



# **Update on the Status of the County Housing Element**

August 19, 2024 Planning Commission



**First Draft Housing Element Submittal**

**October 6, 2023**

County submitted Draft Housing Element to State HCD for 90-day review.

**January 4, 2024**

County received HCD’s comments and began revisions to address comments.

**Second Draft Housing Element Submittal**

**May 10, 2024**

County submitted revised Draft Element to State HCD for 60-day review.

**July 9, 2024**

County received HCD’s comments and began revisions to address comments.

**Third Draft Housing Element Submittal**

**Est. late  
September**

County will submit revised Draft Element to State HCD for up to 60-day review.

**TBD**

County anticipates receiving letter finding Element is consistent with state statute.



# Summary of State Comments Received July 9<sup>th</sup>

## Appendix F- Affirmatively Furthering Fair Housing

| Comment  | Staff response   |
|--|--|
| <p>Provide additional information regarding the County’s compliance with state and federal fair housing laws in Section F.4.1</p>  | <p>Added more details regarding existing and proposed County programs and ordinances to Section F.4.1.</p> |
| <p>Incorporate more local data and knowledge into the discussion of geographic areas to better understand patterns or differences or lack of differences from neighborhood to neighborhood, based on the local data and knowledge guide provided by HCD.</p> | <p>Added language throughout Appendix F.</p>   |



# Summary of State Comments Received July 9<sup>th</sup> Goals, Policies, & Programs

| Comment  | Staff response  |
|--|---|
| <p>Add or revise programs, as needed, based on the outcomes of the revised AFFH analysis. The County should add programs, including, but not limited to, increasing tenant protections, enhancing place-based strategies for community revitalization, and improving housing mobility through expanding housing choices in lower-density areas of the County, and providing new housing opportunities in relatively higher income or higher resourced communities.</p> | <p>Staff added geographic targeting, quantitative objectives, and specific timelines to several programs.</p> |



## Program 6.0: Renter Protections

CDA Staff will continue to work with the Board of Supervisors, residents, and advocates to adopt rental protections for Unincorporated Alameda County. Extending the measures found in AB 1482 [The California Tenant Protection Act of 2019] to include single family and manufactured housing, extending the measures found in AB 1482 to include tenants of less than 1 year, creating a mandatory landlord-tenant mediation process, creating a proactive rental inspection program, and establishing a rental registry are under discussion at the time of writing. The Board of Supervisors will adopt and implement a suite of rental protections that may include, and will not be limited to, the above list and direct staff to evaluate the programs regularly.



## Added Programs

- Program 6.P: Additional Housing Opportunities Near Transit
- Program 6.Q: Housing Mobility Program
  - Senate Bill 9 (SB 9)
  - Rezoning
  - Housing on County Sites
  - Inclusionary Housing
  - Accessory Dwelling Units
  - Education and Outreach
  - Religious Institutional Sites
  - Additional Housing Opportunities Near Transit
  - Tiny Homes
- Program 7.E: Park Permitting
- Program 7.F: Place Based Improvements (*focused on low resource areas*): Capital Improvement Plan



# Summary of State Comments Received July 9<sup>th</sup>

## Appendix B – Sites Inventory

| Comment  | Staff response   |
|--|--|
| Include additional discussion of potential barriers to development on each of the publicly owned sites identified to accommodate the RHNA, including the Bay Fair BART site. | Amended Program 1.C to clarify no impediments to development of publicly owned sites in the planning period. |
| Consider additional factors in the analysis to justify the likelihood of redevelopment of nonvacant sites.   | Added analysis of existing versus proposed allowable floor area.   |



# Third Draft Sites Inventory Summary

- 536 total sites
  - 113 parcels proposed for rezoning either to increase the density allowed or to add housing as an allowed use,
  - 24 parcels identified as underimproved,
  - 179 vacant parcels, and
  - 220 parcels with “pipeline” projects (An application for a housing development has been submitted or has already been approved.)
- Distribution of Units
  - approximately 43.3% of units are in the Eden Area
  - approximately 32.9% of units are in Castro Valley
  - remainder of units are in Fairview and East County
- 427 ADUs counted toward meeting the RHNA





## Third Draft Sites Inventory by Community

|                                   | Total Proposed Units | Above Moderate Income Units | Moderate Income Units | Low and Very Low Income Units | % Units from Rezones | % Units from Permitted Projects |
|-----------------------------------|----------------------|-----------------------------|-----------------------|-------------------------------|----------------------|---------------------------------|
| <i>Eden Area</i>                  | 2,358                | 772                         | 401                   | 1,185                         | 76.0%                | 13.9%                           |
| <i>Ashland</i>                    | 1,489                | 351                         | 282                   | 856                           | 80.6%                | 10.1%                           |
| <i>Cherryland</i>                 | 197                  | 56                          | 54                    | 87                            | 43.7%                | 7.8%                            |
| <i>San Lorenzo</i>                | 614                  | 352                         | 41                    | 221                           | 75.6%                | 24.4%                           |
| <i>Hayward Acres</i>              | 58                   | 13                          | 24                    | 21                            | 65.5%                | 22.4%                           |
| <i>Castro Valley</i>              | 1,824                | 751                         | 351                   | 722                           | 67.1%                | 17.5%                           |
| <i>Fairview</i>                   | 524                  | 489                         | 26                    | 9                             | 78.8%                | 5.2%                            |
| <i>East County</i>                | 772                  | 653                         | 3                     | 116                           | 0.0%                 | 100.0%                          |
| Projected ADU count               | 427                  | 42                          | 128                   | 257                           | -                    | -                               |
| <b>Total (no ADU projections)</b> | 5,444                | 2,665                       | 781                   | 2032                          | 62.5%                | 26.7%                           |
| <b>Total (with ADUs)</b>          | 5,871                | 2,707                       | 909                   | 2,289                         | -                    | -                               |
| <b>RHNA</b>                       | 4,711                | 1,976                       | 763                   | 1,972                         | -                    | -                               |



## Sites Inventory Changes

- **“Builders’ Remedy Project,”** East of Pleasanton – application for 569 units of senior housing added to the sites inventory as a “pipeline” project.
- **“Cherryland Place,”** corner of Mission Blvd. and Hampton Rd. – The county-owned property was removed from the second draft sites inventory as it was being considered as a potential site for a new sheriff’s substation. Staff was informed that the site is no longer under consideration for the substation, and it was added back into the third draft sites inventory.
- **“Castro Valley Hills,”** several sites that were proposed for rezoning to increase density in the second draft housing element were removed from the rezone list in the third draft because they are in the Very High Fire Hazard Severity Zone.



## Public Meetings Scheduled Prior to Resubmittal to State

August 26

Castro Valley MAC

September 3

Fairview MAC

September 10

Eden Area MAC

September 16

Planning Commission



## Tentative Timeline for Next Steps

|                   |   |
|-------------------|---|
| Approx. August 26 | Release revised CEQA document for 30-day review.  |
| September 23      | Deadline for public comment on draft Housing Element.   |
| Late September    | Submit third draft element to State HCD for up to 60-day review period.   |
| TBD               | Receive letter from HCD finding Element is consistent with state statute.   |
| TBD               | Present Final Draft Housing Element, and rezonings and GPAs to implement the sites inventory to MACs and Planning Commission and request recommendation for approval. |
| TBD               | Present Final Draft Housing Element, and rezonings and GPAs to implement the sites inventory to Board of Supervisors and request approval.                            |
| TBD               | Receive certification of compliance from State HCD.   |



## For more information:

- Project Webpage to view documents, find more information, and sign up for listserv:  
<https://www.acgov.org/cda/planning/housing-element/housing-element.htm>
- Project email to ask questions and submit comments:  
[housing.element@acgov.org](mailto:housing.element@acgov.org).