



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT**

**General Plan Annual Report and Housing Element Annual Report for 2022**

**INTRODUCTION**

**Purpose of the General Plan**

Government Code Section 65300 et seq. requires that each city and county in California prepare and adopt a comprehensive general plan, following guidelines provided by the Governor's Office of Planning and Research (OPR). Each local general plan is a long-range policy document intended to guide physical, economic, and environmental growth. The County's plan, which has been approved by the Board of Supervisors, expresses the County's vision for the future and serves as the roadmap for achieving each unincorporated community's desired quality of life. It is an assessment of current and future needs, and the resources required to implement the established goals and policies. As the needs of the County change, the Planning Department – with extensive citizen input, and review and recommendation by the Planning Commission – makes recommendations to the Board of Supervisors to amend the General Plan to reflect the direction for the future.

**Purpose of the General Plan Annual Report and Housing Element Annual Report**

The intent of the General Plan Annual Report is to demonstrate the County's compliance with the requirements of Government Code Section 65400 which mandates that the County prepare an annual report on the status of the General Plan and progress in its implementation. This report describes planning activities that were in process in 2022 or are anticipated in the short-term planning horizon to achieve full consistency between general plan policies and County development regulations, as well as recent state legislation. This document does not create or alter policy; it is a reporting document. The content is provided for informational purposes only and is exempt from the requirements of the California Environmental Quality Act (CEQA) per Guidelines Section 15306.

The Housing Element Annual Report provides information on the status of the housing element of the County's general plan and progress in its implementation using forms and definitions adopted by the Department of Housing and Community Development (State HCD). A copy of the General Plan Annual Report and the Annual Progress Report (APR) forms must be sent to OPR and to State HCD by April 1<sup>st</sup> each year. Providing a copy of the APR forms to State HCD fulfills a statutory requirement to report certain housing information, including the County's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing, as defined in state law.

**THE ALAMEDA COUNTY GENERAL PLAN**

**Structure of the County General Plan**

The County's General Plan consists of several documents described in more detail below. Three Area Plans – the Eden Area General Plan, the Castro Valley General Plan, and the East County Area Plan – contain land use and circulation elements for their respective geographic areas, as well as area-specific goals, policies, and actions pertaining to open space, conservation, safety, and noise. Each Area Plan also contains a land use diagram which designates the type, distribution and general intensity of land uses allowed within the plan area. The Eden Area comprises the communities of Ashland, Cherryland, Hayward Acres, San Lorenzo, and Fairview. The Castro Valley Area includes the Castro Valley urban

area and the surrounding canyonlands. The remaining unincorporated area makes up the East County. The countywide Housing, Conservation, Open Space, Noise, Safety, and Scenic Route Elements contain goals, policies, and actions that apply to the entire unincorporated area.

**Compliance with State Law and the General Plan Guidelines**

State law mandates that each city and county adopt a general plan containing at least seven “required” elements: Land Use, Circulation, Housing, Open Space, Conservation, Safety, and Noise. Alameda County is in the process of updating the Housing Element and Safety Element, anticipating approval of the Housing Element by the Board of Supervisors and State HCD by late 2023 and approval of the Safety Element by early 2024.

In addition, Senate Bill 1000 (2016) requires cities and counties that have disadvantaged or low-income communities, as defined in the legislation, to incorporate environmental justice policies into their general plans either in a separate element or by integrating related policies and objectives throughout the other elements. This update must happen “upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018.” The County is in the process of finishing a public draft for the Environmental Justice Element. The document is expected to be approved by the Board of Supervisors by fall of 2023.

Additional “optional” elements may be included at the discretion of the local jurisdiction. Each local jurisdiction is allowed broad discretion with regard to how its general plan is organized. The general plan does not need to be arranged in seven or eight distinct elements as long as the content necessary for each of the required elements is included in the general plan. The table below indicates how the topics that are to be addressed in each of the required elements are distributed in the County’s general plan documents.

County General Plan Documents	Date of Last Major Revision	State Required Elements								
		Land Use	Circulation	Housing	Conservation	Open Space	Safety	Noise	Envir. Justice	
<b>AREA PLANS</b>										
Castro Valley General Plan	March 2012	X	X		X	X	X	X		
East County Area Plan	May 2002	X	X		X	X	X	X		
Eden Area General Plan	March 2010	X	X		X	X	X	X		
<b>COUNTYWIDE ELEMENTS</b>										
Housing Element	<i>Est late 2023</i>			X						
Conservation Element	January 1976				X					
Open Space Element	May 1973					X				
Safety Element	<i>Est. late 2023</i>						X			
Noise Element	January 1976							X		
Environmental Justice Element	<i>Est. mid 2023</i>								X	
Ashland & Cherryland Community Health & Wellness Element	December 2015	Optional Element								
Community Climate Action Plan	<i>Est. late 2023</i>	Optional Element								
Scenic Route Element	May 1966	Optional Element								
Park and Recreation Element	June 1956	Optional Element								
(An “X” indicates that the County document addresses topics related to the state required element.)										

## GENERAL PLAN IMPLEMENTATION

The County General Plan is implemented through a variety of means, for example:

- Planning Department staff reviewing applications for development within the unincorporated area consult the land use designation for the subject site on the land use diagram in the appropriate Area Plan, as well as applicable goals, policies and programs in all general plan elements to ensure the development is consistent with the vision established in the General Plan for each unincorporated community.
- Planning staff preparing specific plans and planning-related ordinances ensure these documents are consistent with the General Plan prior to approval by the Board of Supervisors.
- As appropriate, specific programs are implemented to address particular general plan policies or programs.
- County staff from other departments and agencies may take on responsibility for implementing certain general plan policies and programs when their implementation falls outside the purview of the Planning Department.
- General Plan policies are taken into consideration in the design of county projects, such as Public Works Agency infrastructure projects.

### Relationship between the General Plan and Specific Plans

A specific plan is a tool for implementing the general plan. It establishes a link between policies of the general plan and individual development proposals by providing standards for development within a defined area. While a local jurisdiction has some discretion regarding the issues addressed in a specific plan, the plans must comply with Government Code Section 65450 et seq. These provisions require that a specific plan be consistent with the adopted general plan. The County has adopted several specific plans for designated areas within the Unincorporated County.

Adopted County Specific Plans		
SPECIFIC PLAN	YEAR OF LAST MAJOR REVISION	CORRESPONDING AREA PLAN
Ashland and Cherryland Business District	2015	Eden Area General Plan
Castro Valley Central Business District	<i>Est. mid 2024</i>	Castro Valley General Plan
Fairview Area	2021	Eden Area General Plan
Madison Avenue	2006	Castro Valley General Plan
San Lorenzo Village	2004	Eden Area General Plan
Little Valley	1997	East County Area Plan

### Specific Plans Undergoing Revision

The Board of Supervisors approved an updated Fairview Area Specific Plan on June 3, 2021. Planning staff worked with Fairview community members for several years to ensure that the Specific Plan addresses the community’s concerns. The Plan provides land use, circulation, environmental, safety, infrastructure, and implementation policies for the Fairview area. It includes specific development standards to protect Fairview’s environment and distinctive character.

In late 2021, a consultant began work to revise and update the Castro Valley Central Business District Specific Plan to bring the Specific Plan into conformance with the Castro Valley General Plan. The update is expected to be completed by the third quarter of 2024. The San Lorenzo Village Specific Plan

will be next in line for an update after completion of the Castro Valley Central Business District Specific Plan; planning staff have begun to seek funding for this effort.

## **2022 GENERAL PLAN AMENDMENTS**

Government Code Section 65358(b) generally limits amendments of the mandatory elements of a local jurisdiction's general plan to four times per calendar year. Each amendment may include more than one change to the general plan; therefore, local jurisdictions may group together several proposals for changes to be considered at the same meeting no more than four times during the year. There were no general plan amendments approved by the Board of Supervisors in 2022.

## **GENERAL PLAN PROJECTS 2021-2023**

### **Resource Conservation, Open Space, and Agriculture Elements (ROSA)**

The County is in the process of revising its Resource Conservation and Open Space Elements; and is developing a new optional Agriculture Element to the General Plan. These combined countywide elements will be known collectively as ROSA and will supersede the existing Conservation, Open Space, Park and Recreation, and Scenic Route Elements. Staff will continue to work with the consultant to update previous draft documents. Work on the ROSA elements has been delayed as staff assigned to the project have been working on the development of solar policies, amendments to Measure D (the Save Agriculture and Open Space Lands Initiative, 2000), the Housing Element, and other projects.

### **Housing Element Update**

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 will be from 2023 to 2031. The deadline to complete the final housing element was January of 2023. However, due to the loss of staff in 2020-2022, Planning Department staff is behind schedule in the preparation of the document to meet this deadline. Staff are working diligently to complete the document as soon as possible.

The Housing Element must include an inventory of sites available for residential development and an estimate of the number of additional housing units that could be constructed on each parcel, based on the zoning, general plan designation, and physical conditions on the site; to demonstrate that there is adequate capacity to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the County. Staff identified 28 existing projects and are proposing 405 parcels as the draft Sites Inventory. Staff are proposing rezoning 70 of the identified parcels to accommodate RHNA.

The RHNA is based on estimates produced by the State Department of Finance (DOF) of the level of residential construction necessary to accommodate projected population growth during the planning period and to make up for current deficiencies in housing supply for existing residents. DOF determines the housing need for each region in the state and the Council of Governments for each region allocates a share of the regional housing need to each city and county in the region. The Association of Bay Area Governments (ABAG) is responsible for determining the RHNA for each local jurisdiction in the San Francisco Bay Area.

The Final Regional Housing Needs Allocation (RHNA) Plan for the 2023-2031 Housing Element cycle was approved by the Association of Bay Area Governments (ABAG) Executive Board on December 16, 2021 and by State HCD on January 12, 2022. For Unincorporated Alameda County, the RHNA is a total of 4,711 new housing units, 2.66 times higher than the RHNA of 1,769 units for the previous 2015-2022

Housing Element cycle. A detailed explanation of the County’s current RHNA and progress toward meeting it is provided in the “Housing Element Implementation” section beginning on page 8 of this report.

Preparation of the 2023-2031 Housing Element is funded by a grant of \$500,000 from the State through the Local Early Action Planning (LEAP) Grants Program which provides one-time grant funding to local jurisdictions for preparation and adoption of planning documents and process improvements that accelerate housing production to facilitate compliance in fulfilling each jurisdiction’s Regional Housing Need Allocation (RHNA) for the upcoming housing element cycle.

### **Environmental Justice Element**

SB 1000 (2016) requires cities and counties that have disadvantaged or low-income communities, as defined in the legislation, to incorporate environmental justice (EJ) policies into their general plans in a standalone element, by integrating related policies and objectives throughout the other elements, or through a hybrid of these two approaches. There are 16 census tracts in the unincorporated area that meet the definition of low-income communities. These EJ “Priority Community” census tracts are located in Ashland, Cherryland, Hayward Acres, the southern and western portions of Castro Valley, and the central portion of San Lorenzo.

The environmental justice requirements must be addressed “upon the adoption or next revision of two or more general plan elements concurrently on or after January 1, 2018.” The Environmental Justice Element must prioritize improvements and programs that address the needs of disadvantaged communities and cover, at minimum, six topics specified in the legislation:

- Reduce pollution exposure and improve air quality
- Promote equitable access to public facilities
- Promote equitable food access
- Promote equitable access to safe and sanitary homes
- Promote equitable access to physical activity
- Promote civic engagement in the public decision-making process

In December 2015, the Board of Supervisors approved the *Ashland and Cherryland Community Health and Wellness Element (CHWE)* as an Element of the County General Plan. The CHWE was prepared through a partnership between the Alameda County Community Development Agency (CDA) and Department of Public Health (PHD) and involved substantial community outreach and engagement. The CHWE is based on the principles of equity, accountability, collaboration, diverse resident participation, and the development of local assets and resources that support the community’s vision of health and wellness; and was informed by the findings of a community health profile that described the status of health and wellness in Ashland and Cherryland at that time.

The CHWE served as the basis for the development of an Environmental Justice Element compliant with SB1000. The transition of the CHWE into the Environmental Justice Element continues the partnership between CDA and PHD. The geographic area covered by the CHWE has been expanded to include the low-income EJ Priority Community census tracts that have been identified outside of Ashland and Cherryland. The policy work builds on the goals, policies and actions in the existing CHWE, and fills any gaps to ensure that all SB1000 requirements are addressed, plus any additional topics identified through community input.

The Planning Department is taking a hybrid approach to SB 1000 implementation by creating a standalone Environmental Justice Element and integrating environmental justice policies and programs throughout other elements of the general plan as these documents are updated. Because the development of the EJ Element coincides with an update to the County’s Housing Element, most policies and programs that “promote equitable access to safe and sanitary homes” in the EJ Priority Communities will be contained in the updated Housing Element. Likewise, the combined update to the Community Climate Action Plan and Safety Element, discussed below, will contain policies and programs that address climate adaptation and resilience concerns in the EJ Priority Communities.

In October of 2021, the County entered into a contract with a consultant to assist with the community engagement process and preparation of the Environmental Justice Element and an EJ Element Implementation Plan. The project began with the compilation of relevant demographic and health data and a robust community engagement process during the 2022 calendar year. Following development of the draft element and a public review period in the first half of 2023, staff anticipates adoption of the Environmental Justice Element and initiation of plan implementation in September of 2023.

### **Safety Element and Community Climate Action Plan**

Updates to the County’s Safety Element and Community Climate Action Plan are underway, as described below. Because there is considerable overlap in the areas of climate adaptation and greenhouse gas emission reduction measures, staff has combined the two elements into one project so the two topics can be addressed using a more comprehensive approach. An RFP was issued in November of 2021 for the project and a consultant was selected in January of 2022. The project began with development of a community engagement plan, a vulnerability assessment, and a GHG emissions inventory and analysis. Community and stakeholder engagement began in early 2023 and the project is expected to be completed in November of 2023.

#### Safety Element Revisions

A full update of the Safety Element was last adopted by the County Board of Supervisors on January 8, 2013. To comply with Senate Bill 379 (2016), the County must revise the Safety Element to address climate adaptation and resilience in the unincorporated area of the County. As prescribed by SB 379, a vulnerability assessment was prepared to identify the risks climate change poses to the unincorporated area; adaptation and resilience goals, policies, and objectives to respond to the identified risks; and implementation measures to carry out the goals, policies, and objectives.

Other recent state legislation requires that the County update its Safety Element to address the risk for fire on lands classified as State Responsibility Area (SRA) or very high fire hazard severity zones and emergency evacuation routes with each Housing Element revision. These revisions must be completed at the same time as the revised Housing Element to help inform the selection of appropriate housing sites for the Housing Element sites inventory. The revised Safety Element will comply with all state requirements and will include updates to the information and maps in all sections of the document to reflect all changes since the last comprehensive update.

#### Community Climate Action Plan (CCAP) Update

In February 2014, the Board of Supervisors incorporated the Community Climate Action Plan (CCAP) into the County General Plan as an optional element. General plan element status gives the goals of the CCAP equal standing with those of all other general plan documents. The existing CCAP outlines a course of action to reduce community-wide greenhouse gas (GHG) emissions generated within the

unincorporated areas of the County. Successful implementation of the CCAP has reduced GHG emissions to 15 percent below 2005 levels by 2021 and set the County on a path toward reducing emissions to 80 percent below 1990 levels by 2050, as required by AB 32.

The revised CCAP will set goals and climate action planning measures for 2023 onward, including contributing to the State objective of carbon neutrality by 2045. The update of the CCAP will respond to changes being incorporated in “CAP 2.0’s;” the next iteration of CAPs since the first-generation CAPs, including the County’s CCAP. The various CAP 2.0’s that have been adopted and are being prepared by other jurisdictions in Alameda County and throughout California include consideration of new topics such as life-cycle GHG accounting, net zero GHG targets, equity and environmental justice in climate planning, carbon sequestration on agricultural and working lands, and the interplay between climate mitigation and climate adaptation.

### **Ballot Measure to Amend Measure D**

In November 2000, the Alameda County electorate approved the Save Agriculture and Open Space Lands Initiative (Measure D). The Initiative amended portions of the East County Area Plan (ECAP) and Castro Valley General Plan (CVGP) to effectively lock in limitations on development on parcels with general plan designations of Large Parcel Agriculture (LPA) or Resource Management (RM). Over the past several years, there has been a great deal of discussion about potential amendments to Measure D to increase the Floor Area Ratio allowed for agricultural buildings and equestrian facilities on properties with the general plan land use designations of LPA or RM.

On properties with general plan designations of Large Parcel Agriculture (LPA) or Resource Management (RM), Measure D 2000 allowed a maximum building intensity of .01 FAR, but not less than 20,000 square feet, for non-residential buildings. Also, only on properties designated LPA, an additional FAR of .025 is allowed for greenhouses. FAR is a ratio of the gross building square footage permitted on a parcel to the square footage of the parcel. A maximum of 12,000 square feet is allowed for residential and residential accessory uses in both designations.

At their August 9, 2022 public hearing, the Board of Supervisors voted to place Measure D 2022 on the November 8, 2022 ballot to amend Measure D 2000. Measure D 2022 was approved by the voters and included the following changes:

- applying the .025 FAR now allowed for greenhouses in the LPA designation to all types of agricultural buildings only on properties designated LPA, which includes most of the agricultural parcels in East County
- allowing a .025 FAR for covered equestrian arenas up to a maximum of 60,000 square feet, with a minimum of 20,000 square feet allowed for arenas on small parcels; this applies to parcels designated LPA and RM in East County and the Castro Valley Canyonlands.

### **South Livermore Valley Amendments to ECAP and Zoning Ordinance**

In March of 2022, staff received a letter from the Tri-Valley Conservancy (TVC) containing a list of proposed amendments to ECAP and the County Zoning Ordinance to promote the development of economically sustainable agricultural operations in the South Livermore Valley. Proposed ECAP amendments include correcting an error that was made when changes to Program 34 made by Measure D 2000 were incorporated into ECAP in 2002, adding a definition of “subordinate to” in Policy 81, adding a definition of “Promote” to Table 1 – Definitions, the addition of a new clustering program, and a new program related to industrial hemp and cannabis cultivation. Proposed amendments to the Zoning

Ordinance include the incorporation of additional conditional uses that would be allowed in the Cultivated Agriculture Combining District. These amendments are expected to be ready for approval by the Board of Supervisors by the end of 2023.



## **HOUSING ELEMENT IMPLEMENTATION**

### **Housing Element Reporting Requirements**

State law requires the County to prepare an annual progress report (APR) on the status of the housing element of its general plan and progress in its implementation using forms and definitions adopted by the State Department of Housing and Community Development (State HCD) and submit the forms to the Governor's Office of Planning and Research (OPR) and to State HCD by April 1<sup>st</sup> each year. Every year since 2017, state legislation has added new requirements which are addressed in the 2022 report. These new requirements include capturing and reporting information at all stages of the permit process and the steps the County is taking to implement the Housing Element. The APR contains information regarding housing development applications submitted, new construction activity, entitlements, permits, completed units, and progress toward fulfilling regional housing need at all affordability levels. The APR also includes the status of program implementation. The County is required to report on commercial development bonuses, units rehabilitated (preserved or acquired), and sites identified or rezoned to accommodate shortfall housing needs, however, there is no information to report in these categories for 2022.

A copy of the 2022 APR was sent to OPR and State HCD on March 31, 2023. Providing a copy to State HCD fulfills a statutory requirement to report certain housing information, including the County's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65583(c)(3) and 65584.

### **Regional Housing Needs Allocation**

The report addresses the County's residential building activities in 2022 and progress toward meeting its Regional Housing Needs Allocation (RHNA) goals, and describes the County's progress in implementing its Housing Program as described in the adopted Housing Element. The Regional Housing Needs Allocation (RHNA) for the unincorporated area of Alameda County for the current housing element planning period of 2015-2023 is 1,769 new housing units, an average of 253 units per year. This need is further segmented into four broad income categories: very-low income (430 units), low income (227 units), moderate-income (295 units), and above-moderate income (817 units). The County's progress toward meeting these goals is summarized in the table below. The RHNA is based on estimates produced by the State Department of Finance (DOF) of the level of residential construction necessary to accommodate projected population growth during the planning period and to make up for current deficiencies in housing supply for existing residents. DOF determines the housing need for each region in the state and the Council of Governments for each region allocates a share of the regional housing need to each city and county in the region. The Association of Bay Area Governments (ABAG) is responsible for determining the RHNA for each local jurisdiction in the San Francisco Bay Area. SB 35 (Wiener, 2017) allows a streamlined approval process for residential developments that meet certain defined criteria in jurisdictions that have not met their RHNA targets.

The APR lists the housing units for which building permits were issued from January 1, 2022 through December 31, 2022 and compares the number of building permits issued to the unincorporated County's share of regional housing need by income level for the current housing element period. During 2022, the County issued building permits for a total of 106 units, which includes 19 single family residences, 2 two to four-unit buildings for a total of 4 units, and 83 accessory dwelling units. These numbers represent a 41% increase over the total number of housing units issued permits in 2021 but is still well below the number of units permitted in previous years within the current housing element cycle. The table below

shows that the number of remaining dwelling units needed to achieve the 2015-2023 RHNA is 1,042 units or 59% of the total RHNA units.

### Residential Units Permitted by Affordability Level 2015-2023

Building/Project Type	Total Units	Units by Income Level			
		Very Low	Low	Moderate	Above Moderate
Single Family Residences	19				19
Two – Four Unit Buildings	4				4
Multifamily (5 or more units)					
ADUs/Manufactured Home	83	25	26	24	8
Substantial Rehabilitation					
RHNA Credits, 2022	106	25	26	24	31
RHNA Credits, prior years	<b>621</b>	<b>120</b>	<b>204</b>	<b>21</b>	<b>276</b>
<b>Total RHNA Credits, 2015-2023</b>	<b>727</b>	<b>145</b>	<b>230</b>	<b>45</b>	<b>307</b>
RHNA	1,769	430	227	295	817
<b>Remaining RHNA</b>	<b>1,042</b>	<b>285</b>	<b>-3</b>	<b>250</b>	<b>510</b>
<b>Percent Met</b>	41%	34%	101%	15%	38%
<b>Percent Remaining</b>	<b>59%</b>	<b>66%</b>	<b>-1%</b>	<b>85%</b>	<b>62%</b>

Source: ABAG, *Regional Housing Needs Assessment, 2015*; Alameda County Department of Public Works, Building Inspections Division for the number of dwelling units issued permits during the period January 1, 2021-December 31, 2021. Primary unit income categories based on a household of four members and the secondary units are based on a household of two members. All units' income categories are based on four-person area median income, which is annually revised by the U.S. Department of Housing and Urban Development.

### Affordability Determination

Housing affordability for each income category was determined using the Housing Affordability Calculator provided on the State HCD website (<https://www.hcd.ca.gov/community-development/annual-progress-reports.shtml>). The following table contains the 2022 income limits for Alameda County calculated by the Department of Housing and Urban Development (HUD).

Number of Persons in Household:		1	2	3	4	5	6	7	8
Alameda County Area Median Income: \$142,800	Extremely Low	30,000	34,300	38,600	42,850	46,300	49,750	53,150	56,600
	Very Low Income	50,000	57,150	64,300	71,400	77,150	82,850	88,550	94,250
	Low Income	76,750	87,700	98,650	109,600	118,400	127,150	135,950	144,700
	<b>Median Income</b>	99,950	114,250	128,500	<b>142,800</b>	154,200	165,650	177,050	188,500
	Moderate Income	119,950	137,100	154,200	171,350	185,050	198,750	212,450	226,200

Source: Department of Housing and Community Development, 2022

According to State HCD, a housing expense is generally considered affordable when less than 30 percent of a household’s gross income is used for housing. In addition to rent or mortgage payments, housing expense can include property taxes, private mortgage insurance, homeowner’s insurance, maintenance, and utilities. In Alameda County in 2022, a moderate income for a household of four was calculated to be \$171,350 per year (120 percent of the area median income of \$142,800). Thirty percent of the gross monthly income for a household of four earning \$171,350 would be \$4,284. Thirty percent of the gross monthly income for a low-income household of four earning \$109,600 per year would be \$2,740.

**Accessory Dwelling Units (ADUs)**

Since 2016, the state legislature has passed several bills intended to reduce restrictions on the development of ADUs. As a result of the legislation, the Planning Department has seen a substantial increase in the number of inquiries and applications for ADUs throughout the unincorporated area. In 2016, a building permit was issued for only one ADU in the unincorporated area; in 2018, eight ADUs received building permits; in 2019, permits were issued for 20 ADUs; in 2020, permits were issued for 44 ADUs; in 2021, permits were issued for 47 ADUs, and in 2022 83 permits were issued for ADUS.

<b>Year</b>	<b>Permitted ADUs</b>
2018	9
2019	20
2020	44
2021	47
2022	83
<b>Total</b>	<b>203</b>
<b>Annual Average</b>	<b>40.6</b>

ADUs offer benefits that address common development barriers such as affordability and provide housing units for singles, couples, small families, young professionals, and seniors. Due to their relatively low cost to develop and small size compared to other types of housing, ADUs are often affordable to very low- or low-income households. With interest in ADUs continuing into 2022, ADUs have become an important source of low-income housing in the unincorporated area.

**CONCLUSION**

The County’s 2022 APR complies with the submission requirements in State law and is consistent with the guidelines set forth by State HCD regarding implementation of the Housing Element. The Planning Department will continue to track the County’s progress in implementing the major programs in the various elements of the Housing Element.

**Attachments**

2022 Alameda County Housing Element Annual Progress Report Select Tables

- Table B – Regional Housing Needs Allocation Progress (Summary of Tables A & A2)
  - Table D – Program Implementation Status
  - Table H – Locally Owned Surplus Sites
  - Table I - Units Constructed with SB9
- (There was no information to report in Tables C, E, F, & G)

Table B: Regional Housing Needs Allocation Progress, Permitted Units by Affordability													
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	430	35	85	0	0	0	0	0	0	0	145	285
	Non-Deed Restricted		0	0	0	0	0	0	0	25	0		
Low	Deed Restricted	227	65	8	0	0	0	0	0	0	0	230	0
	Non-Deed Restricted		0	0	3	11	26	44	47	26	0		
Moderate	Deed Restricted	295	0	0	0	0	0	0	0	0	0	45	250
	Non-Deed Restricted		21	0	0	0	0	0	0	24	0		
Above Moderate		817	17	9	32	108	63	19	28	31	0	307	510
Extremely Low-Income Units <i>Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).</i>		215	0	0	0	0	0	0	0	0	0	0	215
Total RHNA		1769											
Total Units			138	102	35	119	89	63	75	106	0	727	1045

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<b>Residential Sites Inventory</b>	Continue to provide adequate sites to accommodate the County's RHNA; Provide Adequate Sites	2015-23	Revised as a part of the 2015 Housing Element Update. Please refer to Appendix A of the adopted Housing Element.
<b>Web Based Zoning and Planning Information</b>	Provide a centralized, accessible, web based zoning and planning data; Provide Adequate Sites	2021	Completed in late 2021. Ongoing maintenance of information in the Public Access Map is necessary with the completion of each new planning and zoning effort.
<b>Annual Progress Report</b>	Prepare an annual report for submission to State HCD; Provide Adequate Sites	2015-23	This document satisfies the requirement.
<b>Affordable Housing Development</b>	Develop a housing strategy; Identify and complete between four to six new affordable housing projects during the planning period; Assist in the Development of Affordable Housing	2015-23; Annually	Alameda County has created two significant funding mechanisms in the last planning period to serve peoples including households below 30% AMI. The first, the Boomerang Fund, was established by the Board of Supervisors for housing and homelessness programs. As of 2020, \$5.8 million, or 10%, of the fund has gone to housing work and policy 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, including people below 20% AMI; homebuyers with downpayments; and programs and services for people experiencing homelessness. Measure A1 funds have supported two rental projects in unincorporated, Ruby Street and Bermuda Gardens, as part of the 3,800 rental unit goal throughout Alameda County. County-wide, as of 2020, 13 families have received home preservations help (through the program RenewAC) and 47 people have received downpayment assistance (through the program AC Boost).
<b>Density Bonus Program</b>	Continue to ensure that the County's Ordinance reflects State law; Create brochures and other materials necessary to promote the County's Density Bonus Program to developers; Assist in the Development of Affordable Housing	2021; Ongoing	In 2021, the County produced a draft ordinance that has been going through the approval process; staff plan on updating the Density Bonus to conform with the most recent state laws in the upcoming Housing Element planning period.

<b>Small Lot Consolidation</b>	Promote lot consolidation to facilitate housing development; Assist in the Development of Affordable Housing	Ongoing	The County will continue to assist in land consolidation by providing sites information to interested developers and provide gap financing assistance, as available, to nonprofit housing developers.
<b>Accessory Dwelling Units</b>	Promote the Accessory Dwelling Unit Program to increase public awareness; Assist in the Development of Affordable Housing	Ongoing	Alameda County General Ordinance Code was updated in 2017 in accordance with state laws. Interim ADU guidelines based on community input received by staff since January 2017 and on state laws that came into effect January 1, 2020 were most recently updated in June 2022, enabling a variety of accessory dwelling units. County is waiting for state ADU laws to stabilize before drafting a new ADU ordinance, and planning staff have offered interim technical guidance and is partnering with Hello Housing.
<b>Park Fee Waiver</b>	Promote affordable housing development and ensures financial feasibility; Assist in the Development of Affordable Housing	Ongoing	As affordable housing developments are proposed, staff will determine whether they qualify for the park fee waiver
<b>HIV/AIDS Housing and Services</b>	Address the housing and needs of low income people with HIV/AIDS and their families; Assist in the Development of Affordable Housing	Ongoing	Efforts to provide assistance to low-income persons with HIV/AIDS are ongoing. Funded services include: Affordable housing development, tenant-based rental assistance, short-term housing and housing placement.
<b>First Time Homebuyer Resources</b>	Provide resources for first time homebuyers; Assist in the Development of Affordable Housing	Ongoing	CDA-HCD continues to provide resources to first time homebuyers.
<b>Mortgage Credit Certificate</b>	Assist 40 county-wide (5-7 in the unincorporated County) low and moderate income first time homebuyers in the unincorporated areas; Assist in the Development of Affordable Housing	Ongoing	CDA-HCD continues to administer Alameda County's Mortgage Credit Certificate Program.
<b>Section 8 Housing Programs</b>	Provide rental assistance to 600 extremely low and very low income households in the unincorporated areas during the planning period; Assist in the Development of Affordable Housing	Ongoing	Assistance to qualified applicants is ongoing.
<b>Family Self Sufficiency Program (FSS)</b>	Assist 20 Section 8 recipients in the unincorporated areas to achieve self-sufficiency during the planning period; Assist in the Development of Affordable Housing	Ongoing	Assistance to qualified applicants is ongoing.

<b>Housing Opportunities for Persons with Disabilities</b>	Facilitate housing development for persons with disabilities; Assist in the Development of Affordable Housing	Annually	The County will continue to encourage the development of supportive housing for persons with disabilities
<b>Housing Opportunities for the Homeless</b>	Facilitate housing development for homeless persons; Assist in the Development of Affordable Housing	Annually	Participating agencies meet regularly to coordinate efforts.
<b>Affordable Housing Trust Fund “Boomerang” Program</b>	Support the development of affordable housing; Assist in the Development of Affordable Housing	Ongoing	Alameda County has created two significant funding mechanisms in the last planning period to serve peoples including households below 30% AMI. The first, the Boomerang Fund, was established by the Board of Supervisors for housing and homelessness programs. As of 2020, \$5.8 million, or 10%, of the fund has gone to housing work and policy implementation in Unincorporated Alameda County. CDA-HCD continues to support the development of affordable housing through securing funding.
<b>Ordinance Review Committee</b>	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. Ensure that County regulations do not unnecessarily constrain housing development	Annually	It has not been necessary for the Ordinance Review Advisory Committee (ORAC) to meet in 2022.
<b>Environmental Review Streamlining</b>	Support the development of housing near transit	Annually	The County will continue to implement the CEQA streamlining provisions of SB 375 for projects that conform to the Sustainable Communities Strategy and meet specific criteria set forth in SB 375.
<b>Intergovernmental Coordination</b>	Expedite and simplify housing development by improving the efficiency of permit processes	Annually	CDA-Planning staff have coordinated with neighboring jurisdictions on potential developments, including future possible development near the Bay Fair BART station and the city of Pleasanton. CDA-Planning will continue to coordinate with other agencies to streamline review of residential development proposals.
<b>Minor Home Repair</b>	Assist 150 lower income households over the planning period.	Ongoing	This program continues to serve Alameda County residents. It is currently overseen by the Housing and Community Development Department. Between 2017 and 2022, 184 households received HOME funded repairs throughout Alameda County. However, the overwhelming majority were in jurisdictions other than unincorporated Alameda County.
<b>Accessibility Grants</b>	Assist 20 households over the planning period.	Ongoing	This program continues to serve Alameda County residents. It is currently overseen by the Housing and Community Development Department.

<b>Rehabilitation Loans</b>	Assist 14 homeowners during the planning period	Ongoing	Renew AC is a home loan program administered by Alameda County with funding provided by Alameda County taxpayers who approved the Measure A1 Housing Bond in November 2016. The program is operated by Habitat for Humanity East Bay/Silicon Valley. As of 2020, 13 households have received loans through this program.
<b>Foreclosure Prevention</b>	Provide up to date information about avoiding and dealing with foreclosure.	Ongoing	Alameda County HCD continues to host 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.
<b>Healthy Homes Department</b>	Prevent childhood lead poisoning and other health-related environmental problems	Ongoing	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
<b>Code Enforcement</b>	Continue to enforce applicable sections of the Alameda County Ordinance and related land use regulations	Ongoing	The Code Enforcement Division continues to investigate complaints relating to the Neighborhood Preservation, Junk Vehicle and Zoning Ordinances.
<b>Preservation of At Risk Housing</b>	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.	2015-23	CDA-HCD Staff continues to maintain the database of at risk units, and continues to pursue funding to support affordable housing preservation
<b>Condominium Conversion</b>	Continue to enforce the Condominium Conversion Guidelines	Ongoing	Continues to enforce and implement the Condominium Conversion Guidelines.
<b>Fair Housing Services</b>	Reduce housing discrimination through the provision of fair housing and landlord/tenant services	Ongoing	Alameda County HCD annually provides funding to ECHO Housing to provide Fair Housing and Landlord/tenant mediation. During the planning period, there has been critical feedback from residents regarding the efficacy of ECHO's mediation services.
<b>StopWaste.org</b>	Provide strategic planning, research, education and technical assistance to the public, businesses and local governments on waste reduction	Ongoing	Stopwaste.org is active in efforts to reduce waste throughout the County.



<b>Infill, Mixed Use and Transit Oriented Developments</b>	Develop programs to promote mixed use and transit oriented developments. Investigate incentives to support mixed use and transit oriented developments.	2015-23	Completed amendments to ACBD Specific Plan to add flexibility to encourage mixed use developments. Revision of Castro Valley Commercial Business District Specific Plan is underway.
--	---	---------	--

<b>Table H: Locally Owned Surplus Sites</b>						
<b>APN</b>	<b>Street Address/Intersection</b>	<b>Existing Use</b>	<b>Number of Units</b>	<b>Surplus Designation</b>	<b>Parcel Size (in acres)</b>	<b>Notes</b>
986-34-12	Dublin Blvd. and Arnold Dr, Dublin	Vacant		Surplus Land	7.7	Noticed per G.C. 54222 March, 2020
986-34-14 (north)	Martinelli and Arnold Dr., Dublin	Vacant		Surplus Land	6.4	Noticed per G.C. 54222 March, 2020.
986-34-14 (south)	Martinelli and Arnold Dr., Dublin	Vacant		Surplus Land	5.8	Contract expired Dec. 15, 2022
001-137-2	480 4th/499 5th St. Oakland	Public Facilities		Exempt Surplus Land	0.8	Proposals per GC 25539.4
001-137-1-1	401 Broadway, Oakland	Public Facilities		Exempt Surplus Land	0.58	Proposals per GC 25539.4
001-139-1	400 Broadway, Oakland	Public Facilities		Exempt Surplus Land	1.38	Proposals per GC 25539.4
412-0039-025-00	16080 Hesperian Boulevard, San Lorenzo	Vacant		Surplus Land	0.308	Noticed per G.C. 54222 April 2021
041-3802-22	7001 Oakport, Oakland	Commercial		Surplus Land	10.87	Resolved & Noticed per 54221
074-1339-16	1220 Harbor Bay Parkway, Alameda	Commercial		Surplus Land	6.45	Resolved & Noticed per 54221(b)(1)
074-1351-8	1150 Harbor Bay Parkway, Alameda	Commercial		Surplus Land	11.4	Resolved & Noticed per 54221(b)(1)
414-0021-060-00	20095 Mission Boulevard, Cherryland	Vacant		Exempt Surplus Land	0.21	Executed DDA
414-0021-061-00	20096 Mission Boulevard, Cherryland	Vacant		Exempt Surplus Land	0.885	Executed DDA
414-0021-078-00	20097 Mission Boulevard, Cherryland	Vacant		Exempt Surplus Land	0.842	Executed DDA
414-0021-079-00	20098 Mission Boulevard, Cherryland	Vacant		Exempt Surplus Land	0.327	Executed DDA
414-0021-080-00	20099 Mission Boulevard, Cherryland	Vacant		Exempt Surplus Land	0.182	Executed DDA

**Table I: Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)**

APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes
946-4396-035-00	70 CASTLEWOOD DR, PLEASANTON, CA 94566		PLN2022-00220	Application for Parcel Map for Lot Split	11/17/2022					
085A-0001-026-00	5622 Jensen Rd, CASTRO VALLEY, CA 94552		PLN2022-00155	Application for Parcel Map for Lot Split	7/8/2022					
084D-1270-026-02	4764 Proctor Rd, CASTRO VALLEY, CA 94546		PLN2022-00110	Application for Parcel Map for Lot Split	9/23/2022					
084D-1190-021-00	4831 PROCTOR RD, CASTRO VALLEY, CA 94546		PLN2022-00029	Application for Parcel Map for Lot Split	3/16/2022					