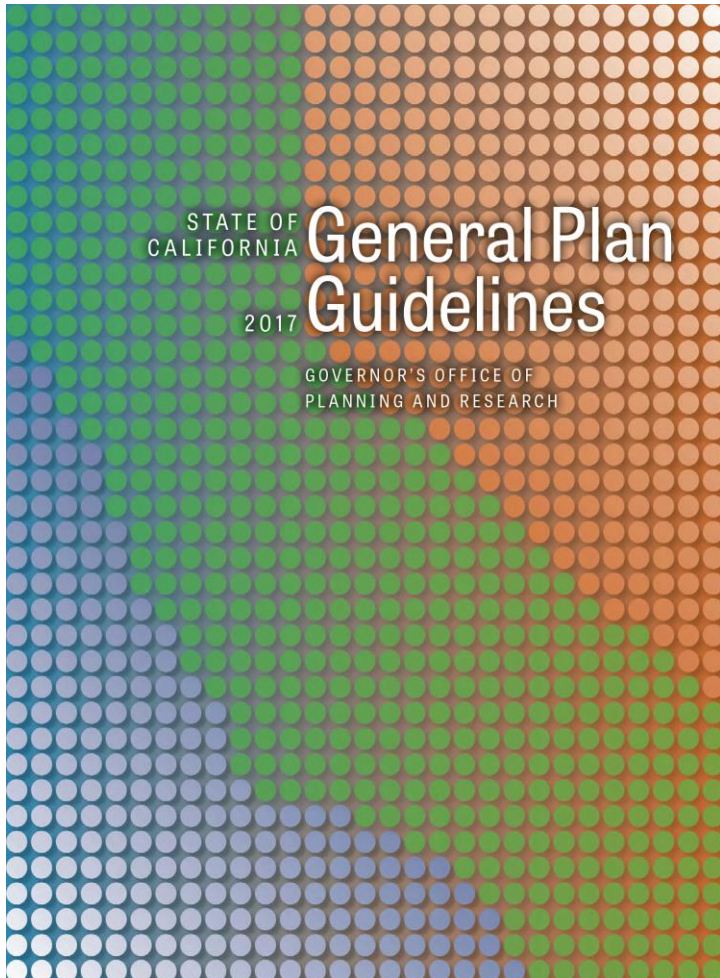




Update on the Status of the County Housing Element

September 3, 2024 Fairview MAC



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)



PLANNING DEPARTMENT

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.



Contents of the Draft Element

Section I

overview of the document and relevant regulations.

Section II

summary of the projected housing need

Section III

summarizes adequacy of available housing sites and housing resources

Section IV

Housing Plan - contains goals, policies, and actions related to housing in the County



Housing Element Appendices

A. Housing Needs Assessment

B. Sites Inventory and Methodology

C. Housing Constraints

D. Existing Programs Review

E. Public Participation Summaries

F. Affirmatively Furthering Fair Housing Assessment

G. Housing Resources



Summary of State Comments Received July 9th Appendix F- Affirmatively Furthering Fair Housing

“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.”

Staff response: Added language throughout Appendix F.



Summary of State Comments Received July 9th Goals, Policies, & Programs

“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.”



Revisions to Respond to State Comment

- **Program 6.O: Renter Protections** – revised to reflect current discussions at Board of Supervisors, staff commitment to evaluate implementation of the program on a bi-annual basis.
- **Program 6.P: Additional Housing Opportunities Near Transit** – consideration of zoning ordinance amendment to allow additional units within ½ mile of BART stations.
- **Program 6.Q: Housing Mobility Program**
- **Program 7.F: Place Based Improvements** (*reflects current Capital Improvement Plan*)



Unincorporated Alameda County Residential Housing Need Allocation (RHNA)

Housing Element 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 Required Units
2015-2023	430 units	227 units	295 units	817 units	1,769
2023-2031	1,251 units	721 units	763 units	1,976 units	4,711
% Increase	191%	218%	159%	142%	166%



Third Draft Sites Inventory Summary

- 536 total sites throughout Unincorporated Area
 - 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 (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



PLANNING DEPARTMENT

Estimated Sites Inventory units by Community (August 13, 2024)

	Total Proposed Units	Above Moderate Income Units	Moderate Income Units	Low and Very Low Income Units	% Units from Rezones	% Units from Permitted Projects
Eden Area	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%
Castro Valley	1,777	734	344	699	67.1%	17.5%
Fairview	524	489	26	9	78.8%	5.2%
East County	772	653	3	116	0.0%	100.0%
Projected ADU count	427	42	128	257	-	-
Total (no ADU projections)	5,431	2,648	774	2,009	62.5%	26.7%
Total (with ADUs)	5,858	2,690	902	2,266	-	-
RHNA	4,711	1,976	763	1,972	-	-



Major Sites on Sites Inventory

- **Bay Fair BART Station Parking Lot** - 448 estimated units
- **County Sheriff Substation** at Foothill Boulevard and 150th Avenue, Castro Valley - 96 estimated units
- **Cherryland Place**, corner of Mission Blvd. and Hampton Rd. - 145 estimated units
- **First Presbyterian Church**, Grove Way, Castro Valley - 260 estimated units
- **Builders' Remedy Project**, East of Pleasanton - 569 units of senior housing added to the sites inventory as a "pipeline" project.



Fairview Sites on Inventory

- **43 vacant parcels** (Estimated 84 units based on current zoning and the proposed Housing Element Overlay Combining District.)
- **26 parcels with pipeline projects**, 12 of 27 units are ADUs.
- **30 parcels are proposed for rezoning.**
 - 27 parcels proposed for density of 9 to 17 units per acre. (lower-density or larger townhomes)
 - 1 parcel (2637 East Ave) proposed for density of 10 to 22 units per acre.
 - 2 parcels (2889 Kelly St and parcel 425-170-2) proposed for up to 29 units per acre.



Map 1: 3rd Draft Housing Element Sites Inventory, Urban Unincorporated Communities August 21st 2024

Legend

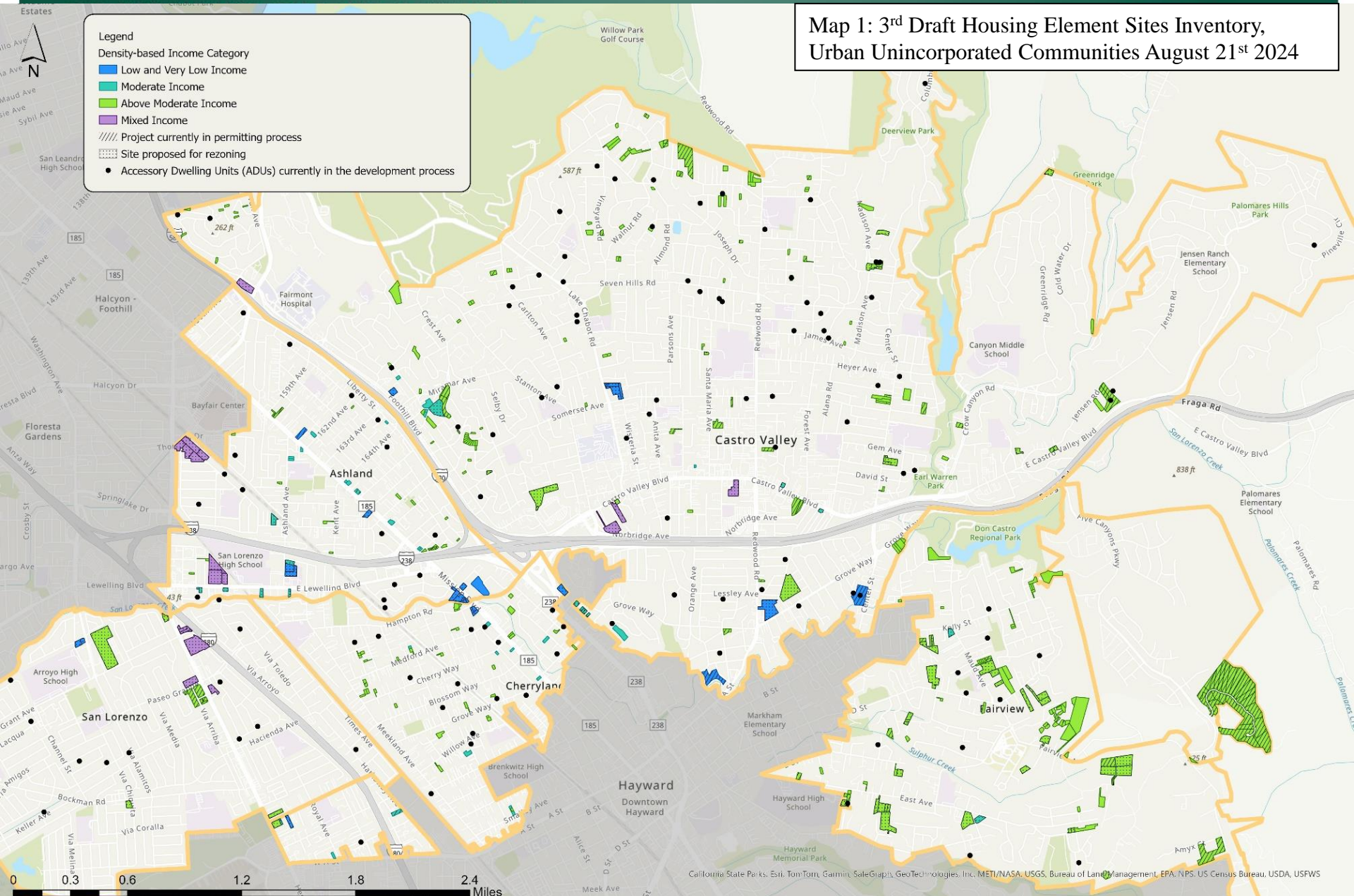
Density-based Income Category

- Low and Very Low Income
- Moderate Income
- Above Moderate Income
- Mixed Income

Project currently in permitting process

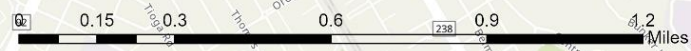
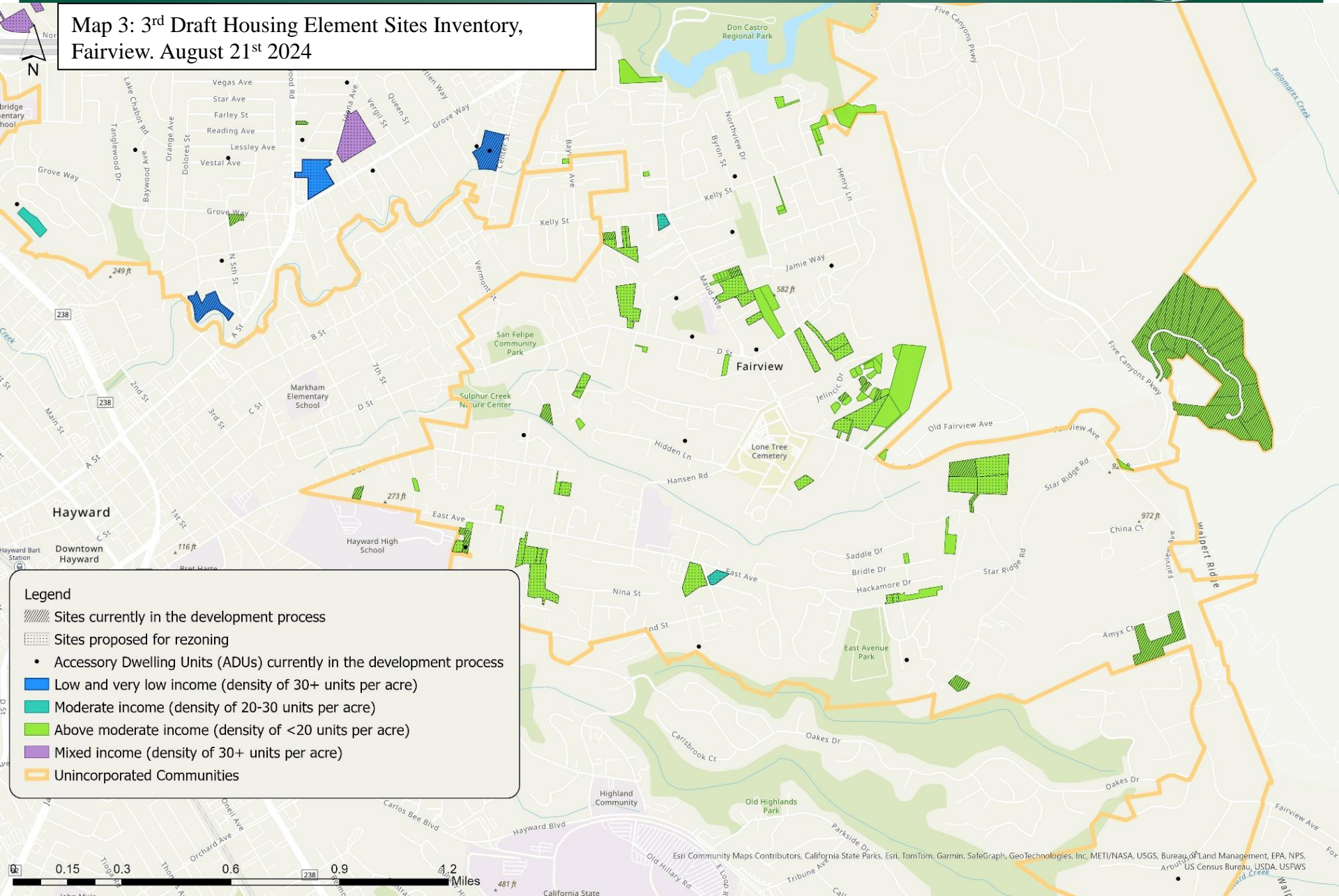
Site proposed for rezoning

- Accessory Dwelling Units (ADUs) currently in the development process





Map 3: 3rd Draft Housing Element Sites Inventory, Fairview. August 21st 2024





Public Meetings Scheduled Prior to Resubmittal to State

September 3	Fairview MAC
September 10	Eden Area MAC
September 16	Planning Commission



Tentative Timeline for Next Steps

Approx. September 6	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.