, near Mission Boulevard in Hayward. Within a few weeks, families had to sell their property or find someone to operate their business in their absence and report for removal to the interior of the country. Many of the area nurseries fell into disrepair during the internment of the owners.<sup>48</sup> The Shibatas were able to lease their nursery to William Zappettini, an Italian immigrant, until they returned. After the war ended in 1945, many, but not all, of the nursery owners were able to regain control of their businesses and the nurseries recovered.<sup>49</sup>

The school hall at the Ashland Gakuen functioned as a hostel for returning and relocating Japanese Americans for a few years following the war, but the building was subsequently destroyed by fire. In 1960, the Eden Township Chapter of the Japanese American Citizens League (JACL) organized an effort to rebuild the Eden Japanese Community Center at the original site of the Ashland Gakuen and construction was completed in 1962. The Eden Japanese Community Center continues to operate today at 710 Elgin Street in Ashland as the home of the Eden Athletic Club (EAC), the Eden Chapter of the JACL, the Eden Youth Group, and the Eden Senior Center.<sup>50</sup> In later years, those associated with JACL have also worked to create supportive housing for community elders.

Many of the nurseries continued to operate into the early 1980s when the last of the properties were purchased by developers for new homes and industries.<sup>51</sup> The federal Civil Liberties Act of 1988 granted reparations to Japanese Americans who had been wrongly interned by the United States government during World War II. The act granted each surviving internee \$20,000 in compensation.

### **Redlining in the Bay Area**

Exclusionary zoning like that in Berkeley caught on throughout the Bay Area and the country. By establishing neighborhoods or entire towns that did not allow more dense, more affordable housing, the Bay Area became more clearly segregated through race and class. Historic analysis makes clear that these zoning decisions – many of which continue to shape the Bay Area today – were motivated by racism.<sup>52</sup> Exclusionary zoning created areas of concentrated poverty and

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<sup>48</sup> *Hayward Area Historical Society*, <https://www.haywardareahistory.org/wwii-homefront-japanese-americans>

<sup>49</sup> *Hayward Area Historical Society website*, <https://www.haywardareahistory.org/mount-eden>

<sup>50</sup> *Eden Japanese Community Center website*, <http://www.edenathleticclub.org/edenjcc.html>.

<sup>51</sup> *Hayward Area Historical Society website*, <https://www.haywardareahistory.org/mount-eden>.

<sup>52</sup> *Roots and Race*, UC Berkeley Belonging Institute, Haas Institute, 2019  
[https://belonging.berkeley.edu/sites/default/files/haasinstitute\\_rootsraceplace\\_oct2019\\_publish.pdf](https://belonging.berkeley.edu/sites/default/files/haasinstitute_rootsraceplace_oct2019_publish.pdf)

concentrated wealth, and the opportunities or lack thereof available in neighborhoods reinforced cycles of poverty and the building of wealth, respectively.<sup>53</sup>

Redlining began in the 1930s and started because the federal government was only willing to back certain mortgages. The entity in charge of the program, HOLC or the Homeowners Loan Corporation, devised a method of mapping communities based on ‘desirability’ to ensure they offered loans to people that were more likely to pay them off.

In the Bay Area and throughout the country, exclusively white communities were more likely to be ranked as ‘best’ while those with multiple races or those closer to industrial sites – places that were already deemed undesirable – were likely to be categorized as ‘hazardous’ or ‘definitely declining.’ Successfully applying for loans for homes in ‘lower’ ranked neighborhoods was more difficult than applying for loans in ‘higher’ ranked neighborhoods. HOLC’s ranking system effectively barred people of color, immigrants, and Jewish people from building wealth and specifically directed public and private investment into white neighborhoods.

Most of Alameda County was too rural to be mapped at the time, but Berkeley, Oakland, and Alameda were mapped by HOLC. Nationally, 74% of neighborhoods called “Hazardous” are low to moderate income today and almost 64% are primarily peopled by people of color.<sup>54</sup>

### **Industrial Boom and Exclusionary Housing Practices in Central Alameda County**

World War II brought people from across the country to the Bay Area seeking jobs in the defense industry. This rapid population growth continued after the war and was accompanied by a boom in the construction of housing throughout the Bay Area for the workers and their families. The earliest phase of San Lorenzo Village, an unincorporated community comprising 3,000 single-family homes, as well as schools, churches, and commercial buildings, was built between 1944 and 1951. By industrializing the construction process and standardizing the design of the housing units, developer David Bohannon was able to construct the homes in the Village at an unprecedented rate, significantly reducing the cost.<sup>55</sup>

The Federal Housing Administration (FHA) subsidized the construction of the Village, and FHA and Veterans Administration (VA) loan guarantees made it possible for many working-class families to buy the newly constructed homes. However, racially restrictive covenants on the deeds limited ownership to whites only. The FHA refused to insure mortgages for Black people based on the justification that if Black people purchased homes in or near the suburbs, the property values of white-owned homes whom they were insuring would decline, making

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<sup>53</sup> The Century Foundation. <https://tcf.org/content/facts/understanding-exclusionary-zoning-impact-concentratedpoverty/?agreed=1&agreed=1>

<sup>54</sup> 8 HOLC “Redlining Maps,” The persistent Structure of Segregation and Economic Inequality, NCRC, Bruce Mitchell, PhD. Accessed February 20 2023. <https://ncrc.org/holc/>.

<sup>55</sup> Andrew Hope, “Evaluating the Significance of San Lorenzo Village, a Mid-20<sup>th</sup> Century Suburban Community,” *CRM Journal*, Summer 2005.

mortgage loans to Black people a financial risk. In effect, this meant that people who were not white had access to less housing options and, in turn, the possibility of building generational wealth through homeownership.

Some racial restrictions were less formal and more dangerous than restrictive deeds. Neighboring San Leandro was likely a sundown town, forcing people of color seeking employment in the town's growing industrial sector to live further away from their jobs.<sup>56</sup> The combination of some neighborhoods in Unincorporated Alameda County having racial deed restrictions (Castro Valley, San Lorenzo) and neighboring towns having restrictions as well helped facilitate patterns of segregation seen in other parts of this appendix

After the landmark United States Supreme Court case *Shelley v. Kraemer* made it illegal to enforce racial covenants in 1948,<sup>57</sup> Hayward-area law firm M. C. Friel and Associates would develop work-arounds to this rule for homeowners who wanted to maintain segregation.<sup>58</sup> Even

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<sup>56</sup> City of San Leandro. "Chapter 5: Affirmatively Furthering Fair Housing (AFFH)," 2022. <https://slhousingelement.com/wp-content/uploads/2023/02/5-Affirmatively-Furthering-Fair-Housing.pdf>.

<sup>57</sup> You can read about this landmark case here: [https://www.law.cornell.edu/wex/shelley\\_v\\_kraemer\\_\(1948\)](https://www.law.cornell.edu/wex/shelley_v_kraemer_(1948))

<sup>58</sup> Self, Robert O. *American Babylon: Race and the Struggle for Postwar Oakland*. Princeton University Press, 2003. <http://hdl.handle.net/2027/heb08985.0001.001>.

without legal ability to enforce racial covenants, some homeowners' associations in Castro Valley worked to keep their neighborhoods white, as depicted in Figure F-79.

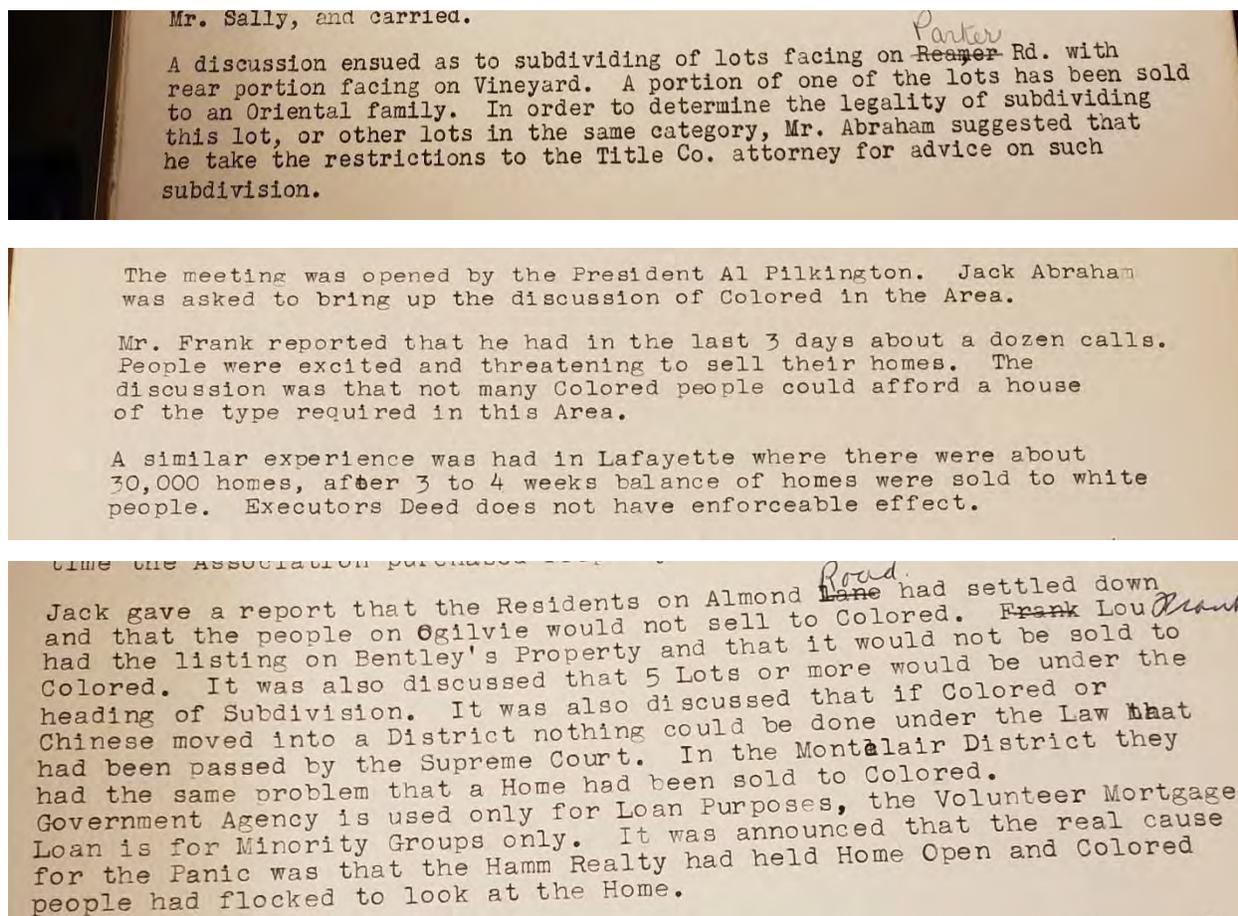


Figure F-79. These excerpts show several paragraphs of Castro Valley Orchards' HOA minutes from 1956 and 1957. The text describes concern over an Asian family purchasing land, neighborhood panic over the idea of a Black family buying a home, and the realization that the HOA could not legally stop people of color from buying homes, but individual sellers could choose not to sell to families of color. Minutes were accessed at the Hayward Area historical Society on September 23, 2022.

Anecdotally, people continued to experience racism in Castro Valley well after racial deed restrictions were no longer enforceable. Bay Area Author Lalita Tademy has given quotes for many years about the difficulties her family faced as Black residents in Castro Valley after moving into a house her father built in 1957 and how unwelcome neighbors made them feel.<sup>59</sup>

<sup>59</sup> Examples of interviews with Tademy: <https://www.kqed.org/forum/201503051000/lalita-tademy-from-silicon-valley-executive-to-best-selling-novelist> and <http://collegeadmissionbook.com/diversity-lalita-tademys-aha-moment>

Many Mexican and Mexican American East Bay residents lived in colonias. These communities predated the war, and while they gave Latine residents greater housing choice than their Black counterparts, this housing stock faced similar problems. Particularly in unincorporated county, this housing was old, owned by absentee landlords, and lack basic services or amenities from Alameda County like sidewalks or paved streets. People lived in overcrowded units and were constantly under threat of being removed and having their community redeveloped like the formerly-agricultural land around them. These problems are, in many ways, the very same that face modern residents of Unincorporated Alameda County.<sup>60</sup>

### **Post-War**

In the 1950s, there was an explosion of incorporation and urbanization throughout Alameda County. Many of the orchards characteristic of the area became housing. Newark, Union City, and Fremont came out of the annexation spree of this time, and Hayward expanded as well. San Lorenzo, Castro Valley, and the nearby nurserylands of Ashland and Cherryland remained unincorporated. Particularly in San Lorenzo and Castro Valley, racial segregation in housing was consistent and persistent.

The county's first General Plan in 1957 designated the entire planning area as 'Low Density Residential,' allowing for 3-7 units per gross residential area. This designation served to preserve existing single family homes and ensure apartment buildings, a denser form of housing more likely to be affordable, would not be constructed within unincorporated. Though controversial, older housing units are a part of what's known as NOAH, or naturally occurring affordable housing, due to the possibility of it being derelict; this zoning designation precluded the possibility of developers building denser housing.

In the 1963 Interim and 1966 General plan, Ashland, Cherryland, and Hayward Acres were upgraded to Low Medium Density to better reflect existing housing, with portions upgraded to even higher densities. By 'high' density here, however, we mean dwellings of at least 2,000 square feet per unit.

Homeowning residents of unincorporated Alameda County, much like their neighbors in nearby cities, actively fought the creation of denser, multifamily housing. The following is a passage from Robert Self's *American Babylon* on page 278:

“A typical example [of stopping multifamily housing] was the 1965 effort of the West Castro Valley Homeowners Association to block a seven-acre apartment complex in the unincorporated, but highly developed, Castro Valley area southeast of San Leandro. Declaring that 'Castro Valley homeowners need representation at the County Planning

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<sup>60</sup> Self, Robert O. *American Babylon: Race and the Struggle for Postwar Oakland*. Princeton University Press, 2003. <http://hdl.handle.net/2027/heb08985.0001.001>.

Commission,' organizers assembled four hundred homeowners to protest at a County Board of Supervisors meeting. A parade of Castro Valley residents went to the microphone where they pleaded with the board to reject the project. 'It is against the public interest to zone for apartments in this predominantly single-family area,' Joe Van Noy, West Castro Valley chairman told the board."

For the historic members of the West Castro Valley Homeowners Association, the public they were defending did not include the needs of people who might live in apartments. What public was the chairman referring to? The one that already lived in Castro Valley. Implicit in the rejection of multifamily housing is the assumption of who will live in apartments – people with less money than the homeowners, and people who are more likely to be Black or Latine. Ultimately, acts like this contributed to the lack of 'middle' housing in Alameda County.

### **Russell City**

In the late 1800s, Russell City, located between Hayward and the Bay, was initially settled by farming Dutch and Swedish peoples. By World War II, Russell City had become one of relatively few neighborhoods in the entire Bay Area where a Black person could find housing. The neighborhood was also home to many Latine people.

Russell City lacked sewage, plumbing, and electricity. Like neighboring areas, Russell City was agricultural; unlike the orchards of the Eden Area, it was home to locally owned but noxious use, a pig farm. Russell City was also a cultural center with people in need of services and public facilities.<sup>61</sup> As an unincorporated community, the most local representative for the people of Russell City was their county supervisor; the County of Alameda was responsible for their wellbeing in the way any government body would be.

In the early 1950s, at the same time that post-war housing was being built throughout the Bay Area, residents of Russell City worked with the Eden Council for Civic Unity to push the County Board of Supervisors to provide running water and sewer services to their neighborhood. By 1950, the neighborhood had neither, and consequently the County refused to issue new building permits to people in Russell City "due to health and sanitation reasons." In 1950, the *Daily Review* ran a series of articles detailing political arguments over which jurisdiction should be responsible for providing water and sewer to Russell City – the County or the City of Hayward.<sup>62</sup> Hayward elected officials and County Supervisors both pointed to the other as responsible for extending water and sewer lines to Russell City.

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<sup>61</sup> Schwartz, Katrina. "Remembering Russell City: A Thriving East Bay Town Razed by Racist Government." KQED. Accessed September 6, 2022. <https://www.kqed.org/news/11922175/remembering-russell-city-a-thriving-east-bay-town-razed-by-racist-government>.

<sup>62</sup> This includes "Verbal Tilt Over Russell City Water" published on June 28, 1950 and "Harry 'Passes Buck' to George on Bad Russell City Water Problem" published on August 16, 1950. Newspaper clippings were accessed at the Hayward Area Historical Society on September 23, 2022.

Supervisor Harry Bartell went so far as to say that the County had no legal authority to install water or sewer in the neighborhood, nor was the county under obligation of any promise to do so – to install a basic service in the rapidly densifying part of the Bay Area.<sup>63</sup> Disagreements about which jurisdiction's waterline made more sense to extend ultimately meant that the people of Russell City were forced to live without sewer, running water, or the ability to legally construct new buildings. Whether or not Alameda County was legally responsible for the wellbeing of Unincorporated residents, the Board of Supervisor's refusal to fund water and sewer to the neighborhood ultimately resulted in inadequate and unsanitary housing as well as a barrier to building additional buildings.

The people of Russell City spent more than 10 years trying to navigate local government processes to keep their community intact. Residents attempted to fund infrastructure on their own, but the 'improvements on the area' – the buildings the people of Russell City lived their lives in – were deemed not valuable enough to issue a bond to fund any improvement. Residents formed a community services district and applied for incorporation of the neighborhood into a legally recognized city. Instead, Russell City was labeled as 'blighted' and a 'slum' and told they did not have the tax base to afford services. Residents of Russell City pushed to be zoned for 'single family residential' as a way to qualify for federal redevelopment grants. At the same time, one of a series of Alameda County Grand Juries on Russell City had recommended that the neighborhood be rezoned for industrial use.<sup>64</sup>

In 1963, the County Board of Supervisors approved a \$1.8 million dollar plan to turn Russell City into an industrial park. That same year, Hayward made plans to run water and sewage lines to the area to serve future industry.<sup>65</sup> Before 1963 had ended, homes in Russell City were being condemned and appraised for purchase value. The City of Hayward began purchasing properties in Russell City and annexed the community in 1964. The remaining residents were evicted using eminent domain, and an industrial park was built.

In 2021, the city of Hayward issued a formal apology for its role in removing the Russell City community; since then, Hayward has begun the Russell City Reparative Justice Project.<sup>66</sup> At the time of this writing, the project is ongoing and has not made recommendations.

### **1960s Kelly Hill**

In 1967, the city of Hayward's Human Resources Commission published a study of the Fairview area, looking specifically at the racial composition of Kelly Hill. The rationale for creating this

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<sup>63</sup> "Bartell's Answer" was published in the *Daily Review* on August 25, 1950. Newspaper clipping was accessed at the Hayward Area Historical Society on September 23, 2022.

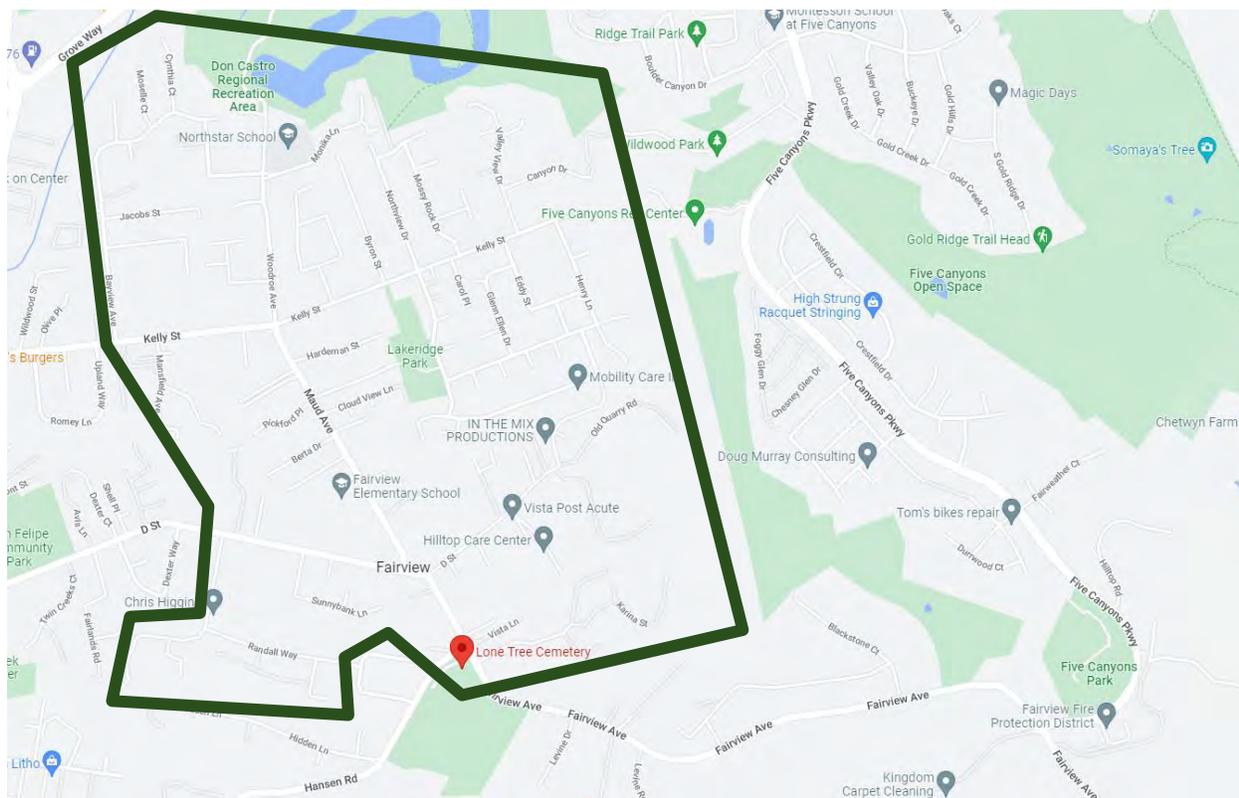
<sup>64</sup> Digitized newspaper clippings about Russell City are hosted online by the Hayward Area Historical Society and are available here: <https://www.haywardareahistory.org/resources-for-researchers-index>

<sup>65</sup> Ibid.

<sup>66</sup> More information about the Russell City Reparative Justice Project can be found on the City of Hayward's website here: <https://hayward-ca.gov/russell-city-reparative-justice-project>

report was not included in the document, but it was produced at the same time as the industrial redevelopment of Russell City and redevelopment elsewhere in the region. The statistics presented in the report seem to paint Kelly Hill as a middle-class neighborhood unaffected by displacement of Black communities throughout the county, populated by people who would not have chosen to live elsewhere if they could safely have done so.

Volunteers interviewed approximately 600 of the 900 households between December 1965 and February 1966 residing in the following area: along Kelly St from Bayview Ave east to the end, streets leading into Kelly from the north, bordered by D St from Medieros east and along Fairview to the Fairview Cemetery.



*Figure F-80. Approximate visualization of the area surveyed by Hayward’s Human Resources Commission in 1967.*

According to the survey, about one third of residents were Black. A small 2%, or about 12 of the households surveyed, were of Eastern Asian descent, and the remaining majority were white. While Black residents of Kelly Hill were, on average, more highly educated than their white neighbors, they generally made less income. More of the Black families (93%) were home buyers than the white families (80%).

Starting in the 1950s, the survey found that increasingly more Black families were moving to Kelly Hill, and that three quarters of the Black families surveyed had moved to the neighborhood between 1960 and 1965. Though not acknowledged in the report, the 1950s and early 1960s

was also a time of great upheaval through the federal redevelopment programs throughout the country and in the Bay Area,

In 1964 and 1965, the commission found that most of the white people moving to the area were renters. 75% of Black families surveyed had moved in in the past 6 years (1960-65) while about 52% of white families surveyed moved in during the same time period. Specifically, 50% of Black families moved to the area after 1963, while 50% of white families had moved to Kelly Hill since 1958.

This document referred to the neighborhoods of Unincorporated Alameda directly adjacent to Hayward as ghettos. The report found that about half of residents lived on streets that were at least 90% Black or white, while the other half of residents lived on streets that had 10% or more residents of another race than the majority. In other words, about half of Kelly Hill was integrated on a street-by-street basis, and half was not.

When asked why they left their previous homes, redevelopment was few Black households' primary answer (6%, or about 36 households). 59% of Black families surveyed originated in Oakland, and 40% of Black families surveyed stated they were looking for nicer housing. Together, these statistics present Kelly Hill as a middle-class suburb that just happens to have a concentration of Black residents. With so few people saying their primary reason for moving to Kelly Hill was redevelopment, the connection between the neighborhood and other no longer existing Black neighborhoods, like Russell City, is lost.

Raw survey data was not made public in the report, so it is unclear whether 'redevelopment' was among the secondary reasons people offered for moving to Kelly Hill. It's also unclear whether survey participants would have felt comfortable offering a critique of government programs like federal redevelopment to the volunteers administering the survey.

While this report claims objectivity, it over-simplifies the nuanced reasons people have for moving anywhere. This report sheds some light on the housing history of Fairview, but it also obscures the complexity of racism's role in housing.

### **Reflection on Planning Documents from the Late 20<sup>th</sup> Century**

The 1981 Plan called for new development throughout unincorporated to be designed in compatible ways with existing development, i.e., the single family home that the zoning code had spent decades protecting. This translated to:

- New single family homes in exiting single family home areas being built at similar densities, at a similar size. This pattern of development preserves the existing neighborhood development pattern at the cost of potential growth.
- New medium or high density projects only being allowed as infill sites, near major streets and near community resources.

The majority of the Urban Unincorporated communities are not comprised of 'major streets.' These policies limited the number of parcels that could be developed into denser multifamily

units at a time when there were still tracts of under-developed agricultural and nursery land being developed into housing.

In the 1983 Unincorporated Eden Area (Portion) Plan, objectives for housing are conflicting – it begins with a call for affordable housing and the need to offer adequate housing for residents with special housing needs. Given the existing housing structures (majority single family homes) in the Eden Area at this time, it seems unlikely that there was a significant existing demand for affordable housing. However, throughout its discussion of housing densities the plan maintains that developments should remain consistent with existing housing, even in the medium/high density housing zones. These policies effectively precluded higher density housing development.

Within the same document, a policy notes that “development which enhance the character of the community and is consistent with the desire of the local residents should be encouraged” (Policy 3.4, page 17). This language is a double-edged sword – it is extremely important for residents to determine how their community grows. Simultaneously, can this language not be mobilized to stop denser housing development when the existing community – which includes less people living in denser housing because there is so much less – doesn’t want it? This is not unique to Unincorporated Alameda County, but it is important.

Into the 2000s, planning documents for unincorporated Alameda County have privileged the ‘character’ of existing homes as a means for limiting the density and expanding the sizes of proposed housing projects.

### **Caltrans 238 Bypass Corridor Parcels**

In the mid-1960s, in anticipation of construction of the 238 Bypass Corridor project, the California Department of Transportation (Caltrans) purchased over 400 parcels of land in a narrow band running generally east of and parallel to Foothill and Mission Boulevards, from the State Route 238/I-580 interchange in Castro Valley to Industrial Parkway in the City of Hayward. While most of the planned route for the bypass was located in the City of Hayward, the northernmost portion was within the County’s jurisdiction. In the Unincorporated Area, the parcels purchased by Caltrans included a mix of developed and vacant land, primarily zoned for residential uses of varying densities, traversing a portion of an established residential neighborhood. At the time Caltrans purchased the properties, the households occupying the existing residential units were mainly low-income and included both renters and owner-occupants. Caltrans continued to rent the units during the planning phases of the by-pass project, but the tenants occupying the housing faced eviction when construction of the by-pass would begin.

In 1971, a community group representing residents that would be displaced by construction of the bypass filed a lawsuit to stop the planned 238 Bypass (La Raza Unida of Southern Alameda County, et al v. California Department of Transportation and the City of Hayward (Alameda County Court Case No. RG 09476468)). Caltrans subsequently abandoned the bypass project, effectively saving residents from displacement. In 2007, the City of Hayward began work on a land use study, funded by a grant from Caltrans, to identify appropriate land uses for the Caltrans-owned parcels in anticipation of their disposition. County staff participated in the

preparation of the study and incorporated the land use designations under consideration in the Draft Castro Valley General Plan and Draft Eden Area General Plan, both undergoing updates at the time.

In 2009, Governor Arnold Schwarzenegger directed Caltrans to sell all property not needed for existing Local Alternative Transportation Improvement Program (LATIP) projects. The directive led to negotiations and a legal settlement between Caltrans, the City and tenants residing on the 238 Bypass Corridor properties. While the negotiations were primarily a city-driven process given the previous lawsuit involving the 238 corridor tenants and the City of Hayward (the County was not a party to this suit), the County's Housing and Community Development Department (County HCD) was involved in these discussions to ensure that the same benefits were made available to all tenants in the 238 corridor, regardless of whether they lived in the City or the County. Under the settlement agreement, every tenant household living in the Corridor as of January 1, 2010 received a lump sum stipend, which was determined based on Caltrans policies with consideration given to length of tenancy, household size, and income. The lump sum stipends included a relocation payment and moving stipend. Many individual tenants living in housing on the Caltrans-owned parcels were able to purchase the units they occupied with assistance provided through the settlement agreement, making homeownership possible for these households who would otherwise have had difficulty purchasing a home.

In 2016, the City of Hayward entered into a Purchase and Sale Agreement with Caltrans under which the City purchased ten different parcel groups along the corridor from Caltrans to enable the City to pre-plan and partially entitle each parcel group before it is sold to a developer. Parcel Groups 8 and 9 include parcels in the Unincorporated Area as well as within the City. The County maintains land use authority over the unincorporated parcels and is coordinating with the City in the planning for these parcel groups.<sup>67</sup> Several vacant parcels along Oak Street which were previously owned by Caltrans provide the opportunity for additional missing-middle and low-income housing and are included in the site inventory in Appendix B of this document.

### **Housing Now**

Residents continue to push for fair housing practices in Unincorporated Alameda. My Eden Voice and Eden Renters United are important voices in the fight for fair housing for renters. Some residents are organizing a community land trust, known as the Eden Community Land Trust, as an alternative means of providing long-term affordable housing.

In county government, the Housing and Community Development Department (HCD) continues to offer funding and programming to support residents around housing in many ways.

On March 28, 2023, the Board of Supervisors voted to establish a 15-member Reparations Commission with each Supervisor appointing three members. The Commission will create a draft

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<sup>67</sup> *City of Hayward Website - <https://www.hayward-ca.gov/238/background> and various county documents.*

action plan based on its research that will make significant and lasting progress toward repairing public and private systematic discrimination. The Commission will also maintain communication with local municipalities focused on reparations to have coinciding efforts, and if possible, collaborate jointly. The Commission will provide bi-monthly updates to the Board of Supervisors Ad Hoc Committee on Reparations. The draft action plan will include short-term, medium-term, and long-term recommendations. The Board of Supervisors Ad Hoc Committee on Reparations consists of no more than two members of the Board of Supervisors, who are overseeing the formation of the Reparations Commission, listening sessions and receive reports on the creation of the draft action plan from the Commission. The Commission will present a draft action plan to the Board of Supervisors Ad Hoc Committee no later than July 1, 2024, for final approval by the full Board of Supervisors.

Concurrent with the writing of the 6<sup>th</sup> Cycle Housing Element, planning staff are also completing the first Environmental Justice (EJ) Element. The EJ Element will outline a series of policies to improve the quality of life of many residents in the Unincorporated communities, including around housing quality and access.

## Section F.7 Contributing Factors and Meaningful Actions

### F.7.1 Disproportionate Housing Need

#### Issue #1: Concentrations of sensitive communities at risk of displacement

Overcrowding does not appear as a significant issue based on census data, but it consistently comes up as a significant problem in Unincorporated through engagement and local knowledge. It is unclear whether overcrowded households in Unincorporated are comprised of multiple individual families or of larger/multigenerational families. For some, better housing may be larger units; for others, better housing may just be additional affordable housing in their neighborhood.

Preserving existing affordable units is a significant part of maintaining affordability and mitigating displacement in Urban Unincorporated. Levels of rent burden and mortgage burden vary throughout Urban Unincorporated, but particularly in the Eden Area and southern Castro Valley managing the affordability of units can help existing communities thrive. These were also issues identified in the Environmental Justice Element

Table F-32.

Contributing Factors	Priority Level	Goals and Actions
Overcrowding	Medium	Encourage development of ADUs and affordable multi-bedroom units  <i>See Program 1.K: ADU Ordinance Compliance; Program 2.C: ADU One-Stop-Shop; Program 2.J: ADUs with Multi-Family Developments; Program 6.K: Inclusionary Housing</i>
Increasing rental prices and cost burden	High	Work with community members and Board of Supervisors to determine appropriate legislative next steps to protecting existing affordable housing.
Mortgage burden	Medium	Increase outreach to homeowners about existing state funded and federally funded programs  <i>See Program 6.N: Foreclosure Prevention</i>

### F.7.2 Access to Opportunity

#### Issue #2: Lower Opportunity access throughout much of Eden Area

The limits of Urban Unincorporated's geography combined with existing public transit options, shopping areas, and current infrastructure investment partially subvert the 'High' and 'Low' resource categorizations described by the TCAC opportunity map.

Slightly more above moderate units are placed in the higher median income areas because there is less transportation infrastructure available in these areas, which are hillier, have narrower streets local, higher percentage of cul-de-sacs and private dead-end roads, missing sidewalks, and fewer public transportation lines. While there are more parks per capita in these areas, there are fewer of other services, such as commercial, medical, and community services. There are no Major Transit Stops, High-Quality Transit Corridors, or High-Quality Transit Stops in the hillside areas of unincorporated Alameda County.

The proposed higher density units in unincorporated Alameda County are mostly concentrated within areas that have higher capacity for transportation. Most High Quality Transit Stops and High Quality Transit Areas (areas within ½ mile radius of the High Quality Transit Stops) are located within the Ashland, San Lorenzo, and downtown Castro Valley areas. The street corridors along these High Quality Transit Stops are already mixed-use commercial corridors with nearby public services such as parks health clinics, grocery stores, access to regional transit (BART), and schools.

Only the high-density housing parcels in Ashland and Cherryland are located within High Quality Transit Corridors. The policies to allow for a larger number of units to be located within the more transit-rich areas of unincorporated Alameda County make sense from an infrastructure availability standpoint. Providing for a larger proportion of the high-density units to be located along lower transportation resource areas would necessitate redistribution of public transportation infrastructure for AC Transit to the hillside areas with narrower streets and more difficult terrain than the current relatively flat streets along collector and arterial corridors that can accommodate public bus services. Infrastructure for the public transit services has recently been updated along East 14th / Mission Blvd and along Hesperian Blvd with new bus shelters.

Other public improvement amenities along East 14th Street / Mission Blvd and Hesperian Blvd include Class IV separated bicycle lanes, wider sidewalks, additional bicycle parking racks, street furniture such as public benches, community identifiers, updated median and bulb-out landscaping, undergrounded utility lines, pedestrian-oriented streetlights, and pavers and bio-retention areas for improved stormwater treatment. These features along these corridors enhance the urban streetscape along which higher density housing will be constructed and provide a sense of localized place for the anticipated residential development.

The protected bicycle lanes and shared bicycle corridors along these higher density areas connect to a wider range of bicycle paths and infrastructure and anticipated public improvements such as the East Bay Greenway underneath the BART tracks, as well as upcoming San Lorenzo Creekway Master Plan trail restoration project.

Transportation improvements withstanding, according to the data as it is structured the proposed sites inventory does contribute to additional lower income units in existing low resource areas. Engagement through the concurrent Environmental Justice element update (2023) details the kinds of amenities and resource existing communities want. Staff propose community benefits agreements as a means of achieving those amenities.

An additional geographic limit of Unincorporated are the many highways crossing through communities, which contribute to indoor air pollution of adjacent units.

Table F-33.		
Contributing Factors	Priority Level	Goals and Actions
Proposed addition of new lower income units in lower opportunity areas	High	Implement a Community Benefits Agreement policy to bring resources in addition to new housing to lower opportunity areas  <i>See Program 4.K Community Benefits Agreements</i>
Indoor air pollution from highways	Medium	Partner with BAAQMD to promote and install air filters for new and existing units  <i>From the Environmental Justice Element: See Policy EJ2.2 Protect Sensitive Receptors and corresponding Action EJ2.2A and Action EJ2.2B</i>

### F.7.3 Integration and Segregation

#### Issue #3: Patterns of Segregation between northern Castro Valley and the Eden Area

Disability-related data discussed throughout this appendix shows that there are not significant concentrations of people living with disabilities in Urban Unincorporated; this points to a need for more accessible housing throughout unincorporated communities. Similarly, there are not neighborhoods with significant concentrations of people living under the poverty line, pointing to a need for more affordable housing throughout the communities.

As described in the TCAC data discussions, very few units overall are proposed for higher-opportunity areas located in the Castro Valley Hills, and those that are proposed are for higher income households. Proposed units for a wide variety of incomes are in lower resource areas, primarily southern Castro Valley, Ashland, and the San Lorenzo Village area. Existing lower income households in these neighborhoods are at risk of displacement without additional policies to ensure existing affordable housing remains affordable in the face of new investments.

Table F-34.
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Contributing Factors	Priority Level	Goals and Actions
Greater access to accessible housing	Medium	Research, draft, and propose a Universal Design policy <i>See Program 4.G: Assist Seniors and Disabled Persons to Maintain and Rehabilitate their Homes</i>
Greater access to affordable housing	High	Research, draft, and propose Inclusionary Zoning policies <i>See Program 6.K: Inclusionary Housing</i>
Proposed addition of new higher income units in areas with heightened displacement risk	High	Work with community members and Board of Supervisors to determine appropriate legislative next steps to mitigating displacement.

#### F.7.4 Fair Housing Enforcement and Outreach

Data show that the most common basis of discrimination involved in fair housing complaints received from the Unincorporated Area from 2016 to 2021 was disability and the second most common basis during this time period was race-based discrimination. The 2020 *Alameda County Analysis of Impediments to Fair Housing* identified lack of local private fair housing outreach and enforcement, lack of local public fair housing enforcement, and lack of resources for fair housing agencies and organizations as contributing factors in fair housing issues throughout the County. The report also states that stakeholders and participating jurisdictions have commented that inadequate funding and organizational capacity are the primary limitations on expanding or improving fair housing enforcement.

Table F-35

Contributing Factors	Priority Level	Goals and Actions
Need for fair housing services	High	Continue to contract with fair housing service providers to educate about fair housing law and recommended practices, including the importance of reasonable accommodation under ADA; to mediate housing conflicts; and to continue fair housing testing and audits.

Contributing Factors	Priority Level	Goals and Actions
		<i>See Program 6.H: Fair Housing Services</i>
Need for fair housing services	High	Provide financial assistance to clinics that provide free or reduced-costs legal services for low-income rental households facing barriers to affordable housing.  <i>See the following programs:</i>  <i>Program 6.G: Displacement Protection</i>

**Attachments:**

1. [Regional Analysis of Impediments to Fair Housing Choice](#), County of Alameda (Online only)

# Appendix G: Housing Resources

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## Section G.1 Financial and Administrative Resources

### G.1.1 Local and Regional Resources

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#### Alameda County

- **Measure A1:** In June 2016, the Alameda County Board of Supervisors placed a General Obligation Bond on the ballot to increase affordable housing countywide. County voters supported Measure A1, passing it in November 2016 with 73 percent of the vote. As of August 2021, the County’s base allocation from Measure A1 was \$17.7 million, of which all has been committed for two specific affordable housing projects (Ruby Street Crescent and Madrone Terrace; 50 and 78 affordable units supported with A1 funds respectively).
- **AC Boost – Down Payment Assistance Program:** Funded by Measure A1 funds, the program offers shared appreciation loans of up to \$210,000 to first-time homebuyers who live, work in, or have been displaced from Alameda County. There is limited preference for First Responders and Educators (including public school employees and childcare providers). This program is administered by the non-profit organization Hello Housing, on behalf of Alameda County Housing & Community Development Department.
- **Renew AC – Home Improvement Loan Assistance Program:** Renew AC provides low-income homeowners in Alameda County with one percent interest rate loans of \$15,000 to \$150,000 to complete home improvement projects ranging from correcting health and safety hazards to accessibility upgrades and structural rehabilitation. No monthly payments are required. Renew AC is operated by Habitat for Humanity East Bay/Silicon Valley, on behalf of Alameda County Housing & Community Development Department and funded by Measure A1.

#### Alameda County Housing Secure

Alameda County Housing Secure is a collaborative of legal service providers partnering to prevent the displacement of community members throughout Alameda County. Bay Area Legal Aid, Centro Legal de la Raza, East Bay Community Law Center, Eviction Defense Center, Legal Assistance for Seniors, and Housing and Economic Rights Advocates provide free legal services to low-income tenants and homeowners disproportionately impacted by the region’s housing affordability crisis and the COVID-19 pandemic.

- **Anti-Displacement Program:** This program began in 2018 and prevents displacement in Alameda County by providing free legal services and emergency financial assistance to low-income tenants and homeowners. These services enable county residents who are vulnerable to displacement to stabilize their housing. Free

legal services are available to tenants and homeowners who live in Alameda County, are low-income, and are at risk of losing their home. Emergency financial assistance is available to tenants and homeowners who live in Alameda County, meet income guidelines (very low-income (50% AMI) for tenants and low-income (80% AMI) for homeowners), are at imminent risk of losing their homes due to eviction or foreclosure, have experienced an event that made them temporarily unable to pay their housing costs, and are a client of a legal services provider with Alameda County Housing Secure.

- **Emergency Rental Assistance Program:** This program was introduced to ameliorate financial burden placed on renters from impacts of the Covid-19 Pandemic. Each application is evaluated and prioritized based on those most at risk of homelessness including small landlords. The program received more requests than available funds and the application portal closed on May 13, 2022. Of the \$129 million available funds, over \$20 million went to tenants in unincorporated areas of Alameda County.

### **Bay Area Community Services – East (Hayward and Unincorporated)**

Bay Area Community Services (BACS) provides residential services, intentional care, and housing solutions at various locations in the Bay Area, including an office in Hayward that serves those living in Unincorporated Alameda County. BACS offers interim housing, benefits assistance, job support, food support, housing application fees, and more to those who are unhoused and risk becoming unhoused. BACS provides a short-term place for people in crisis to stay, from two weeks to six months, while our team works with them to meet individualized goals. BACS also provides Wellness Hubs for people experiencing housing insecurity & behavioral health challenges, at community spaces located throughout the Bay Area.

### **Housing Authority of the County of Alameda (HACA)**

- **Section 8 Housing Choice Voucher Program (HCVP):** Over 7,000 families and 3,500 housing owners participate in the HCVP. The HCVP provides rental assistance to eligible families and guarantees monthly payments to owners. The family's portion of the rent ranges from 30 to 40 percent of household income, and HACA pays the difference directly to the landlord, up to the HUD-established payment standards.
- **Project-Based Program:** This program subsidizes the rent and utilities of a unit in a subsidized development. If the tenant in a Project-Based unit moves out of the development during the first year of the lease, the tenant's assistance ends. If the tenant moves out of the development after the first year, the assistance continues and follows the tenant. HACA provides 713 units of Project-Based assistance in various developments throughout the County, including 18 units in Castro Valley.
- **Section 8 Moderate Rehabilitation Program:** This program subsidizes the rent and utilities of a unit in a subsidized development that has undergone some rehabilitation. If, at any time, the tenant in a Section 8 Moderate Rehabilitation unit

moves out of the development, the tenant's Section 8 assistance ends. HACA provides 18 units of Section 8 Moderate Rehabilitation assistance at two developments in Hayward and one in Emeryville.

- **Section 8 VASH Program:** Similar to the Section 8 Housing Choice Voucher Program, the Veterans Affairs Supportive Housing (VASH) Voucher Program helps homeless veterans lease safe, affordable housing. VASH is a partnership between the Veterans Administration (VA) and the U.S. Department of Housing and Urban Development (HUD). Participating veterans receive case management and clinical services provided by the VA to help them maintain healthy, productive lives.
- **Mainstream Voucher Program:** HACA administers 189 vouchers under HUD's Mainstream program. The program is targeted to households with at least one non-elderly disabled family member who is homeless, at-risk of homelessness, coming out of an institutional facility or at-risk of entering an institutional facility due to lack of housing. HACA partners with an array of supportive services organizations that provide appropriate services to program participants.

### **Eden Council for Home and Opportunity (ECHO Housing)**

ECHO Housing offers various programs including classes on how to find, qualify for and buy a home; debt and financial education and counseling; and a Rental Assistance Program (RAP) that assists with move-in costs or delinquent rent due to a temporary financial setback. They also provide tenant-landlord counseling and HUD-certified fair housing services to assist Alameda County renters remain in their homes. Alameda County HCD annually provides funding to ECHO Housing to provide fair housing services and landlord/tenant mediation.

### **Eden Information and Referral (2-1-1 Alameda County)**

Eden I&R is a non-profit 501(c)(3) agency that links people-in-need with relevant resources including housing, healthcare, shelters, utility assistance, employment assistance, among other services.

### **United Way Bay Area**

United Way Bay Area helps families struggling to meet basic needs, assists students and workers seeking employment and better careers, supports our neighbors working to achieve their financial stability goals, and advocates for housing justice for all Bay Area residents. It serves eight Bay Area counties: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, and Solano.

## **G.1.2 State Resources**

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- **Affordable Housing and Sustainable Communities Program (AHSC):** Administered by the Strategic Growth Council, this program provides grants and/or

loans to fund land-use, housing, transportation, and land preservation projects that support infill and compact development that reduce greenhouse gas emissions.

- **CalHome:** HCD provides grants to local public agencies and non-profit housing developers to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-unit homeownership programs.
- **California Emergency Solutions and Housing (CESH):** This program provides funds for a variety of activities to assist persons experiencing or at risk of homelessness, such as housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidies, emergency housing operating support, and homeless delivery systems.
- **California Housing Finance Agency (CalHFA):** CalHFA offers a variety of low-cost loan programs to support the development of affordable multi-family rental housing, mixed-income housing, and special needs housing.
- **California Housing Finance Agency (CalHFA), Mortgage Credit Certificate Program:** The MCC program is a homebuyer assistance program designed to help lower-income families afford home ownership. The program allows home buyers to claim a dollar-for-dollar tax credit for a portion of mortgage interest paid per year, up to \$2,000. The remaining mortgage interest paid may still be calculated as an itemized deduction.
- **California Self-Help Housing Program (CSHHP):** Provides grants for sponsor organizations that provide technical assistance for low and moderate-income families to build their homes with their own labor.
- **Elderlink:** A senior care referral service licensed by the Department of Public Health. This organization provides independent and free personalized senior care placement services to fully screened and approved nursing home, board and care, and assisted living facilities.
- **Golden State Acquisition Fund (GSAF):** This \$93 million fund provides low-cost financing aimed at supporting the creation and preservation of affordable housing across the state. GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing.
- **Homekey:** Homekey provides grants to acquire and rehabilitate a variety of housing types, such as hotels and residential care facilities, to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19.
- **Housing for a Healthy California (HHC) Program:** This program provides funding to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital

loans. The HHC program is intended to create supportive housing for individuals who are recipients of or eligible for health care provided through the California Department of Health Care Services' Medi-Cal program.

- **Housing Navigator's Program:** This grant program allocates funding to counties for the support of housing navigators to help young adults aged 18 to 21 years secure and maintain housing, with priority for individuals in the foster care system.
- **Infill Infrastructure Grant Program (IIG):** This program promotes infill housing development by providing grant funding, in the form of gap assistance, for infrastructure improvements required for qualifying multi-family or mixed-use residential development.
- **Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program:** This program provides deferred payment loans for both owner-occupied and rental housing for agricultural workers, with a priority for lower income households.
- **Local Housing Trust Fund (LHTF) Program:** This program provides matching funds to local or regional housing trust funds for the creation, preservation, and rehabilitation of affordable housing, transitional housing, or emergency shelters.
- **Mills Act:** The Mills Act is an economic incentive programs for the restoration and preservation of qualified historic buildings by private property owners. It grants local governments the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief. Alameda County is a participant in the Mills Act program, which furthers housing affordability by reducing property taxes and preserving existing housing stock.
- **Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP):** This program provides financing to support the preservation of affordable mobilehome parks through conversion of the park to ownership or control by resident organizations, nonprofit housing sponsors, or local public entities.
- **Multifamily Housing Program (MHP):** This program provides deferred payment loans for the construction, preservation, and rehabilitation of permanent and transitional rental housing for lower-income households.
- **No Place Like Home Program:** This program invests in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
- **National Housing Trust Fund:** This program provides deferred payment or forgivable loans for the construction of permanent housing for extremely low-income households. The required affordability covenant is for 55 years.

- **Permanent Local Housing Allocation (PLHA) Program:** This program provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase affordable housing stock. Funding for this program is provided through a \$75 recording fee on real estate transactions.
- **Predevelopment Loan Program (PDLP):** This program provides financing to cover pre-development costs to construct, preserve, or rehabilitate assisted housing.
- **Supportive Housing Multifamily Housing Program (SHMHP):** This program provides low interest deferred loan payments to developers building affordable rental housing that contain supportive housing units.
- **Transit-Oriented Development (TOD) Housing Program:** This program provides low-interest loans as gap financing for higher density affordable rental housing within one-quarter mile of transit stations. Grants are also available to localities and transit agencies for infrastructure improvements necessary for the development of specified housing developments or to facilitate connections between these developments and the transit station. The maximum total award amount for a single project is \$15 million.
- **Transitional Housing Program (THP):** This program provides funding to counties for child welfare services agencies to help young adults aged 18 to 25 years find and maintain housing, with priority given to those formerly in the foster care or probation systems.
- **Veterans Housing and Homelessness Prevention Program (VHHP):** This program supports the acquisition, construction, rehabilitation, and preservation of affordable multi-family housing for veterans and their families.

### **G.1.3 Federal Resources**

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- **Community Development Block Grant (CDBG):** Federal funding for housing programs is available through the U.S. Department of Housing and Urban Development (HUD). CDBG funds may be used to provide a suitable living environment by expanding economic opportunities and providing decent housing to low-income households (80 percent AMI). The County uses its CDBG funds for street improvement projects, parks and community center improvements, community resources, and affordable housing.
- **Continuum of Care (CoC) Program:** The Continuum of Care (CoC) Program is designed to promote communitywide commitment towards ending homelessness. It provides funding to nonprofits, state, and local governments to provide shelter and services to people experiencing homelessness.
- **Emergency Solutions Grants (ESG) Program:** This program provides funding for cities, counties, and states to engage homeless individuals and families living on the

street; improve the number and quality of emergency shelters for homeless individuals and families; help operate these shelters; provide essential services to shelter residents; rapidly rehouse homeless individuals and families; and prevent families/individuals from becoming homeless.

- **HOME Program:** Participating jurisdictions may use HOME funds for a variety of housing activities, according to local housing needs. Eligible uses of funds include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of rental housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing. Funds may not be used for public housing development, public housing operating costs, or for Section 8 tenant-based assistance, nor may they be used to provide non-federal matching contributions for other federal programs, for operating subsidies for rental housing, or for activities under the Low-Income Housing Preservation Act. Alameda County administers funds on behalf of the Alameda County HOME Consortium, which includes the entire county except for the Cities of Oakland and Berkeley which have their own HOME programs.
- **Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA):** This program requires all eligible HUD Section 236 and Section 221(d) projects at risk of conversion to market-rate rentals from mortgage pre-payments be subject to LIHPRHA incentives, which include subsidies to guarantee an eight percent annual return on equity.
- **Low-Income Housing Tax Credit:** Administered through the California Tax Credit Allocation Committee (TCAC), the Low-Income Housing Tax Credit (LIHTC) subsidizes the acquisition, construction, and rehabilitation of affordable housing by providing a tax credit to construct or rehabilitate affordable rental housing for low-income households.
- **Section 108 Loan Guarantee Program:** Allows CDBG entitlement jurisdictions to leverage their annual grant allocations to access low-cost financing for capital improvement projects. Eligible activities include housing, economic development, public facility, and infrastructure. This program is often used to catalyze private investment in underserved communities or as gap financing.
- **Section 202 Supportive Housing for the Elderly Program:** Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing. The program is available to private, nonprofit sponsors; public sponsors are not eligible for the program.

- **Section 811 Project Rental Assistance:** HUD offers long-term project-based rental assistance through a NOFA published by the California Housing Finance Agency (CalHFA).
- **U.S. Department of Agriculture (USDA) Housing Programs:** These programs provide homeownership opportunities for individuals and below market-rate loans/grants to public and nonprofit organizations for new construction, preservation, or rehabilitation of farmworker/rural multi-family rental housing.
- **Veterans Affairs Supportive Housing (VASH) Program:** HUD-VASH is a collaborative program between HUD and VA combines HUD housing vouchers with VA supportive services to help veterans who are homeless and their families find and sustain permanent housing. See Housing Authority of the County of Alameda Resources for more information.

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## Section G.2 Opportunities for Energy Conservation

The cost of energy can greatly impact housing affordability, as energy costs can constitute a significant portion of total housing costs. High energy costs also particularly impact low-income households that are less likely to have the ability to cover increased expenses.

Recognizing the benefits of green building, the County adopted a Green Building Ordinance for residential and commercial properties in unincorporated communities in 2009. The County's website also links to green building resources for residents and builders. Additionally, the County met its goal from its 2010-2022 Climate Action Plan (CAP) for Government Services and Operations and is currently working on a new Government and Services CAP to finalize in 2022. Furthermore, the County has a CAP that specifically addresses unincorporated areas. The Alameda County (Unincorporated Areas) Community Climate Action Plan addresses reduction of greenhouse gas emissions through a series of 37 local programs and policy measures related to transportation, land use, building energy, water, waste, and green infrastructure. The Plan, approved by the Board of Supervisors on February 4, 2014, would enable the County to reduce its community-wide emissions by more than 15% by the year 2020.

The County promotes various energy conservation programs on its website, including the Bay Area Regional Energy Network (BayREN) Home+ Energy Upgrade program. The County also participates in the CaliforniaFIRST Property Assessed Clean Energy (PACE) program. BayREN is a collaboration of the nine counties that comprise the San Francisco Bay Area and is led by the Association of Bay Area Governments (ABAG). BayREN provides regional-scale energy efficiency programs, services, and resources and is funded by utility ratepayer funds through the California Public Utilities Commission and other sources. Specifically, the BayREN Home+ Energy Upgrade program helps single-family homeowners identify ways to improve their home's energy efficiency by teaching homeowners how heating, air conditioning, insulation, water, and other home systems are working together, and which improvements will most effectively improve

the home's comfort and reduce energy consumption. Rebates and incentives are available for home improvements that include air sealing, duct sealing, attic insulation, high-efficiency furnaces, cooling systems, water systems, and wall insulation. PACE is a mechanism for property owners to finance renewable energy, energy efficiency, and water conservation improvements to their properties and repay the loan via an annual assessment on the owner's property tax bill. Unlike traditional forms of credit that are dependent on individual credit rating, PACE financing is primarily based on a property owner's equity in the building. The CaliforniaFIRST PACE program offers up to \$250,000 for homeowners to put toward renewable energy and energy efficient home improvements. Eligible projects under the program include air sealing, wall and roof insulation, energy efficient windows, tankless water heaters, solar electricity, and low-flow toilets.

### **G.2.1 East Bay Community Energy Resources**

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In 2018, the County of Alameda and 11 of its cities launched EBCE as a not-for-profit public agency that governs this Community Choice Energy service. The Joint Power Agency expanded in 2021. The cities currently served are: Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, Tracy, and Union City. The unincorporated areas of Alameda County (including Ashland, Castro Valley, Cherryland, Fairview, San Lorenzo, and Sunol) are also served by EBCE. EBCE has several programs designed to serve low-income customers, including:

- **Arrearage Management Plan (AMP):** The AMP will forgive 1/12 of eligible debt (up to \$8,000) each time an on-time payment is submitted.
- **CARE (California Alternate Rates for Energy):** The CARE program offers up to a 35 percent discount on electricity bills and a 20 percent discount on natural gas bills consistent with Public Utilities Code Section 739.1. This program is eligible to qualified low- or fixed-income households and housing facilities.
- **FERA (Family Electric Rate Assistance):** The FERA program offers an 18 percent discount on electric bills to qualifying low to middle-income households.
- **Medical Baseline Allowance:** The Medical Baseline Allowance program allows residential customers who are medically dependent on electricity to receive more gas and electricity at the lowest residential rate.

In addition, EBCE has additional programs including Resilient Home which provides incentives/rebates for customers that install solar and battery backups. Resilient Home aims to increase locally generated renewable energy, reduce resident's energy bills, and improve resident's resilience to grid outages.

### **G.2.2 Pacific Gas and Electric Resources**

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Pacific Gas and Electric (PG&E) provides gas and electricity services for Alameda County. PG&E assists low-income, disabled, and senior citizen customers through several programs and community outreach projects, including:

- **CARE (California Alternate Rates for Energy):** See CARE under East Bay Community Energy Resources, above.
- **FERA (Family Electric Rate Assistance):** See FERA under East Bay Community Energy Resources, above.
- **Energy Partners Program:** The Energy Partners Program provides qualified low-income customers free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.
- **Medical Baseline Allowance:** See Medical Baseline Allowance under East Bay Community Energy Resources, above.
- **Relief for Energy Assistance through Community Help (REACH):** This is a one-time energy-assistance program sponsored by PG&E and administered through the Salvation Army from 170 offices in Northern and Central California. Those who have experienced an uncontrollable or unforeseen hardship may receive an energy grant of up to \$300. Generally, recipients can receive REACH assistance only once within a 12-month period, but exceptions can be made for seniors, the physically challenged, and the terminally ill.

### G.2.3 State Energy Resources

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- **California Department of Community Services & Development Programs Low-Income Weatherization Program (LIWP):** California's Low-Income Weatherization Program (LIWP) provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents. LIWP is the only program of its kind in California that focuses exclusively on serving low-income households with solar PV and energy efficiency upgrades at no cost. The program reduces greenhouse gas emissions and household energy costs by saving energy and generating clean renewable power. LIWP currently operates three program components: Multi-Family, Community Solar, and Farmworker Housing. According to CDS's Nov. 2020 Low-Income Weatherization Program Impact Report, LIWP has received \$212 million from the Greenhouse Gas Reduction Fund since 2014. Note: The multi-family energy efficiency and renewables program component is estimated to end in June 2022.
- **California Public Utilities Commission Energy Savings Assistance Program (ESAP):** ESAP provides no-cost weatherization services to low-income households who meet the CARE income guidelines. Services provided include attic insulation,

energy efficient refrigerators, energy efficient furnaces, weatherstripping, caulking, low-flow showerheads, water heater blankets, and door and building envelope repairs which reduce air infiltration.

#### **G.2.4 Federal Energy Resources**

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- **Federal Housing Administration Energy Efficient Mortgage Program (EEM):** This program helps families save money on their utility bills by enabling them to finance energy efficient improvements with their FHA-insured mortgage. The EEM program recognizes that an energy-efficient home will have lower operating costs, making it more affordable for the homeowners. Cost-effective energy improvements can lower utility bills and make more income available for the mortgage payment.
- **Low-Income Home Energy Assistance Program (LIHEAP):** The program is funded by the federal government and the State Department of Community Services & Development (CSD) administers LIHEAP. The federal Department of Health and Human Services distributes funds to states annually to assist with energy bills and offset heating and/or cooling energy costs for eligible low-income households. California's annual share is approximately \$89 million which CSD distributes to contracted community energy service providers. Active. During March 2020, the CARES Act allocated California an additional \$49 million to supplement its LIHEAP program, which totaled \$203 million for Federal Fiscal Year 2019-2021.