

HOUSING ELEMENT UPDATE COUNTY OF ALAMEDA SECOND DRAFT

June 2024



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Section I Introduction

I.A Community Context

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.¹ 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 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

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.

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

*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

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

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).



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

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

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. For detailed public outreach summaries, please see Appendix E.

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

Website

The County's website hosts 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.), [a discussion of the sites inventory](#), meeting notices and materials, and County contact information. Any person [can](#) 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 Workshops

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.

[On August 21, 2023, Planning staff held a workshop at the San Lorenzo Library for residents. Advocates for lower income housing and tenants rights were particularly vocal at this meeting while residents who generally oppose development were absent. Comments from this meeting are included in Appendix E.](#)

[On March 21, 2024 a Special Joint Meeting of the Municipal Advisory Councils \(MAC\) Workshop hosted by the Planning Department staff. At a special joint meeting of the Castro Valley, Eden, and Fairview Municipal Advisory Councils, staff presented the proposed changes to the County's Draft Housing Element to respond to comments received from the State Housing & Community Development Department, Project Schedule, and Sites Inventory Update. The meeting was held in-person with the option to participate virtually on Zoom or by phone. The meeting was open to the public who had the opportunity to provide public comments which are incorporated in the Summary of Public Comments Section.](#)

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 offered another opportunity to anyone interested in learning more about the Housing Element and answer any questions raised by community members.](#)

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; [August 10, 2023](#)
- Eden Area MAC – February 14, 2023; [August 8, 2023](#)
- Castro Valley MAC – February 27, 2023; [August 14, 2023](#)
- ~~Agricultural Advisory Committee – May 23, 2023; [August 22, 2023](#)~~
- [Joint MAC \(Castro Valley, Eden, and Fairview\) Meeting/Workshop – March 21, 2024](#)

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, [and September 5, 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.

Unincorporated Services Committee of the Board of Supervisors

County staff presented updates on the status of the Housing Element to the Unincorporated Services Committee on July 27, 2022, ~~and~~ February 22, 2023, [and July 26, 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, [and provide comments on presented drafts](#).

Board of Supervisors

County staff presented to the Board of Supervisors on the Housing Element Public Review Draft on September 21, 2023. Staff presented an overview of the draft and summarized public comments received. The intent of the meeting was to request authorization to submit the first draft of the Housing Element to the state.

Summary of Public Comments

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A summary of key themes from public comments [and staff responses](#) is presented below. Please see Appendix E for comprehensive summaries regarding the above community engagement events.

- Concern over lack of Tenant Protections. As described in Appendix F, there has been more than 4 years of discussion and consideration of potential tenant protection policies for the unincorporated areas. At the time of writing (June 2024) there is ongoing discussion at the Board of Supervisors regarding the adoption of protections. Staff are unable to commit to additional policies or additional funding beyond what is supported by the Board of Supervisors and look forward to implementing adopted ordinances.
- Emphasis on Tenant Protections. There were strong calls for robust tenant protections, including a comprehensive Just Cause eviction ordinance covering all renters and measures to protect residents of mobile home parks from displacement. Some participants also advocated for exploring alternative affordability solutions, such as direct financial assistance and tenant purchase programs. Staff is committed to addressing this issue and this document outlines existing and proposed programs that offers some support to address the community's concerns. Refer to Programs 2.F, 2.K, 5.E, 6.G, 6.F, and 6.I.
- Concern over density in Ashland. The density has increased in Ashland based on the availability of housing opportunities in this area.
- Concern around development throughout Castro Valley. The density has increased in Castro Valley based on the availability of housing opportunities and to meet State requirements such as AB 2923.
- Concern over impacts of traffic. Planning staff looks forward to working with County Public Works on a project-by-project basis to consider additional infrastructural needs to accommodate new housing development.
- Concern over impacts on utilities. Planning staff looks forward to working with County Public Works and other applicable County agencies on a project-by-project basis to confirm that new housing developments have adequate facilities. All relevant utility providers have been provided opportunity to comment.
- Concern over impacts on schools. The Housing Element update process coincided with recent school closures, leaving many residents concerned about school capacity. All school districts have received information about the most recent sites' inventory. Castro Valley Unified School District has expressed concern over their ability to meet future schooling needs and in their May 2024 comment noted that there needs to be new schools opened to accommodate projected enrollment over the planning period. The success of the Castro Valley Unified School District is a significant part of the opportunities available only to Castro Valley residents.
- Concern over the lack of awareness and inadequate public notification regarding the Housing Element update process. Staff acknowledges and understands the community's frustration. Moving forward, staff are committed to improving engagement efforts in

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[alignment with goals established in the draft Environmental Justice Element \(adoption anticipated Summer 2024\).](#)

- [Concerns raised against the inclusion of certain sites in the Housing Element inventory. Participants advocated for the removal of specific sites from consideration and suggested exploring alternative locations that are more suitable for higher-density housing. Staff has updated the Sites Inventory to address comments received by the public, where feasible.](#)
- [Emphasis on infrastructure and environmental impact with respect to the proposed higher densities. Staff has conducted a high level analysis based on State HCD's guidance, data available, and public input and have made the recommendations in the Sites Inventory to meet Unincorporated Alameda County's RHNA numbers.](#)
- [Support for Affordable Housing. Staff received comments from members of the community who expressed their support to increase affordable housing in Unincorporated Alameda County. Staff appreciates and acknowledges this comment.](#)

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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.

[Comments during the second Housing Element review period have resulted in the addition of a rezoning map to better display proposed changes, additional examples of retail-to-residential use conversions \(both in Appendix B\), additional analysis of proposed units in high and very high fire hazard zones \(in Appendix F\), and discussion of the likely need for additional schools and school resources induced by Sites Inventory-related development \(in Appendices E and F\).](#)

Various programs that address comments include the following:

- More protections are needed for tenants, [including Mobile Home residents](#) (Program 2.K: Preserve At-Risk Housing, Program 2.L: Protect Existing Affordable Housing Units, Program 5.D: Rental Inspection Pilot, Program 5.E: Condominium Conversion, Program 6.B: Fair Housing Referrals (ECHO Housing), Program 6.C: Rent Review Program, Program 6.F: Displacement Protection, Program 6.G: Fair Housing Services, Program 6.I: Mobile Home Rent Stabilization Ordinance, [Program 6.N: Mobile Home Overlay, Program 6.O: Renter Protections](#)).
- Farmworker housing should be encouraged in rural areas (Program 4.D: Farmworker/Employee Housing, Program 4.E: Farmworker Housing Analysis).
- More ADUs should be encouraged to increase housing supply (Program 1.K: ADU Ordinance Compliance, Program 2.C: ADU One-Stop-Shop, Program 2.J: ADUs with Multi-Family Developments).

- The County should adopt an inclusionary zoning ordinance (Program 6.J: Inclusionary Housing).
- The long development application process is a constraint to housing development (Program 3.B: Planning Commission Streamlining Subcommittee, Program 3.D: SB 35 Processing and Permit Streamlining, Program 3.E: Objective Design Standards, [Program 3.J: Development Services Process Review Implementation](#), Program 7.B: Environmental Review Streamlining).
- More low-income housing is needed to counteract the historic impacts of redlining (Program 1.A: Rezone Sites to Meet RHNA, Program 1.C: Facilitate Housing at Bay Fair BART Sites, Program 1.D: Facilitating Sheriff's [Substation](#) Development, Program 1.J: Rezone 5th Cycle Lower-Income Housing Sites, Program 2.F: Affordable Housing Trust Fund "Boomerang" Program, Program 2.I: Community Development Block Grant (CDBG) and HOME Funding, Program 6.H: Alameda County Housing Portal, Program 6.L: Innovative and Unconventional Housing Types Ordinance, Program 6.M: Foreclosure Prevention).

I.F Consistency with Other General Plan Elements

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

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.

Section II Projected Housing Need

II.A Introduction/Overview of ABAG Methodology

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 6th 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: 6th 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
Extremely Low (0-30% of AMI)	\$28,800	\$32,900	\$37,000	\$41,100
Very Low (30-50% of AMI)	\$47,950	\$54,800	\$61,650	\$68,500
Low (50-80% of AMI)	\$76,750	\$87,700	\$98,650	\$109,600
Median (80-120% of AMI)	\$87,900	\$100,500	\$113,050	\$125,600
Moderate (120% of AMI)	\$105,500	\$120,550	\$135,650	\$150,700

Source: Department of Housing and Community Development, 2021

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

	Unincorporate Alameda County		Alameda County		ABAG	
Income	Number of Units	Percent	Number of Units	Percent	Number of Units	Percent
Total	4,711	100%	88,997	100%	441,176	100%
Extremely Low and Very Low¹	1,251	27%	23,606	27%	114,442	26%
Low	721	15%	13,591	15%	65,892	15%
Moderate	763	16%	14,438	16%	72,712	17%
Above Moderate	1,976	42%	37,362	42%	188,130	42%

¹ “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.

Section III Housing Resources

III.A Introduction

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

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., 6th 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. [The 127 parcels proposed for rezonings are highlighted in Figure III-1 below.](#)

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

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

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,251	721	763	1976	4,711
ADUs	See Very Low	124,129	124,128	124,128	42	414,427
Entitled/Proposed Projects (new net units) ¹	0	0	255,266	654	544,566	860,897
Sum of ADUs and Entitled/Proposed Projects	See Very Low	124,9	379,394	189,35	586,608	1,274,324
Remaining RHNA	See Very Low	1,12,27	342,327	578,570	1,390,368	3,437,387
Site Inventory (new net units)	See Very Low/Low		478,77	245,295	608,419	1,034,791
Surplus / (Shortfall)	See Very Low/Low		(1,294,372)	(333,275)	(782,949)	(2,406,596)

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

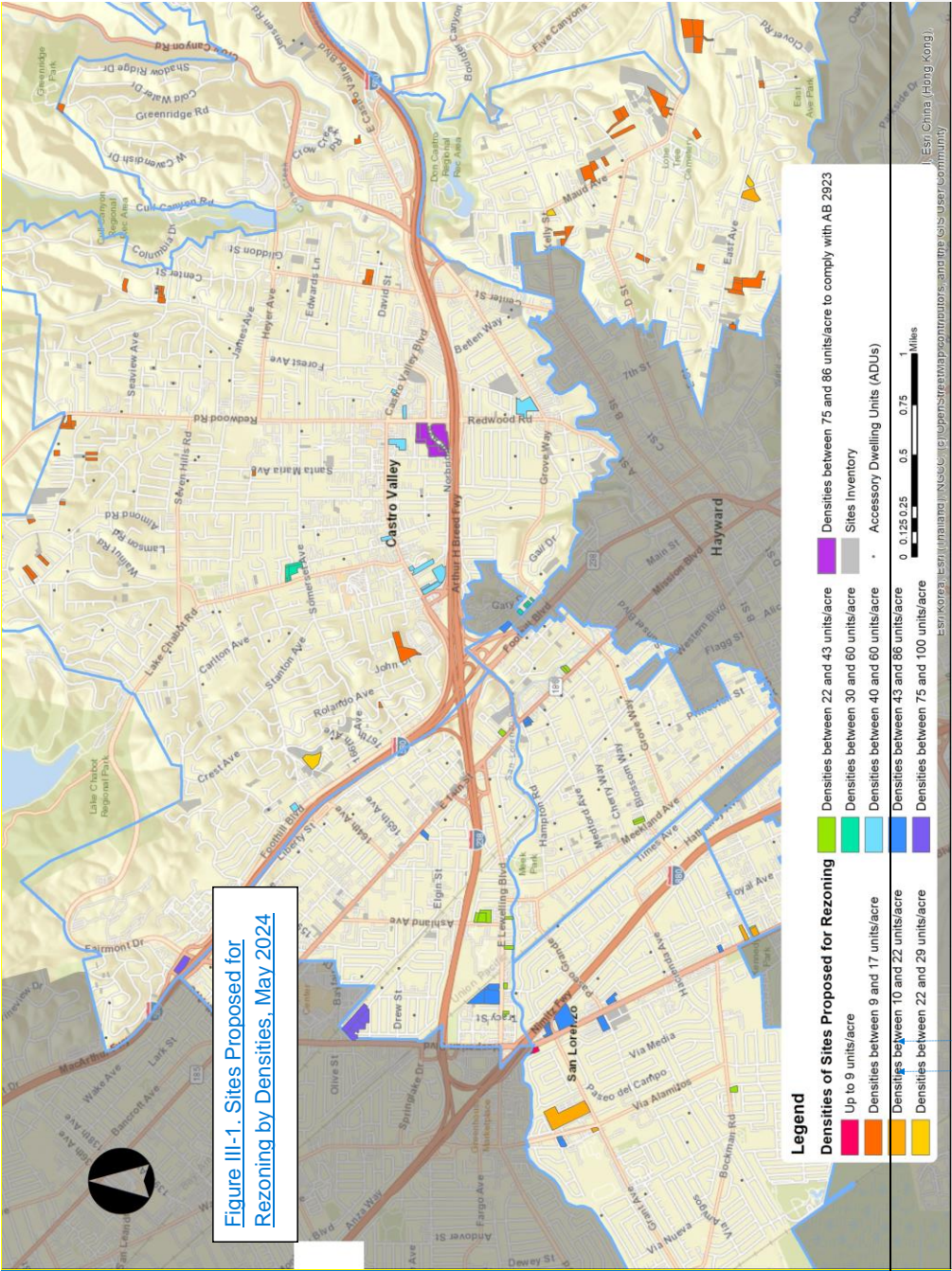
Source: County of Alameda

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

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,251	721	763	1,976	4,711
ADUs	See Very Low	12,94	12,48	12,84	42	414,427
Entitled/Proposed Projects (new net units) ¹	0	0	266,255	65,64	566,544	897,860
Sum of ADUs and Entitled/Proposed Projects	See Very Low	124,9	394,379	193,485	608,586	1,324,1,274
Remaining RHNA	See Very Low	1,12,7	327,342	570,578	1,368,1,390	3,387,3,437
Site Inventory (new net units)	See Very Low/Low		774,78	295,245	419,608	791,4,034
Rezoning	-		1,427,1,511	434,491	794,1,113	2,664,3,115
Total Proposed Units	See Very Low/Low		2,408,111	864,979	1988,2,140	4,960,5,230
Surplus / (Shortfall)	See Very Low/Low		436,139	404,216	42,164	249,519

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

Source: County of Alameda



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III.C Analyzing Sites Through a Fair Housing Lens

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.

[Alameda County completed an analysis to affirmatively further fair housing \(AFFH\) in Appendix F. Analyses located in Appendix F include an analysis of unincorporated communities' demographics to that of the wider community, an analysis of the sites inventory parcels within the unincorporated areas in comparison to different demographic data, and an analysis of the history of housing within unincorporated Alameda County. Household median incomes, CalEnviroScreen percentiles, transit access, racial demographics, and more are considered. Based on this analysis, in F.7 are listed a series of contributing factors inhibiting fair housing and meaningful actions corresponding with policies and programs listed below.](#)

III.D Financial and Administrative Resources

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

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.

Section IV Housing Plan

IV.A Goals, Policies, and Programs

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).

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). [The County commits to appropriate development standards to encourage achieving maximum densities. This will be done through adoption of the Housing Element Overlay Combining District \(see program 3.H\)](#)

Responsible Party: Community Development Agency (CDA) - Planning

Funding Source: General Fund

Time Frame: Rezone sites [before or during the adoption of the Housing Element Draft, after receiving certification by the state](#). 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 \(SLVCSP\)](#)

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: [July](#) -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 Site

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, [maximum of 100 dwelling units per acre](#), minimum five stories, minimum floor-to-area-ratio (FAR) of 3.0, no minimum [vehicle](#) 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. [The applicability of AB 2097 at sites adjacent to BART stations may result in the production of less parking than the standards specified in AB 2923. The County will encourage applicants to use these incentives to increase housing affordability at these sites. The County commits to appropriate development standards, based on site conditions, to encourage achieving or exceeding the densities proposed in this program.](#)

[In accordance with AB 2923 a streamlining process for development projects that meet the criteria set forth in SB 35 for compliance will also be developed and outlined under Program 3.D.](#)

[Complete necessary studies of the Bay Fair BART parking lot to guide future development. Staff has received funding for \[Technical Assistance \\(TA\\)\]\(#\) and Community Based Transportation Plan \(CBTP\) technical assistance to encourage and streamline future development at the Bay Fair BART site. The CBTP is a joint Alameda County-City of San](#)

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Leandro process anticipated to begin in 2024. The County will continue coordination and collaboration with surrounding property owners, BART, Alameda County Transportation Commission, and the City of San Leandro planning staff begun in late 2023.

Responsible Party: Community Development Agency (CDA) - Planning

Funding Source: General Fund, MTC Technical Assistance funds, and other grants as they are made available.

Time Frame:

- Adopt zoning standards by September 2024 to be in compliance full conformity with AB 2923.
- Amend the Eden Area General Plan ~~and Castro Valley General Plan,~~ respectively, for these sites to reflect zoning standards and rezone the site to facilitate development of below-market-rate housing by September 2024.
- PDA and CBTP efforts to be completed by 2026. This effort will consist of ongoing coordination ~~Coordinate~~ with surrounding property owners, BART, Alameda County Transportation and Commission, and (for Bay Fair Station) the City of San Leandro planning staff to develop RFQ/RFPs and enter into exclusive negotiating agreement with selected development partners.
- The March 2024 BART TOD Work Plan describes Bay Fair Station as a near term project to advance to RFP/RFQ before 2028. 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.D: Facilitating Sheriff's Radio Facility Development

In compliance with the Surplus Land Act (codified at Government Code Section 54220 et seq.), the Alameda County Sheriff Department will dispose of its substation radio-dispatch site at 15001 Foothill Blvd (80A-153-3-6) in Castro Valley in 2026 to promote the development of affordable housing at this site. There are no known impediments to the development of housing within the site. In preparation for the disposition of this site, the County will engage in predevelopment activities as follows:

- a Amend the Castro Valley General Plan for this site and rezone to HDR-100-HE (86-100 du/ac) 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. ▲
- Conduct outreach with developers to discuss development constraints and opportunities. The County will then ▲

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- Issue a request for proposals (RFPs) for the identification of regulations, programs, infrastructure projects, feasibility, and financing measures necessary to develop below-market-rate housing at the site through a Specific Plan or similar planning framework.
- Remove barriers to development, which may include modification of parking ratios or other development standards, to encourage achieving maximum densities and to facilitate entitlements.
- Apply for grants and other funding sources to help fund the planning and development of affordable housing at this site. The County could also leverage local, State, and federal affordable housing funding sources.
- Enter into an exclusive negotiating agreement with development partners to build-143 units at the site.

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See Section B.3.2 in Appendix B for more information.

Responsible Party: Community Development Agency (CDA) — Planning, Sheriff's Department, General Services Agency (GSA), Board of Supervisors

Funding Source: General Fund, Grant Funding (as available)

Time Frame

- Amend the Castro Valley General Plan for this site and rezone the site to facilitate development of below-market-rate housing by September 2024.
- Coordinate with Alameda County General Services Agency to develop an RFP to Prepare a Specific Plan or other planning framework by September 2024 and conduct outreach to developers by September 2024.
- Apply for available grant funding by December 2025.
- Prepare specific plan with goal of completion by June 2026.
- Begin Surplus Land Declaration timed to be completed concurrent with Specific Plan adoption.
- Coordinate with Alameda County General Services Agency to develop an RFP and enter-Enter into exclusive negotiating agreement with selected development partners by December 2026.
- Issue building permits by December 20282027.
- Identify alternative sites by June 2027 (if no agreement is finalized by December 2026).

Quantified Objective: Accommodate at least 143 units at a density of up to 75 units per acre, including at least 72 units affordable to lower income households including seniors, disabled persons, single-parents, low-income families, and people requiring supportive services.

Geographic Targeting: Sheriff Substation

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 [and coordinate with other Departments to implement its use. Prepare an online comprehensive application checklist to ensure applicants clearly understand all application materials that must be submitted for processing of housing projects.](#)

Responsible Party: Community Development Agency (CDA) - Planning

Funding Source: General Fund

Time Frame: Ongoing

Quantified Objective: [Make all permit types available by December 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 30 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.

[The County commits to appropriate development standards to encourage achieving the densities proposed in this program.](#)

Responsible Party: Community Development Agency (CDA) - Planning

Funding Source: General Fund

Time Frame: Amend the Zoning Ordinance as described above by January 2024⁴⁵

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 Program 1.A, as specified. The County commits to developing appropriate development standards to encourage achieving the maximum densities described in Program 1.A.

Objective: Maintain consistency in County regulatory and policy documents.

Responsible Party: Community Development Agency (CDA) - Planning

Funding Source: General Fund

Time Frame: Amend the gGeneral and Area pPlans as described above by January
September 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 is not anticipated to be completed within the planning period, the County will ensure adequate capacity for the remaining RHNA by each income category is provided through monitoring of no net loss during annual reporting and rezone if necessary to comply with State law (see Program 1.J).

Annually, and coinciding with preparation of the Annual Progress Reports (Program 1.C), the County shall evaluate remaining pipeline projects and consider on a project-by-project basis what appropriate actions might be taken to facilitate their completion within the planning period, including which may include but not limited to rezoning, assignment of additional staff, and technical assistance for project applicants. At the midpoint of the Cycle (2027), if the County determines that a pipeline project is not anticipated to be completed in the planning period, the County shall complete alternative actions, including, but not limited to, additional rezonings within 18 months to maintain adequate RHNA capacity at all income levels.

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. Monitor pipeline projects by 2027; engage in alternative actions including rezoning by 2028 within 180 days of monitoring if projects are not anticipated to be completed in the planning period.

Quantified Objective: 736-897 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 5th 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 ¹	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	CVGBD-CVBD-S08	45
¹ 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 [September 2024](#)

Geographic Targeting: Lower-income 5th [Cycle](#) BART sites

Program 1.K: ADU Ordinance Compliance and Facilitation

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. This also includes allowing by-right ADUs/JADUs in the following zoning districts that allow for residential uses:

- Base residential zoning districts: R-1, R-2, R-S, MU, R-3, R-4, SD, RSL, RMF, and RMX
- ACBDSP zoning districts: DMU, BC, CMU-C, CMU-R, CN-C, CN, R
- CVBDSP zoning districts: subareas 2 and 4-11
- SLVCSP zoning districts: entire plan area

In the interim period until the County completes updating the Zoning Ordinance, the County recognizes and will comply with any State law that supersedes any local laws and regulations pertaining to ADUs and JADUs in base zoning districts and specific plan areas.

In addition, the County will amend its Zoning Ordinance to allow the independent sale of ADUs consistent with AB 1033.

Lastly, given the amount of ADUs projected to meet the lower- and moderate-income RHNA, the County will include the following to incentivize the creation of ADUs that can be offered at an affordable rent:

- Pre-Approved Plans. Provide architectural plans for ADUs and JADUs that are "pre-approved" for a planning permit.
- Funding Available. Promoting the availability of funding for ADUs, including the CalHFA ADU Grant Program that provides up to \$25,000 to reimburse homeowners for predevelopment costs necessary to build and occupy an ADU.
- Public Engagement. Publicize and promote pre-approved ADU plans through multiple outreach methods and languages, targeting single-family households and neighborhoods. Outreach material would also include fair housing information (e.g., source of income protection). Outreach activities will include working with the Alameda County Assessor's office to host Home Owners Resource fairs in the urban unincorporated areas minimum once every other year.
- Enforcement. Monitor permitted ADUs and affordability every other year and take appropriate actions such as adjusting assumptions or rezoning within a specified time period (e.g., six months).

While the County has targeted permitting 427 ADUs during the planning period (approximately 61 ADUs per year from 2024 to 2031, consistent with trends for ADU building permits issued from 2018 to 2023) for its Regional Housing Need Allocation (RHNA) purposes, in order to promote

housing mobility², the County has set an even higher target aimed at permitting at least 90 ADUs per year. This target is consistent with 2023 and 2024 trends³ and is supported by the various measures to facilitate ADUs identified in this program.

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:

- o Amend the Zoning Ordinance as described above by September 2024.
- o Adopt and publicize pre-approved plans and promote funding for ADUs on the County HCD/Planning websites by January 1, 2025.
- o Monitor ADU production every two years from adoption and take appropriate actions such as adjusting assumptions or rezoning within six months of monitoring efforts.
- o Work with Assessor's office to host Home Owners Resource fairs in the urban unincorporated areas on alternating years (2024, 2026, etc)

Quantified Objective: Permit 328–427 ADUs (approximately 61 ADUs per year) throughout the planning period for RHNA purposes; target at least 90 ADUs per year to enhance housing mobility.

Geographic Targeting: Throughout unincorporated Alameda County

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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. The County commits to appropriate development standards to encourage achieving the maximum densities.

Responsible Party: Community Development Agency (CDA) - Planning

Funding Source: General Fund

Time Frame: Fall 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,

² Housing mobility strategies consist of removing barriers to housing in areas of opportunity and strategically enhancing access.

³ Based on the number of ADU building permits issued from January to May 2024, the County anticipates permitting 93 ADUs in 2024. The County issued 114 ADU building permits in 2023.

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. In the interim period until the County completes updating the Zoning Ordinance, the County recognizes and will comply with any State law that supersedes any local laws and regulations pertaining to allowing religious institution-affiliated housing in base zoning districts and specific plan areas. Furthermore, to promote the development of religious institution-affiliated housing, the County will continue to conduct outreach to faith-based organizations during the planning period to discuss the possibilities of developing affordable housing on land they own or lease and provide technical assistance as needed. The County previously communicated with faith-based organizations during the first quarter of 2024 to this effect during the preparation of this Housing Element.

Responsible Party: Community Development Agency - Planning

Funding Source: General Fund.

Time Frame: January 2026; reach out to faith-based organizations by September 2025 to inform them/enable participation in the Zoning Ordinance amendment process; reach out to faith-based organizations to discuss the possibilities of developing affordable housing on land they own or lease by February 2026.

Geographic Targeting: Religious institution sites, including but not limited to St. John Catholic Church, Foothill Baptist Church, and Epiphany Lutheran Church, and the Catholic Diocese of Oakland (owner of several vacant lots).

Program 1.O: Preparation of Castro Valley BART Station for future development

In their March 2024 Transit Oriented Development (TOD) work plan, BART stated that development at the Castro Valley BART Station as long-term (RFP post 2034). To ensure that the station can develop in the following Housing Element cycle, staff will begin pre-development work now. This includes but is not limited to: rezoning the site to be in full compliance with AB 2923 and MTC TOC policies, ongoing engagement with Castro Valley residents over changes at the station, and working towards future parking solutions that support station and future residential needs. Staff will continue to work with BART staff to ensure the development of the site.

Responsible Party: Community Development Agency (CDA) - Planning

Funding Source: General Fund, MTC Technical Assistance funds, and other grants as they are made available

Time Frame:

- Adopt zoning standards by September 2024 in compliance with AB 2923.
- Amend the Castro Valley Area General Plan for these sites to reflect zoning standards and rezone the site to facilitate development of below-market-rate housing by September 2024.
- Incorporate supportive development standards in the updated Castro Valley Business District Specific Plan, expected to be completed in 2025.
- Apply for future rounds of PDA funding to support pre-development work at the station

Geographic Targeting: Castro Valley BART Site

Program I.P: Southern Castro Valley Specific Plan

Staff will explore the creation of an additional specific plan for the southernmost portion of Castro Valley to address community concerns

Responsible Party: Community Development Agency - Planning

Funding Source: General Fund.

Time Frame: decide whether to pursue additional specific plan by end of 2026

Geographic Targeting: Southern Castro Valley.

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

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. In the interim period until the County completes updating the Zoning Ordinance, the County recognizes and will comply with any State law that supersedes any local laws and regulations pertaining to density bonuses in base zoning districts and specific plan areas.

Responsible Party: Community Development Agency (CDA) - Planning

Funding Source: General Fund

Time Frame: January 2025

Program 2.B: Small Lot Consolidation

[The existing](#) Density Variable (DV District) incentivizes lot consolidation to facilitate housing development for lower-income units on sites greater than 0.5 acres but smaller than 10 acres. [Staff will continue to offer these incentives.](#)

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 Resource Center

~~Continue to partner with~~ Through 2024, Alameda County has partnered with Hello Housing to operate an ADU one-stop-shop as a pilot project. Hello Housing ~~provides~~ has provided 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. In 2023 Alameda County HCD launched the ADU Resource Center (<https://www.adu.acgov.org/>), which includes relevant ADU information for all jurisdictions in Alameda County, a timeline of activity, cost calculators, and more. Resource books and handouts were also created. Also see Program 1.K.

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

Funding Source: General Fund

Time Frame: ~~Current contract ends in 2024~~ Ongoing

Quantified Objectives:

For Hello Housing ADU One Stop Shop: Assist at least 3 more homeowners over the course of the contract for a total of 20 homeowners helped. Pending funding allocation from the Board of Supervisors, issue an RFP for Hello Housing or another consultant to continue the one-stop-shop.

For the Alameda County ADU Resource Center: Keep information, especially that regarding the unincorporated areas, up to date and continue to publicize resources through the Resource Center.

Geographic Targeting: Throughout unincorporated Alameda County

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,

Funding Source: Measure A-1

Time Frame: Ongoing, [funded annually](#)

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~~ 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, [funded annually](#)

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 preservations 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

[In alignment with Government Code §65589.7,](#) the County will adopt written policies and procedures that give priority for sewer hook-ups and service to lower-income housing developments [to reflect current prioritization processes](#). 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, [funded annually](#)

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~~ [2025](#)

Quantified Objective: Permit five ADUs per year as part of multi-family housing developments

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;](#)
- [Proactively contact property owners of units at-risk of converting to market-rate housing within three years of affordability expiration to discuss the County's desire to preserve complexes/units as affordable housing and offer to assist with funding;](#)
- 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, six months, one year, and three years 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. [Contact property owners of at-risk units three years and one year in advance of expiration. Pursue funding from State and Federal programs annually. Contact nonprofit housing developers annually to collaborate on projects that preserve units at risk \(see Table A-24 in Section A.5.4 – At-Risk Housing Assessment for more details\).](#)

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

Objective: If found to be legal and feasible, present an ordinance for the Board of Supervisors' consideration, 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.

Goal 3: Mitigate constraints to housing development and affordability.

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, [including reducing parking rates for multifamily housing](#). See Appendix C for more information. [The County will also remove or reduce guest parking requirements, reduce parking requirements for SROs and other similar housing types to levels lower than the Residential Design Standards and Guidelines and apply these parking modifications throughout the County.](#)

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](#).

- [Site Development Review \(SDR\): Only require an SDR when a project does not comply with the General Plan, Specific Plan, Design Guidelines. This will allow for an expedited approval of projects that comply with existing standards and generally a greater reliance on existing approved Plans, Standards, Guidelines and Ordinances.](#)
- [Lot size consistency: Eliminate Lot Size Consistency and defer to zoning for minimum lot sizes. 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.](#)
- [Private Streets: Require Public Streets when a project has greater than a certain number of parcels. 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~~ [will](#) be implemented programmatically within the Housing Element document.

Responsible Party: Community Development Agency - Planning

Funding Source: General Fund

Time Frame: Intermittent meeting schedule; complete task by [early](#) 2025

Quantified Objective: Bring recommendations to the public by August 2024

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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. In the interim period until the County completes updating the Zoning Ordinance, the County recognizes and will comply with any State law that supersedes any local laws and regulations pertaining to allowing residential care facilities and community care facilities in base zoning districts and specific plan areas.

Additionally, consistent with the County's intent to remove constraints to the development of housing for special needs households and to affirmatively further fair housing, the County will amend its Zoning Code to allow residential care facilities (regardless of licensing) for seven or more persons by-right in all zones allowing residential uses. Such uses shall be subject to procedures and objective standards similar to other residential uses of the same type in the same zone.

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. [In December 2023, the County adopted Objective Design Standards.](#)

Responsible Party: Community Development Agency – Planning

Funding Source: General Fund

Time Frame: Ongoing use of objective design standards

Quantified Objective: [Complete staff training on Objective Design Standards and generate appropriate checklists by Fall 2024](#)

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Program 3.F: Emergency Shelter Parking Requirements

Amend the Zoning Ordinance to only require parking necessary for emergency shelter staff consistent with Government Code §65583(a)(4)(A).

Responsible Party: Community Development Agency – Planning

Funding Source: General Fund

Time Frame: December 2025

Program 3.G: Minimum and Maximum Densities in Zoning Code Updates to Community Plans

As community plans are updated, ~~consider~~ adopting minimum densities and maximum densities as part of any zoning code update.

Responsible Party: Community Development Agency – Planning

Funding Source: General Fund

Time Frame: Ongoing [as community plans are updated. The Castro Valley Business District Specific Plan is anticipated to be adopted by Fall 2025.](#)

Program 3.H: Housing Element Overlay Combining District

[To promote development of all housing types and especially those for lower and moderate income households, staff will develop and bring to the Board of Supervisors for approval a combining district overlay on all parcels in the sites inventory, excluding pipeline sites, that enables the following:](#)

- [Permit streamlining](#)
- [Ministerial review unless not in compliance with relevant development standards](#)
- [Lowered parking requirements](#)
- [Developments within the overlay can request an Administrative Modification \(AM\) at no cost to request to modify development standards. Standards include height, setbacks, open space, landscaping, and parking.](#)
- [CEQA Exemption](#)

In addition, consistent with *Martinez v. City of Clovis* (2023) 90 Cal.App.5th 193, lower income rezoning sites identified in the sites inventory in Appendix B will require a minimum density of 30 dwelling units per acre both in the underlying zoning and this overlay combining district.

Staff will review the Overlay District yearly during the annual General Plan report, or no more than two times per calendar year to address RHNA compliance and No Net Loss concerns and to review any changes to district.

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Responsible Party: Community Development Agency – Planning

Funding Source: General Fund

Target Geography: Unincorporated Alameda County

Time Frame: The Housing Element Overlay Combining District will be brought to the Board of Supervisors at the time the Housing Element is brought for adoption.

Program 3.J: Development Services Process Review Implementation

County staff will continue to work with Baker Tilly and Management Partners to implement proposed changes to the overall Alameda County development and permitting process. The report, published in July 2023, included recommendations on the following topics:

- | | |
|-----------------------------------------------------------|------------------------------|
| 1. Interdepartmental communication and collaboration | 6. Project management |
| 2. Development services workflows | 7. Permit approvals |
| 3. Website information | 8. Planning permit decisions |
| 4. Turnaround times for predictability and accountability | 9. Appeals processes |
| 5. Development services permitting system | 10. Public hearings |
| | 11. Alignment of functions |

There are 51 recommendations described in the Review document.

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Responsible Parties: Alameda County Board of Supervisors, Board of Supervisors – Transportation and Planning Committee, Community Development Agency – Planning Department, Public Works Agency – Building Department, Alameda County Health (AC Health) Department of Environmental Health (DEH), Alameda County Fire Department (ACFD), County Administrator's Office (CAO)

Time Frame: The first work plan is from 2023 to summer 2025.

Quantified Objective: Complete work plans created by Baker Tilly and Management Partners.

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

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.

Policy 4.10: Childcare Centers

Consider the locations of childcare facilities in the development of affordable and market-rate housing.

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. In addition, the County will update its definition of “emergency shelters” to include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

Responsible Party: Community Development Agency - Planning

Funding Source: General Fund

Time Frame: ~~June 2025~~ No later than one year from adoption of the Housing Element

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

In the interim period until the County completes updating the Zoning Ordinance, the County recognizes and will comply with any State law that supersedes any local laws and regulations pertaining to low barrier navigation centers in base zoning districts and specific plan areas.

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~~ Transitional housing and supportive housing for 6 or fewer persons 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 if the supportive housing project complies with Government Code Section 65651. In addition, the County will amend its Zoning Ordinance to allow transitional and supportive housing independently of the number of persons served by right in all zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, so long as the supportive housing proposal complies with Government Code Section 65651. Additionally

Moreover, all Specific Plans will be revised to be in compliant with State law, referring back to the Zoning Code when appropriate. In the interim period until the County completes updating the Zoning Ordinance, the County recognizes and will comply with any State law that supersedes any local laws and regulations pertaining to transitional and supportive housing in base zoning districts and specific plan areas. Lastly, the County commits to permitting these uses similar to other residential uses of the same type in the same zone.

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. In the interim period until the County completes updating the Zoning Ordinance, the County recognizes and will comply with any State law that supersedes any local laws and regulations pertaining to farmworker/employee housing in base zoning districts and specific plan areas. The County commits to amending its Zoning Ordinance to comply with Health and Safety Code section 17021.8.

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. [Also see Program 4.D above.](#)

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

[Geographic Targeting: Throughout unincorporated Alameda County](#)

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: Alameda County Health (AC Health)~~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. Provide regulatory incentives as described by July 2025.

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 Home Together 2026 Community Plan and the Oakland, Berkeley/Alameda County Continuum of Care; and
- Facilitating housing opportunities for homeless persons.

Oakland, Berkeley/Alameda County Continuum of Care is a collective impact initiative 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, AC Health, Behavioral Health Department (ACBHD)~~Behavioral Health-Care Services~~, AC Health – Housing and Homelessness Services~~Health-Care Services Agency – Office of Homeless Care and Coordination.~~

Funding Source: General Fund

Time Frame: Annually

Geographic Targeting: Throughout unincorporated Alameda County

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.

Program 4.L: Reasonable Accommodations

To facilitate [the prompt and efficient resolution of](#) reasonable accommodation requests and approvals, the County will [amend Chapter 17.60 \(Reasonable Accommodations\) to](#) remove [or modify](#) the following ~~two~~ Zoning Ordinance findings from Sections 17.60.070.D, ~~and E, and F~~ to mitigate subjective requirements for allowing reasonable accommodations requests:

- D. Potential impact on surrounding uses; ~~and~~
- E. ~~Whether the requested accommodation would impose an undue hardship on the immediate surrounding neighbors.~~
- ~~E-F. Physical attributes of the property and structures, including consistency of design with the immediate surrounding neighborhood.~~

~~Moreover, the County will limit the scope of the grounds for appeals of reasonable accommodation requests to whether the requested accommodation would constitute a direct threat to the health or safety of others (i.e., a significant risk of bodily harm) or would cause substantial physical damage to the property of others, and such risks cannot be sufficiently mitigated or eliminated by another reasonable accommodation, consistent with California Code of Regulations Title 2, Section 12179. In addition, in order to remove possible governmental constraints on housing for persons with disabilities, the County will amend Chapter 17.60 (Reasonable Accommodations) to remove all written noticing requirements, the ability for members of the public to request a public hearing in Section 17.60.060, and the ability for members of the public to appeal to the Board of Supervisors in Section 17.60.090. The County will ensure that this program is consistent with California Code of Regulations Title 2, Section 12179 and Article 18 (Disability) of the California Code of Regulations more generally.~~

Responsible Party: Community Development Agency – Planning

Funding Source: General Fund

Time Frame: [Amend Zoning Code by](#) January 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.

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~~ Develop Housing Outcomes Analysis consistent with the timing of the analysis of impediments every five years

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

Geographic Targeting: Throughout unincorporated Alameda County

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.D: 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.E: 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 AC Health, Public Health Department (ACPHD)~~Alameda County Public Health Department~~.

Responsible Party: Community Development Agency (CDA) – Housing and Community Development, [AC Health, Public Health Department \(ACPHD\)](#)~~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.F: 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

Geographic Targeting: [Throughout unincorporated Alameda County](#)

Program 6.G: 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

Geographic Targeting: [Throughout unincorporated Alameda County](#)

Program 6.H: 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

Geographic Targeting: Throughout unincorporated Alameda County

Program 6.I: 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

Geographic Targeting: All mobile home communities in unincorporated Alameda County

Program 6.J: 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 will 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 Mid- to late 2026/2025 in alignment with the Metropolitan Transportation Commission's (MTC) Transit-Oriented Communities (TOC) Policy.

Geographic Targeting: Throughout unincorporated Alameda County

Program 6.K: 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~~[2025](#)

Program 6.L: 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

Geographic Targeting: [Throughout unincorporated Alameda County](#)

Program 6.M: 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 persons at risk of foreclosure to Alameda County HCD and HERA for support.

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

Funding Source: CDBG, General Fund

Time Frame: Ongoing

Program 6.N: Mobile Home Overlay

[In the interest of protecting mobile home parks from conversions to other uses, staff will develop and bring a Mobile Home Zoning Overlay and corresponding General Plan amendments to the Board of Supervisors for adoption. This action is anticipated to strengthen anti-displacement protections for mobile home park residents. Additional rental and relocation assistance will also be required from park owners through this action.](#)

Responsible Party: [Community Development Agency – Planning](#)

Funding Source: [General Fund](#)

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Target Geography: Existing and future mobile home parks in the unincorporated communities of Alameda County

Time Frame: Staff will present the Mobile Home Overlay and corresponding General Plan amendments by December 2024

Program 6.O: Renter Protections

CDA Staff will continue to work with the Board of Supervisors, residents, and advocates to adopt rental protections for Unincorporated Alameda County.¹ Just cause eviction for multifamily units, among other policies, is currently being considered at the time of writing (April 2024).

Responsible Party: Community Development Agency – Planning, Community Development Agency – Housing and Community Development, Board of Supervisors

Funding Source: General Fund

Time Frame: At the time of writing, it is anticipated that the Board of Supervisors will act in summer 2024.

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.

¹ For a recent history on rental protections, please see the end of section F.6 in Appendix F.

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, [AC Health, Public Health Department \(ACPHD\)](#) ~~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

Program 7.D: Environmental Justice Element Implementation

In compliance with SB 1000, the Environmental Justice (EJ) Element identifies policies and objectives that prioritize improvements and programs to address the needs of disadvantaged communities in six required topic areas: pollution and air quality, access to public facilities, access to healthy food, access to safe and sanitary homes, health and physical activity, and civic engagement in the public decision-making process. The EJ Element is anticipated to go to the Alameda County Board of Supervisors in June 2024 for adoption. Implementation is critical to improving the quality of life of current and future residents in the urban Unincorporated Areas of Alameda County.¹ The following is a brief description of the contents of the EJ Element:

The vision of the EJ Element is for Priority Community residents to experience improved health and wellness through equitable access to social, economic, environmental, and community benefits. The purpose of the EJ Element is to achieve consistency with SB 1000 and to ensure that land use policy and decision-making within the Priority Communities support healthy and equitable community development.

The objectives of the EJ Element are to:

- Embed equity and accountability as a central framework for County actions impacting the Priority Communities;
- Decrease exposure to pollution and improve air quality;
- Increase access to public facilities;
- Increase access to healthy food;
- Increase access to safe and sanitary homes;
- Increase health and physical activity; and
- Increase civic engagement in public decision-making processes.

Responsible Party: Community Development Agency – Planning, with interagency collaboration via the Environmental Justice Element Technical Advisory Committee (EJ TAC). Note that other departments and agencies will be responsible for implementing their own specific programs within the EJ Element, as identified in Implementation Appendix A.

Funding Source: General Fund, various grants depending on action being implemented. Note that the Planning general fund may fund planning-specific EJ implementation

¹ The EJ Element can be read about here: <https://www.acgov.org/cda/planning/generalplans/Env-Justice-of-General-Plan.htm>

activities, but other agencies/departments would need to determine how to fund implementation activities for which they are leads.

Target Geography: Ashland, Cherryland, Hayward Acres, Castro Valley, and San Lorenzo (the Priority Communities).

Time Frame:

- Summer 2024: convene interagency EJ TAC (Fulfilling Action EJ1.4A)
- Late 2024: determine and commit to appropriate means of engaging with residents throughout the implementation process (partially fulfilling Action EJ1.4B)
- Fall 2024: translate final, adopted EJ Element into Spanish and develop a summary to be translated into other commonly-spoken languages (fulfilling Action EJ1.4C)
- Summer 2025: EJ TAC will select first catalyzing action to begin implementation on. Possible topics of focus include creating an urban greening master plan.
- 2025: Provide first annual report to the Board Unincorporated Services Committee and the Planning Commission regarding the progress of EJ Element implementation (partially fulfilling Action EJ1.4B)

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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
New Construction	625 ¹	626	721	763	1,976	4,711
Rehabilitation	6	6	6	0	0	18
Conservation/Preservation	0	128	0	0	0	128
Total	631	760	727	763	1,976	4,857
¹ The County estimates 50% of the very low households would qualify as extremely low income.						

IV.C Affirmatively Furthering Fair Housing Action Matrix

The following table summarizes the County's implementation actions to further fair housing. Individual housing programs may have different impacts on furthering housing choices. Fair housing actions are grouped into the five themes:

- Fair housing outreach and enforcement
- Housing mobility through expanded choices in housing types and locations
- New opportunities in high resource areas
- Place-based strategies for neighborhood improvements
- Tenant protection and anti-displacement

Table IV-3. Affirmatively Furthering Fair Housing Action Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
<i>Fair Housing Outreach and Education</i>				
<i>Program 4.1: Housing Opportunities for the Homeless</i>	Continuing to provide assistance as described in the Home Together 2026 Community Plan and the Oakland, Berkeley/Alameda County Continuum of Care	Annually	Throughout Unincorporated Alameda County	Not applicable
<i>Policy 5.1: Provide Support for Community Improvement</i>	Work with unincorporated CBOs through capacity building grants	Second ARPA disbursement	Throughout Unincorporated Alameda County	Not applicable

Table IV-3. Affirmatively Furthering Fair Housing Action Matrix				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
<i>Program 6.G: Fair Housing Protection</i>	Continue providing tenant education services through Alameda County Housing Secure (ACHS) to reduce housing discrimination through fair housing education. ACHS provides outreach, capacity building, training, and legal services	Ongoing	Throughout Unincorporated Alameda County	Not applicable
<i>Housing Mobility</i>				
<i><u>Program 1.K: ADU Ordinance Compliance</u></i>	Promote ADU construction, particularly in higher resource areas.	Annually	Throughout Unincorporated Alameda County	Permit construction of minimum 59-61 ADUs per year <u>for RHNA purposes. Target permitting at least 90 ADUs per year to enhance housing mobility.</u>

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Table IV-3. Affirmatively Furthering Fair Housing Action Matrix

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
<u>Program 2.C: ADU Resource Center</u> Program 2.C: ADU One-Stop Shop	<u>Continue to promote ADU construction through the ADU Resource Center. Continue to partner with Hello Housing to operate the ADU one-stop shop</u>	<u>Ongoing Through end of 2024</u>	<u>Throughout Unincorporated Alameda County Throughout Unincorporated Alameda County</u>	<u>Keep information, especially that regarding the unincorporated areas, up to date. Assist at least 3 more homeowners over the course of the contract for a total of 20 homeowners helped</u>
<i>Program 4.G: Assist Seniors and Disabled Persons to Maintain and Rehabilitate their Homes</i>	County will create Universal Design standards to be usable by all people without the need for adaptation or specialized design	2026	Throughout Unincorporated Alameda County	Adopt guidelines in 2026
<i>Program 6.B: Fair Housing Referrals (ECHO Housing)</i>	Continue the County's referral arrangement with ECHO Housing on fair housing issues and discrimination complaints	Ongoing	Throughout Unincorporated Alameda County	Not applicable

Table IV-3. Affirmatively Furthering Fair Housing Action Matrix

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
<i>Program 6.F: Displacement Protection</i>	Provide tenants at risk of eviction or displacement with services through Alameda County Housing Secure (ACHS), 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.	Ongoing	Throughout Unincorporated Alameda County	Not applicable
<i>Program 6.H: Alameda County Housing Portal</i>	Operate the Alameda County Housing Portal to help lower-income households, seniors, persons with developmental disabilities, and other special	Ongoing	Throughout Unincorporated Alameda County	Continue to update portal with housing opportunities Not applicable

Table IV-3. Affirmatively Furthering Fair Housing Action Matrix

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
	needs households, such as households experiencing or at risk of homelessness, find high-quality, affordable housing opportunities located throughout Alameda County			
<i>Program 6.I: Mobile Home Rent Stabilization Ordinance</i>	Continue to enforce the Mobile Home Rent Stabilization Ordinance to maintain affordability of the 9 mobile home communities in Unincorporated Alameda County	Ongoing	All Mobile Home communities in Unincorporated Alameda County	Not applicable
<i>Program 6.J: Inclusionary Housing</i>	Adopt an inclusionary housing ordinance to promote new housing choices and affordability	2026	Throughout Unincorporated Alameda County	Adopt ordinance by 2026.
<i>Program 6.L: Innovative and Unconventional Housing Types Ordinance</i>	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	Ongoing	Throughout Unincorporated Alameda County	Not applicable

Table IV-3. Affirmatively Furthering Fair Housing Action Matrix

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
	crisis in the unincorporated area.			
<i>New Opportunities in High Resource Areas</i>				
<i>Through the Housing Element Overlay <u>Combining District</u>, all moderate and low or very-low income sites in the inventory will have the number of units identified in the sites inventory by-right, ensuring that all sites are maximized.</i>	Through the Housing Element Overlay <u>Combining District</u> , all moderate and low or very-low income sites in the inventory will have the number of units identified in the sites inventory by-right, ensuring that all sites are maximized.	Adoption in 2024, implementation over Housing Element planning period.	Housing Element Overlay (Housing Element Sites Inventory)	Adopt overlay January 2024 ⁴⁵ .
<i>Program 1.M: Senate Bill 9 Compliance</i>	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.	Ongoing: implement with interim guidance	Single Family Zones	Amend the Zoning Ordinance as described above by July 2025.
<u>Program 1.A: Rezone Sites to Meet RHNA</u>	<u>Rezoning to meet RHNA include increased densities (up to 17 units per acre) in northern Castro Valley and</u>	<u>Rezoning will occur with adoption of Housing Element</u>	<u>Sites in northern Castro Valley and Fairview listed in appendix B as</u>	<u>Support development of sites proposed for rezoning in northern Castro Valley and</u>

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Table IV-3. Affirmatively Furthering Fair Housing Action Matrix

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
	Fairview. Census tracts in northern Castro Valley are high resource RCAAs.		proposed for rezoning	Fairview over the course of Planning Period
<i>Place-Based Strategies for Neighborhood Improvements</i>				
<i>Program 4.K Community Benefits Agreements</i>	Complete research of and adopt policy for a community benefits agreement process, involving relevant stakeholders together to create and implement CBAs as is required by the policy.	Propose policy by 2025.	Low Resource areas in Unincorporated Alameda County	Propose policy by 2025.
Program 7.D: Environmental Justice Element Implementation	The EJ Element is anticipated to go to the Alameda County Board of Supervisors in June 2024 for adoption. Implementation is critical to improving the quality of life of current and future residents in the urban Unincorporated Areas of Alameda County.	Summer 2024: convene interagency EJ TAC (Fulfilling Action EJ1.4A) Late 2024: determine and commit to appropriate means of engaging with residents throughout the implementation process (partially fulfilling Action EJ1.4B) Fall 2024: translate final, adopted EJ Element into	Ashland, Cherryland, Hayward Acres, Castro Valley, and San Lorenzo (the Priority Communities).	1. Determine appropriate means of engaging with residents throughout the implementation process 2. Translate adopted Element 3. Select first catalyzing action to begin implementation

Table IV-3. Affirmatively Furthering Fair Housing Action Matrix

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
		Spanish and develop a summary to be translated into other commonly-spoken languages (fulfilling Action EJ1.4C) Summer 2025: EJ TAC will select first catalyzing action to begin implementation on. Possible topics of focus include creating an urban greening master plan. 2025: Provide first annual report to the Board Unincorporated Services Committee and the Planning Commission regarding the progress of EJ Element implementation (partially fulfilling Action EJ1.4B)		
<i>From the Environmental Justice Element: See Policy EJ2.2 Protect Sensitive Receptors and</i>	Work with BAAQMD and county partners to develop ways to minimize air pollution exposure.	Ongoing: collaboration with partners	Environmental Justice Priority Communities (see	Create APEX by 2031

Table IV-3. Affirmatively Furthering Fair Housing Action Matrix

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
<i>corresponding Action EJ2.2A and Action EJ2.2B</i>	Create an Air Pollution Exposure Zone (APEZ) Ordinance		Environmental Justice Element)	
<i>Tenant Protection and Anti-Displacement</i>				
<i>Program 2.L: Protect Existing Affordable Housing Units</i>	Study the feasibility of limiting 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.	Now-2025: Explore feasibility	Throughout Unincorporated Alameda County	Present an ordinance to BOS by January 2026
<i>Program 6.M: Foreclosure Prevention</i>	Provide up to date information about avoiding and dealing with foreclosure.	Ongoing	Throughout Unincorporated Alameda County	
<u>Program 6.N: Mobile Home Overlay</u>	<u>Staff will develop and bring a Mobile Home Zoning Overlay and corresponding General Plan amendments to the Board of Supervisors for adoption.</u>	<u>Staff will present the Mobile Home Overlay and corresponding General Plan amendments by December 2024</u>	<u>Existing and future mobile home parks in the unincorporated communities of Alameda County</u>	<u>Staff will present the Mobile Home Overlay and corresponding General Plan amendments by December 2024</u>

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Table IV-3. Affirmatively Furthering Fair Housing Action Matrix

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
<u>Program 6.O: Renter Protections</u>	<u>CDA Staff will continue to work with the Board of Supervisors, residents, and advocates to adopt rental protections for Unincorporated Alameda County. Just cause eviction for multifamily units, among other policies, is currently being considered at the time of writing (April 2024).</u>	<u>At the time of writing, it is anticipated that the Board of Supervisors will act in summer 2024.</u>	<u>Throughout Unincorporated Alameda County</u>	<u>Pass relevant ordinances in summer 2024.</u>

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.

Section A.2 Population Characteristics

A.2.1 Population

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.

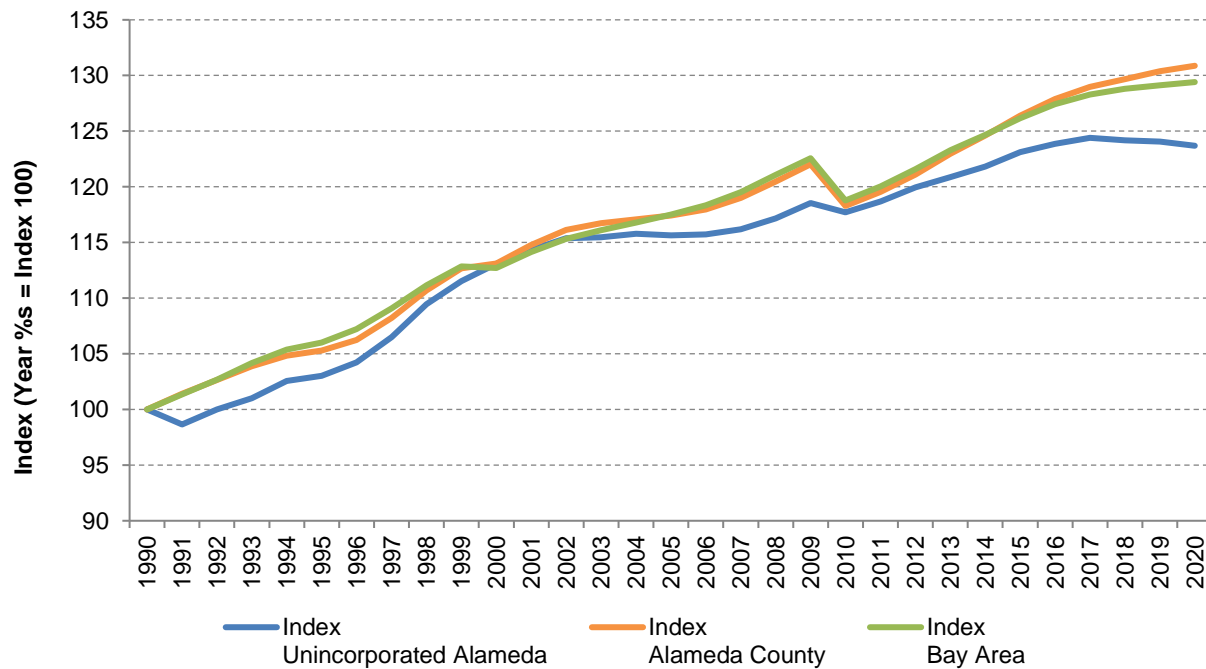
In 2020, the population of Unincorporated Alameda County was estimated to be 148,452 (see Table A-1), which accounted for 8.9 percent of Alameda County. From 1990 to 2000, the Unincorporated County population increased by 13.1 percent. Since 2000, Unincorporated Alameda County's population increased 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

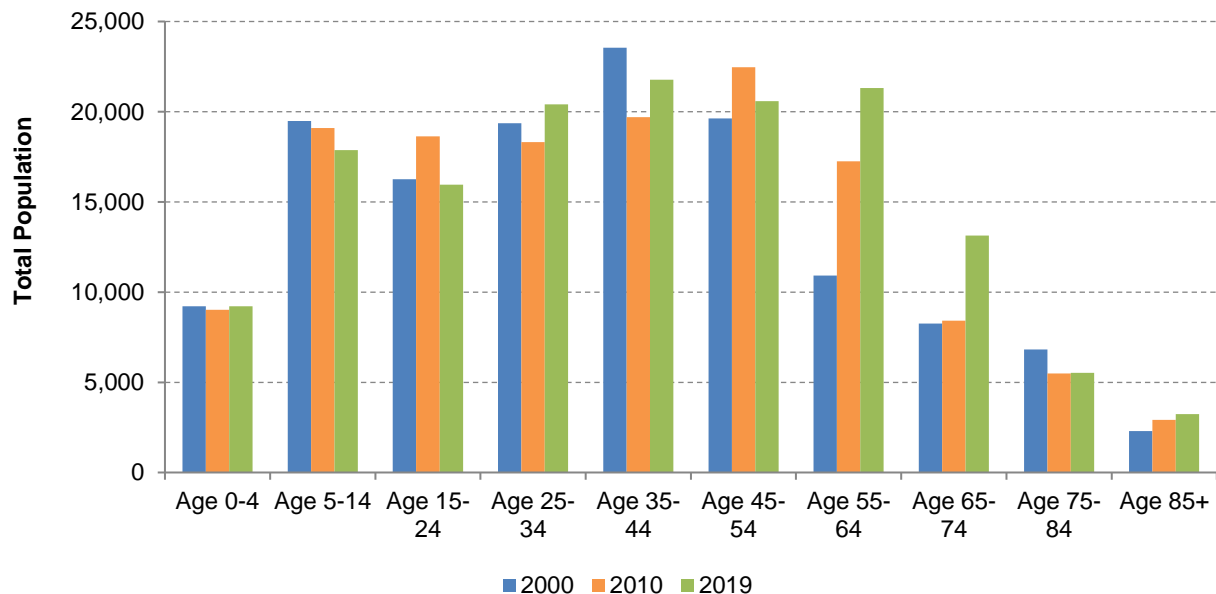
The distribution of age groups in a County influences the types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for 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).

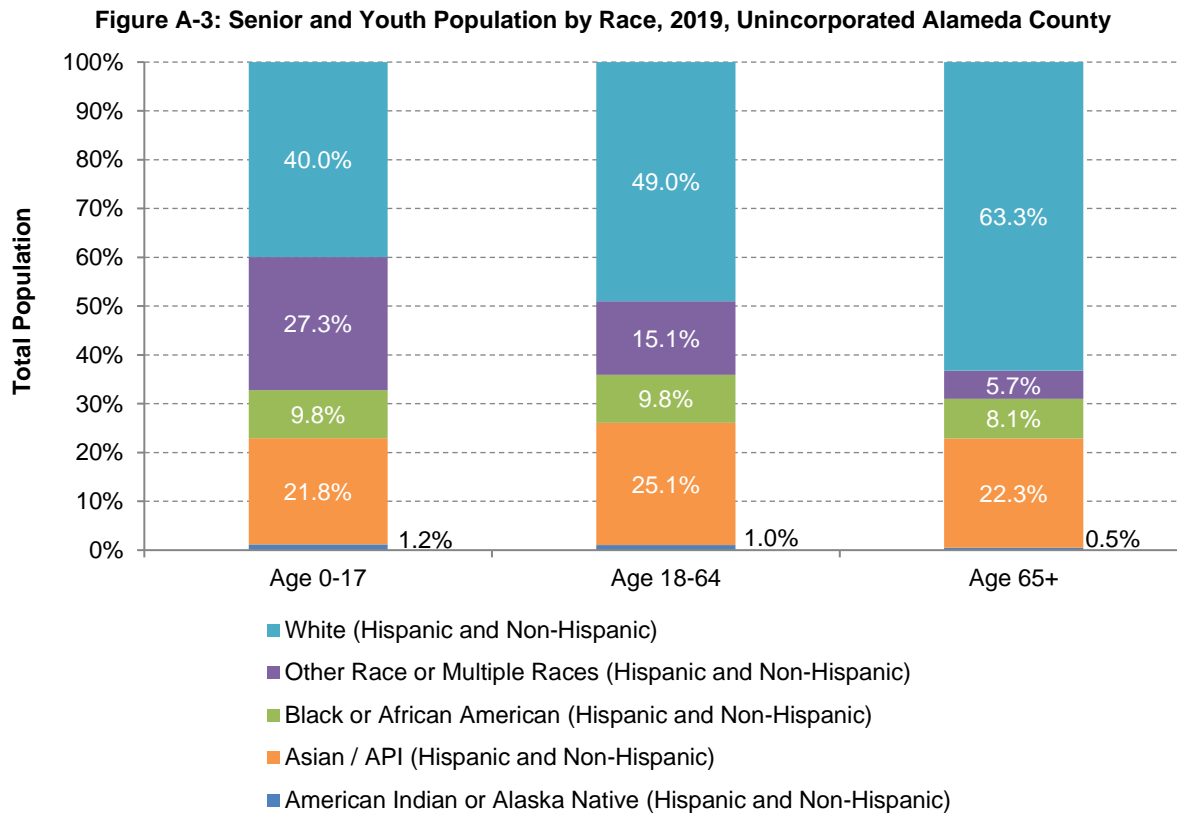
Figure A-2: Population by Age, 2000-2019, Unincorporated Alameda County



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)



Notes:

Universe: Total population

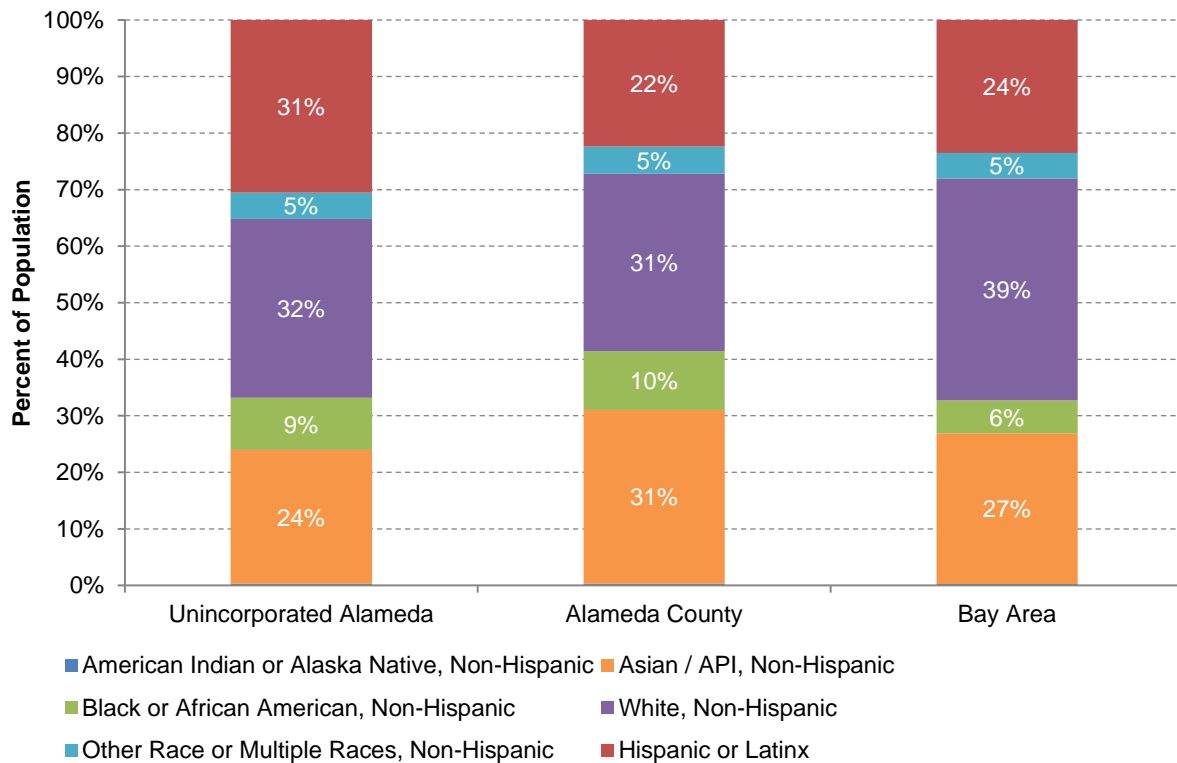
In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.

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:**

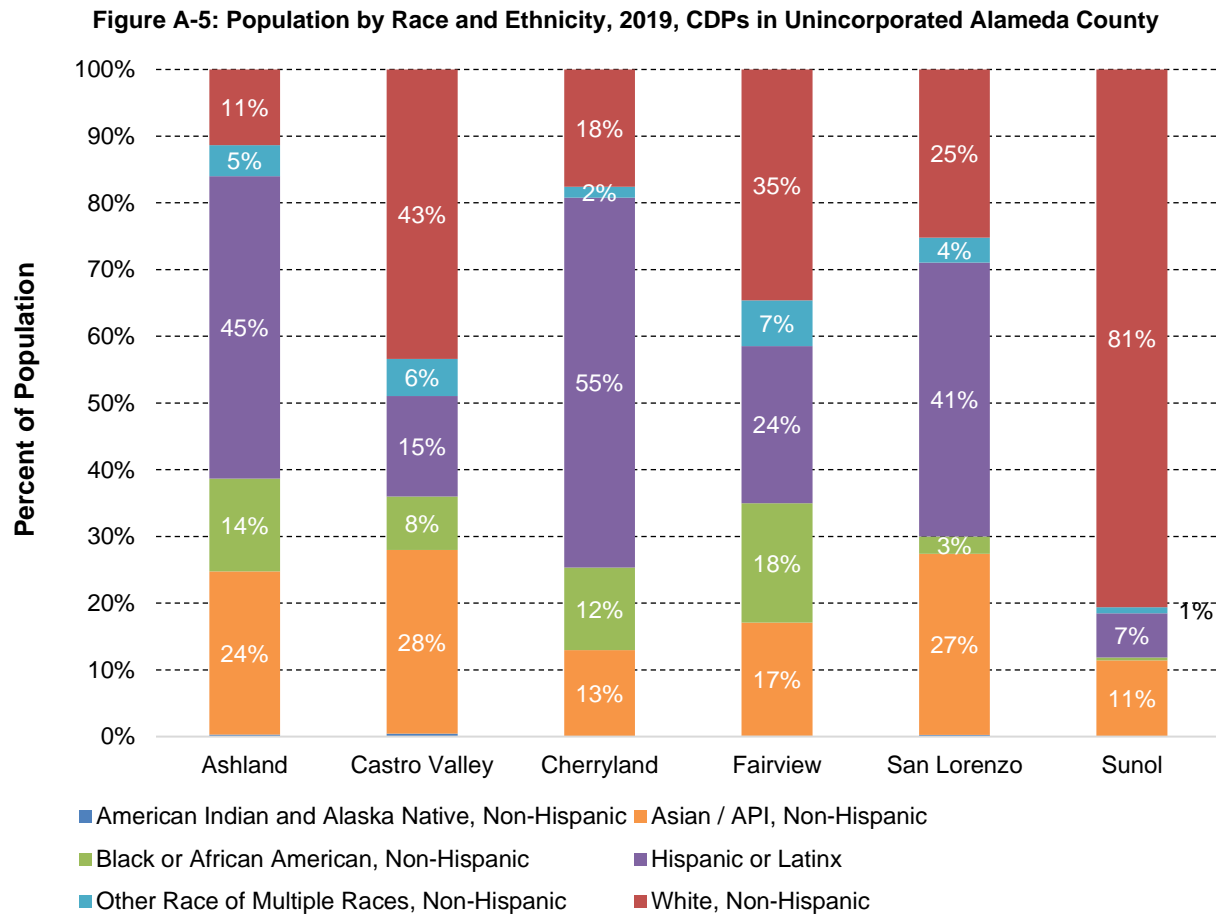
Data for 2019 represents 2015-2019 ACS estimates.

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, Hayward Acres, 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, while in 2021, over 69 percent of the population in Hayward Acres were identified as Hispanic or Latinx. 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). In 2021, eight percent of residents in Hayward Acres were identified as Non-Hispanic White.¹



Note:

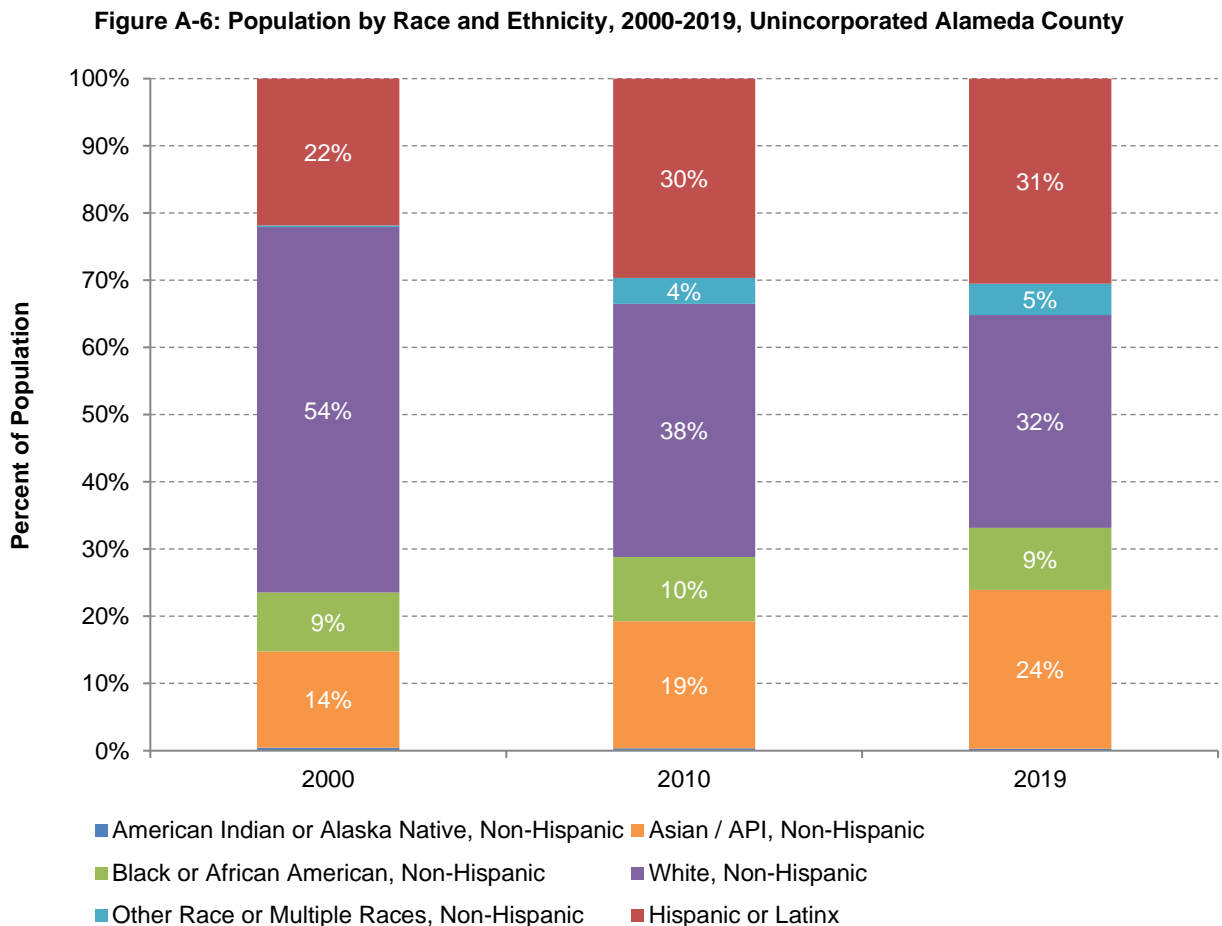
Data for 2019 represents 2015-2019 ACS estimates.

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)

¹ Hayward Acres is not depicted in Figure A-5 or other similar figures because it is not a Census Designated Place (CDP).

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.



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

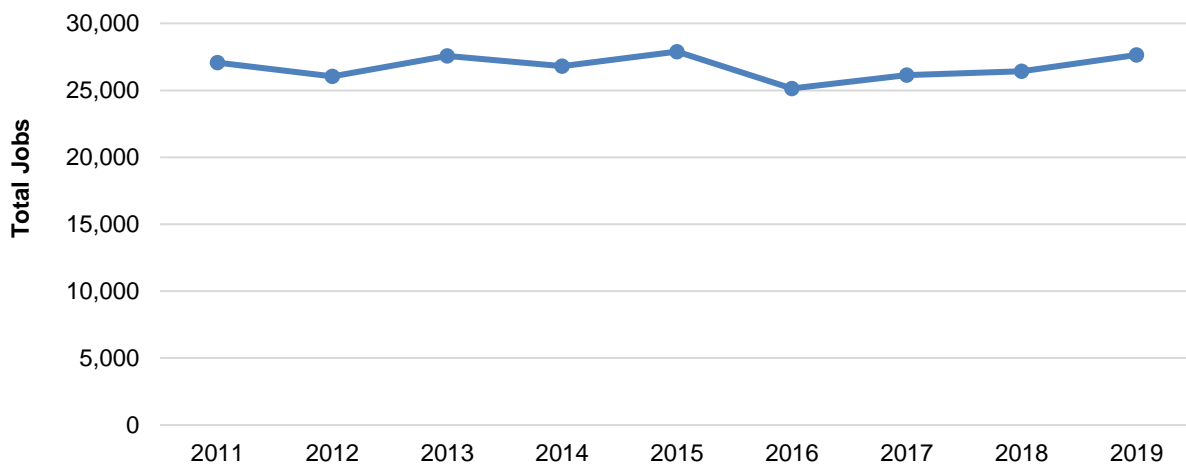
A city or county houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city or county may have job sites that employ

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.

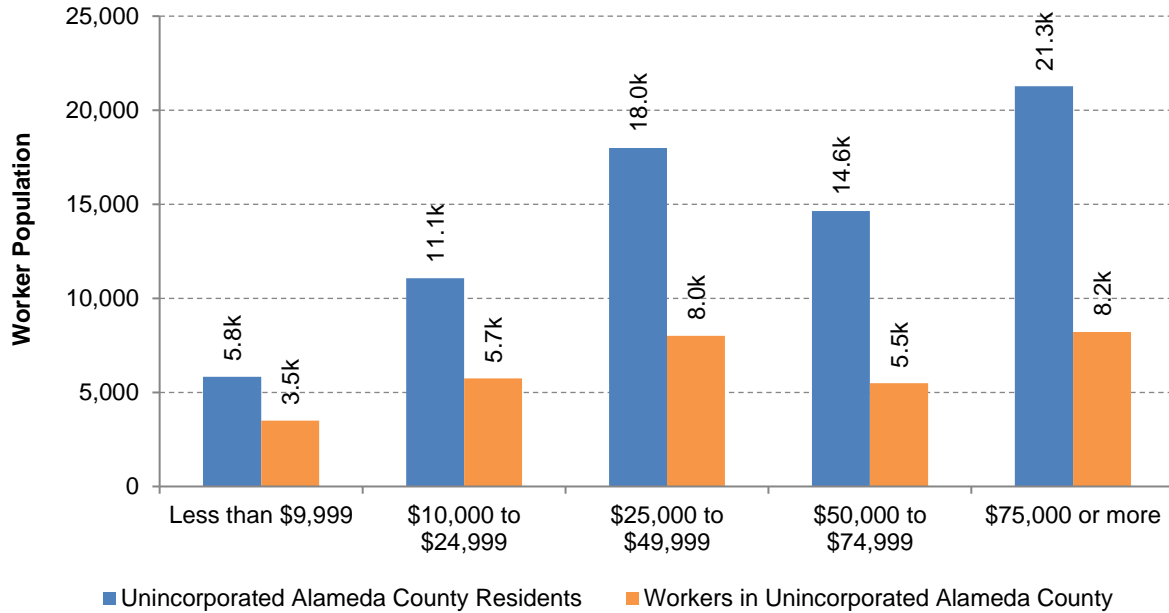
Source: U.S. Census Bureau, *Longitudinal Employer-Household Dynamics, 2011-2019*.

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).² The number of workers by wage category was supplied by ABAG and was sourced from the 2019 American Community Survey.

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



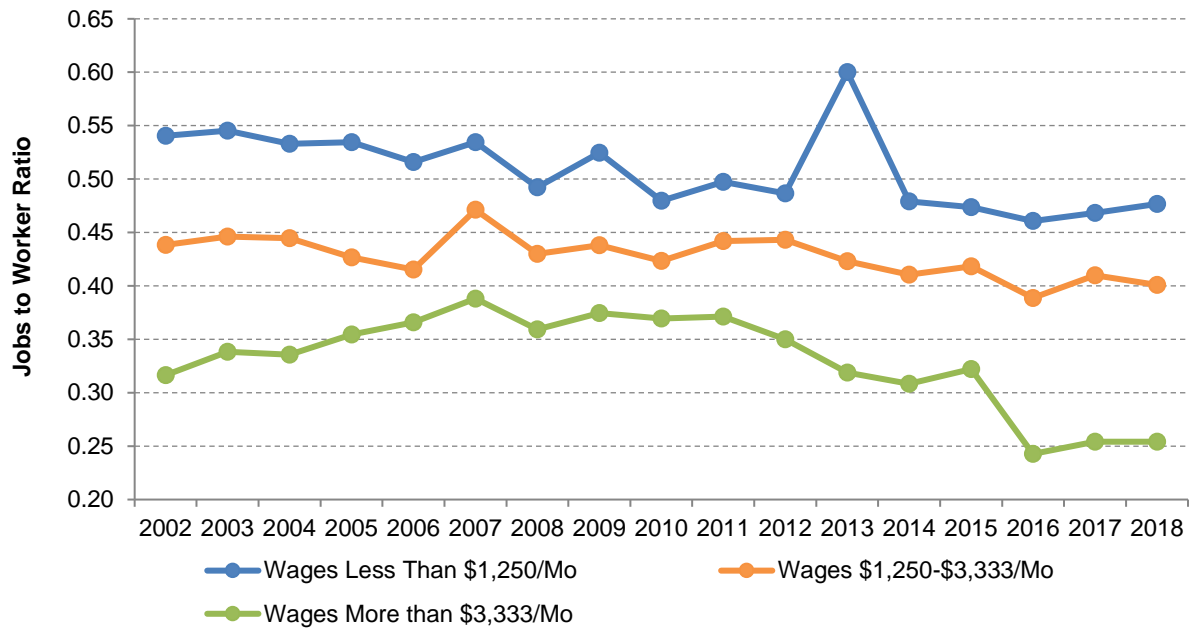
Notes:

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.

² The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

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

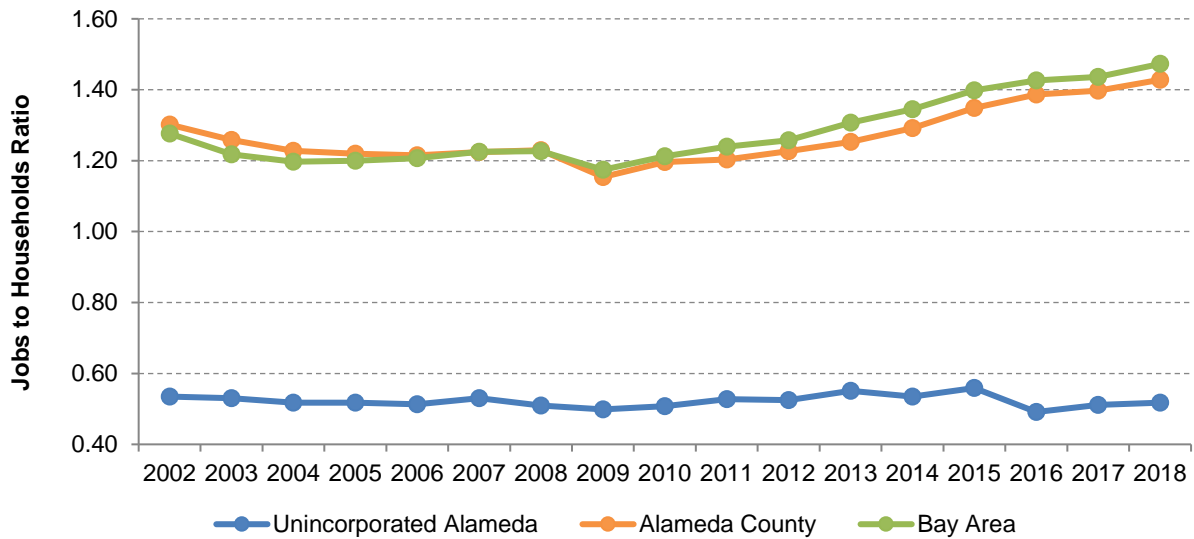
Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state, and local government) plus United States Office of Personnel Management-sourced Federal employment

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.

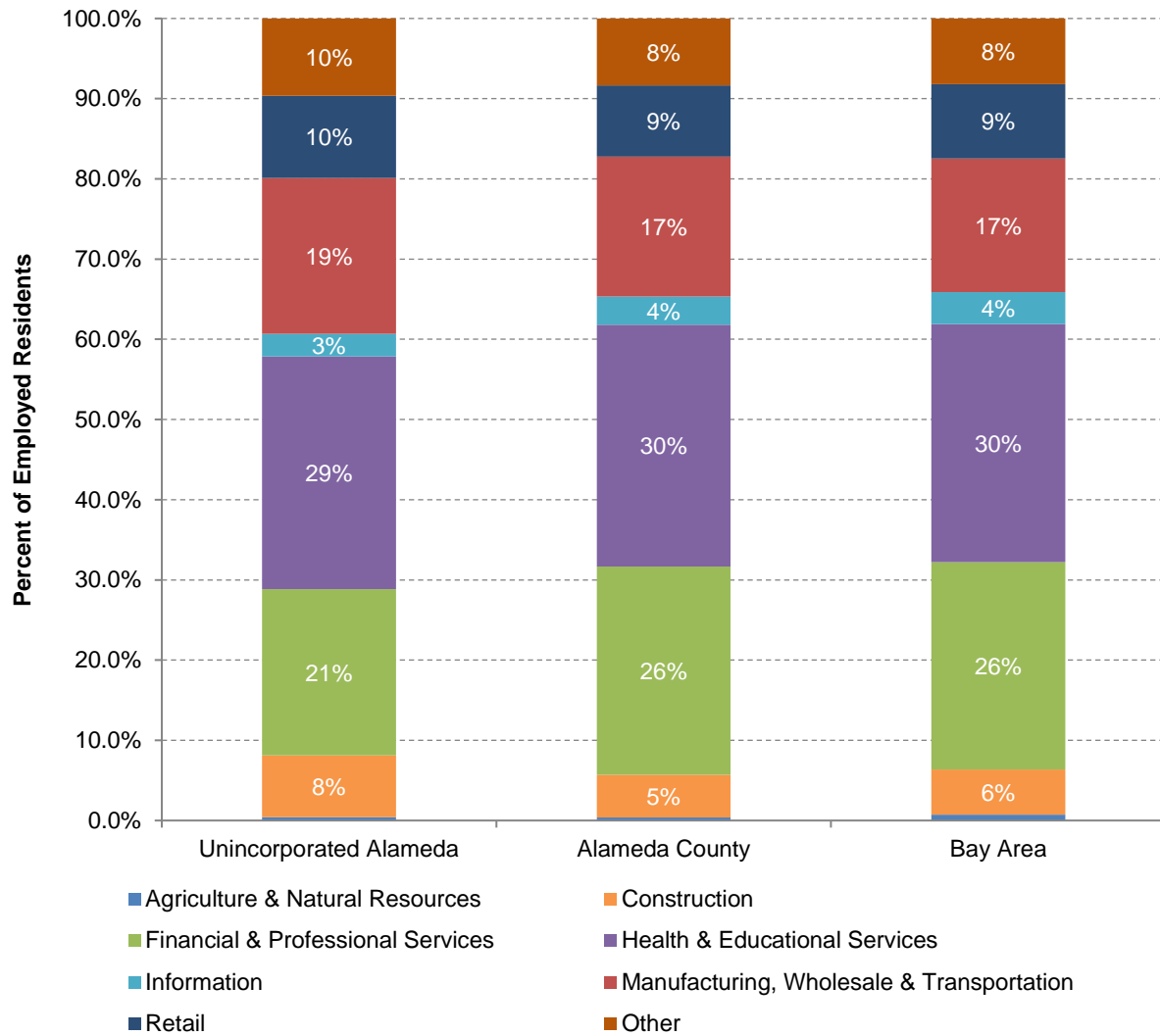
Figure A-10: Jobs-Household Ratio, 2002-2018**Notes:**

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.

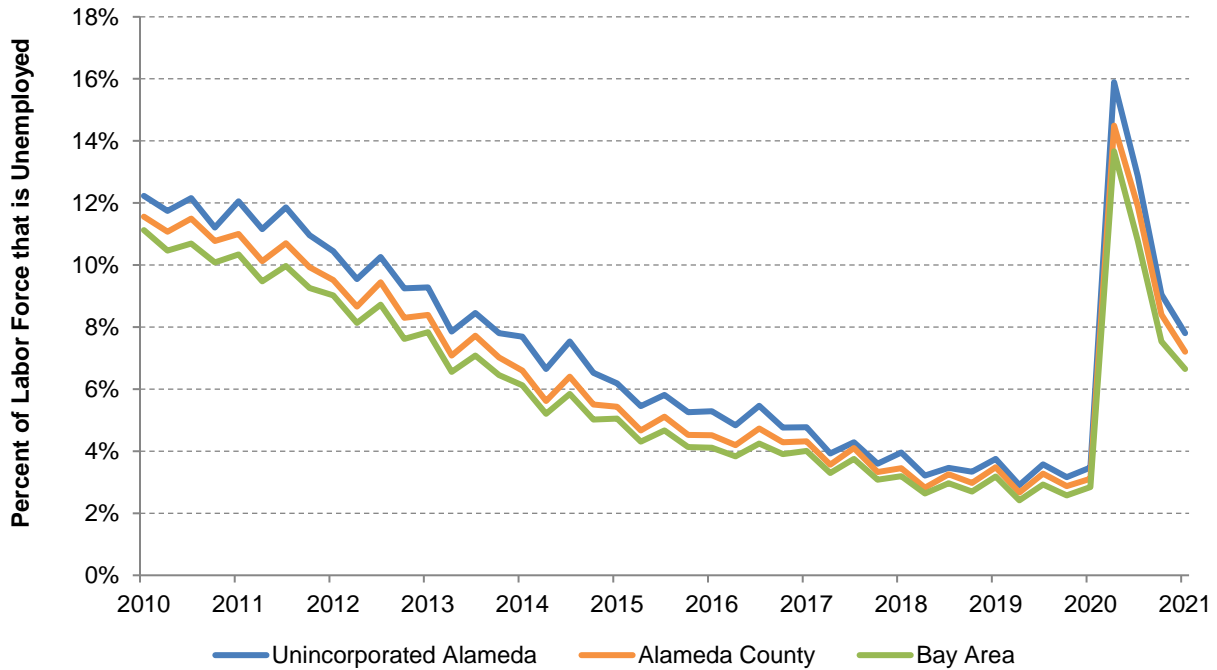
Figure A-11: Resident Employment by Industry, 2019**Notes:**

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).

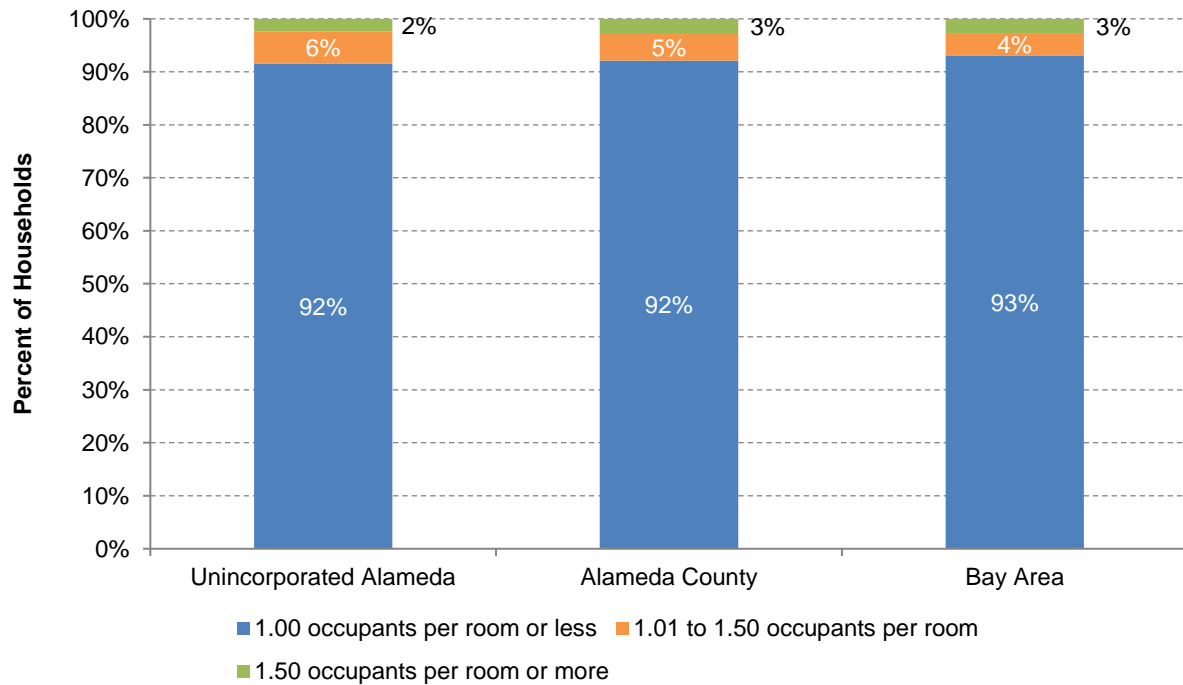
Table A-4: Household Size, 2019, Unincorporated Alameda County

	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%
Total occupied housing units	28,977	100.00%	17,786	100.00%
<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.

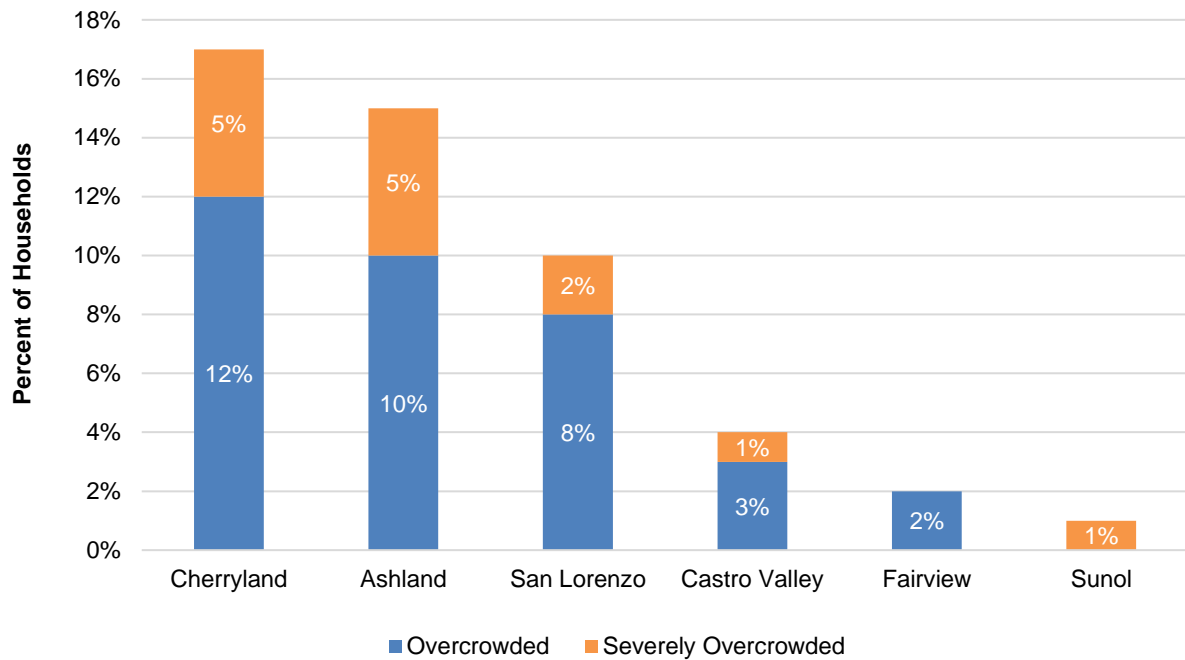
Overall, Unincorporated Alameda County has a higher rate of overcrowding than the rest of the Region. 8.5 percent of Unincorporated Alameda County residents face overcrowded conditions, compared to eight percent of Alameda County residents and seven percent of Bay Area residents (see Figure A-13).

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)

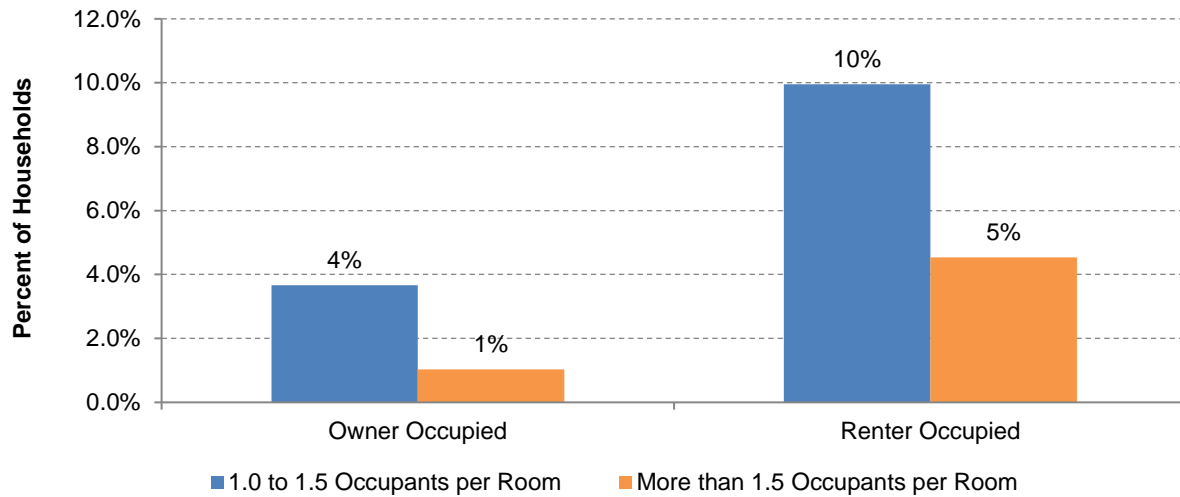
Within Unincorporated Alameda County, Cherryland, and Ashland have the greatest shares of residents that experience overcrowding. In 2019, 17 percent of residents in Cherryland experienced overcrowding and 15 percent of residents in Ashland experienced overcrowding (see Figure A-14).

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

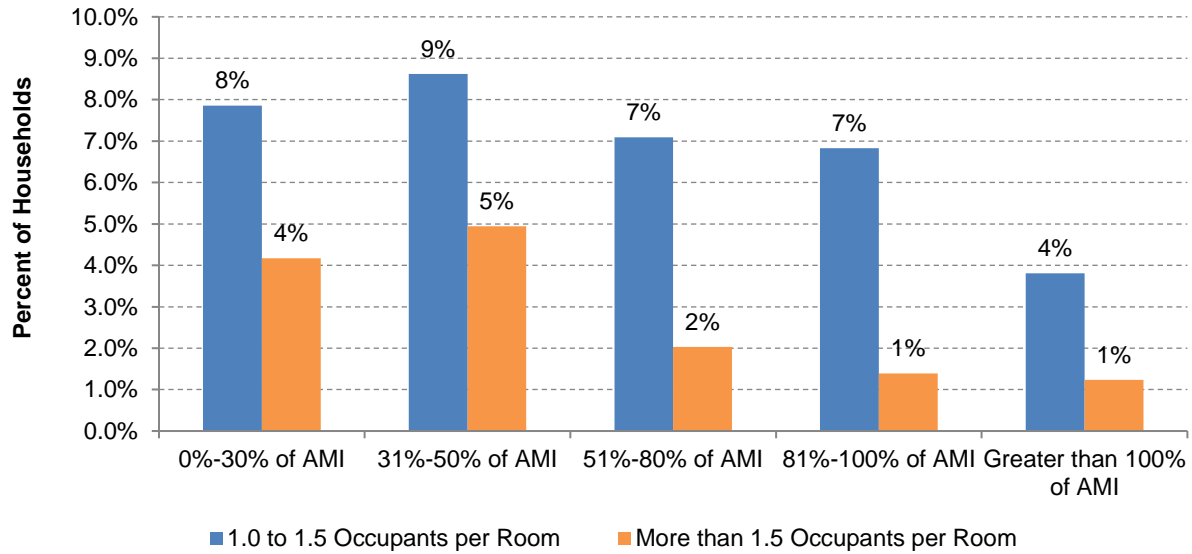
Notes:

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

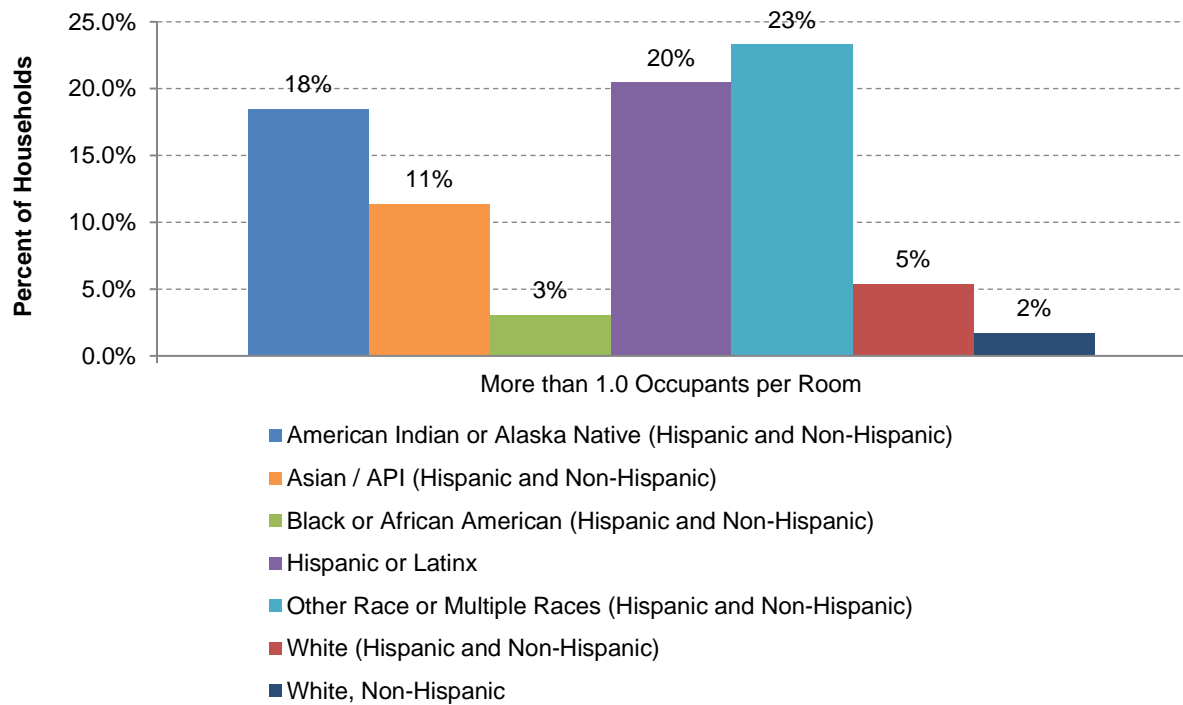
Notes:

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).

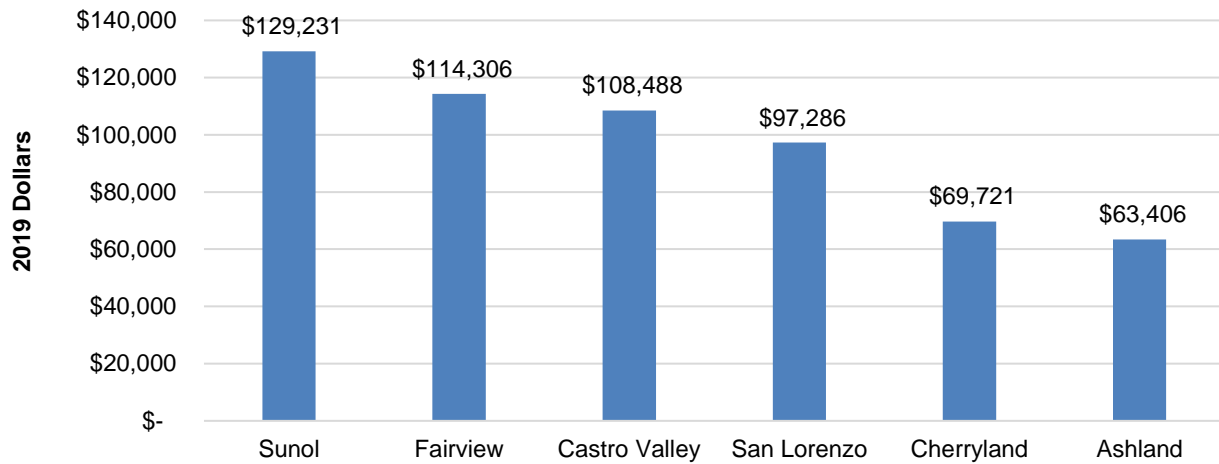
Incomes are generally lower in Ashland and Cherryland compared to other communities in Unincorporated Alameda County. In 2019 the median income was \$63,406 in Ashland and

\$69,721 in Cherryland. In Unincorporated Alameda County, Sunol has the highest median income at \$129,231 (see Figure A-18).³

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

	Unincorporated Alameda County	Alameda County
Median Income	\$91,653	\$99,406
Mean Income	\$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.

³ In 2021, the median household income for Hayward Acres was \$59,747. Hayward Acres is not included in Figure A-18 because it is not a Census Designated Place (CDP).

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

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

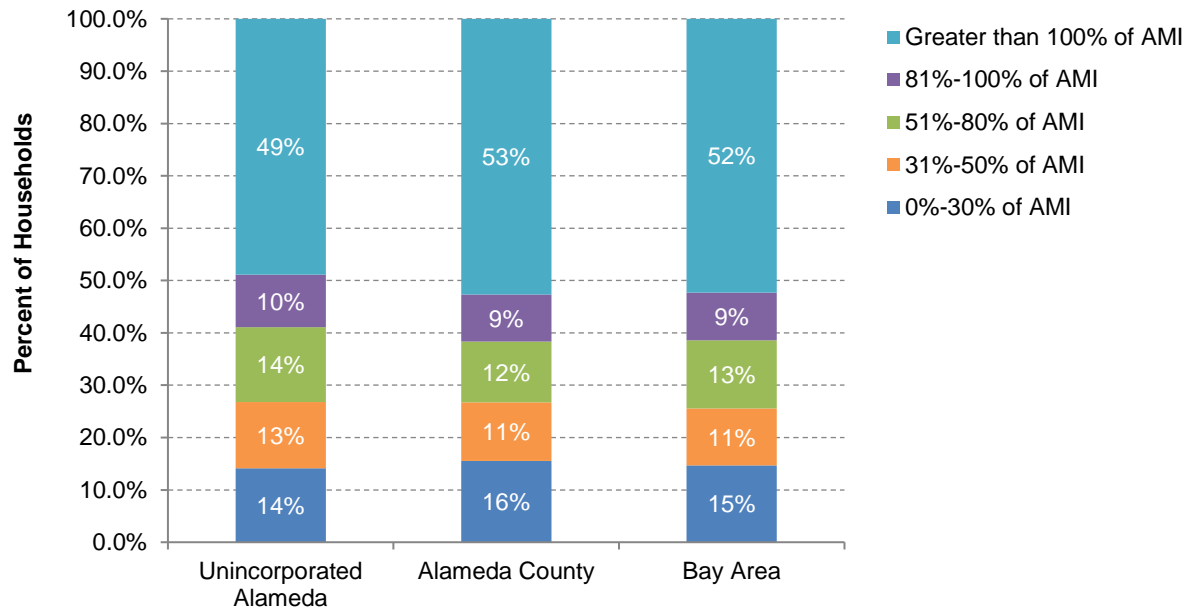
Table A-7 shows the 2021 income limits for these income categories in Alameda County. The above moderate category includes all households earning above the upper limit of the moderate-income category.

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
Alameda County Area Median Income: \$125,600	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
	Median Income	87,900	100,500	113,050	125,600	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
<i>Source: Department of Housing and Community Development, 2021</i>									

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

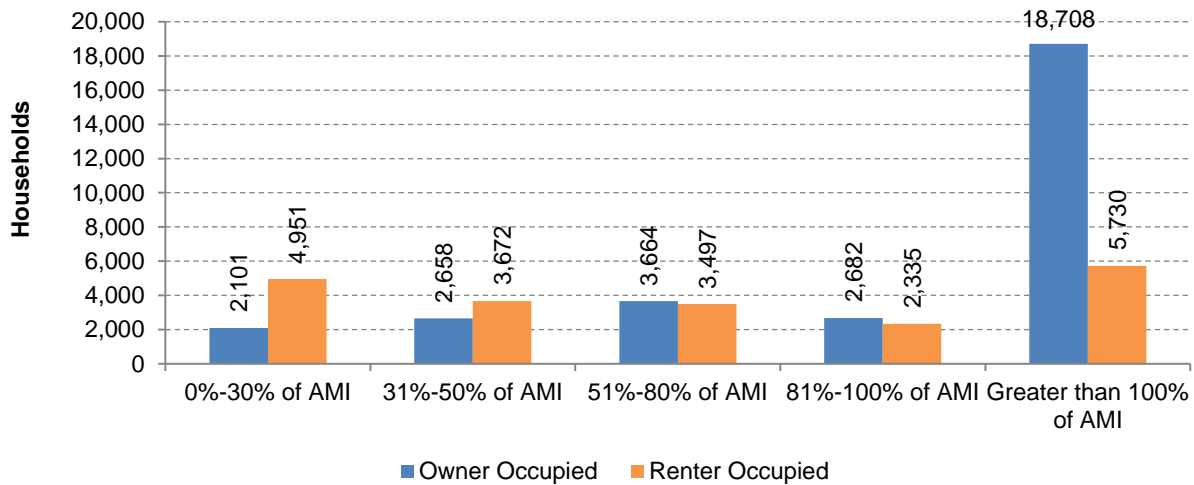
Notes:

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

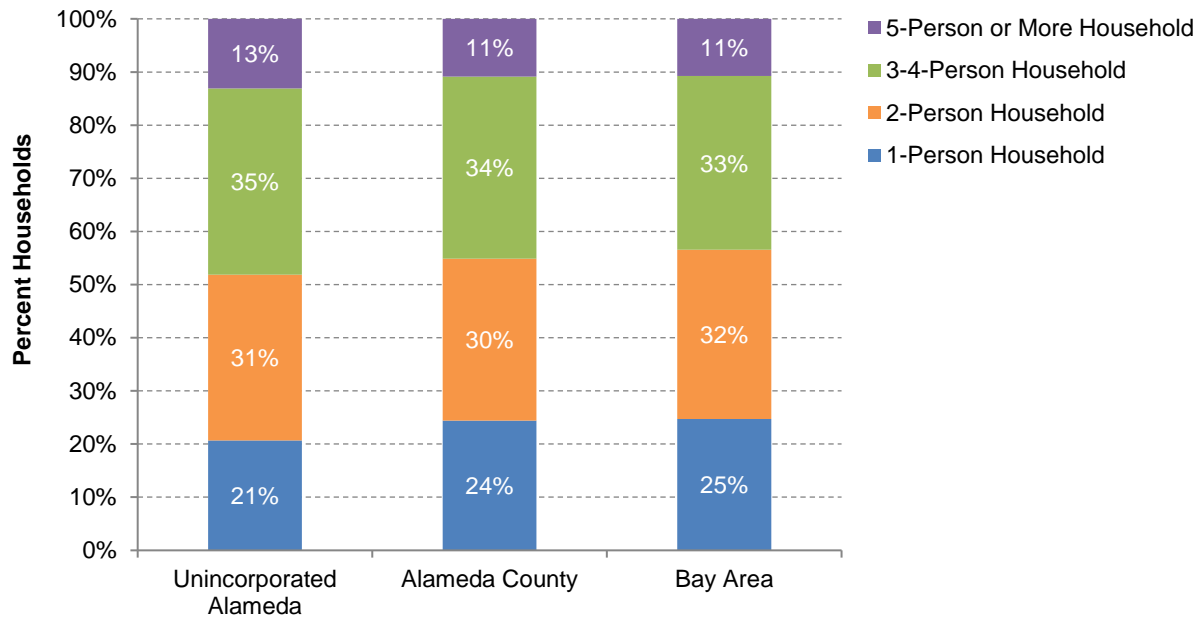
Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine-county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San 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.

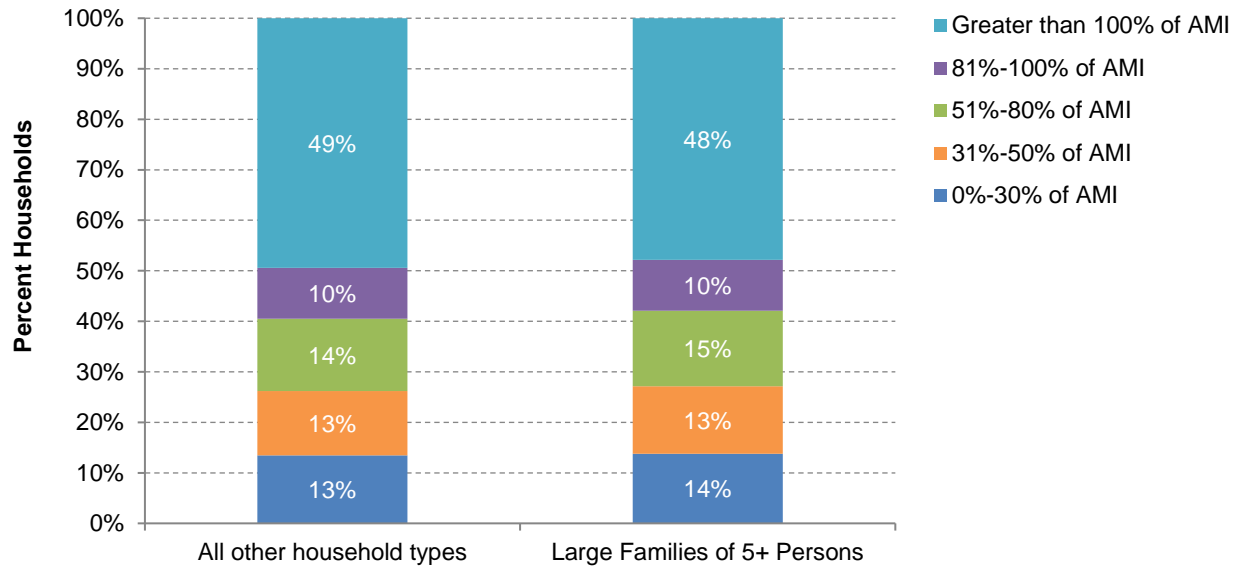
Figure A-21: Household by Household Size, 2019

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:

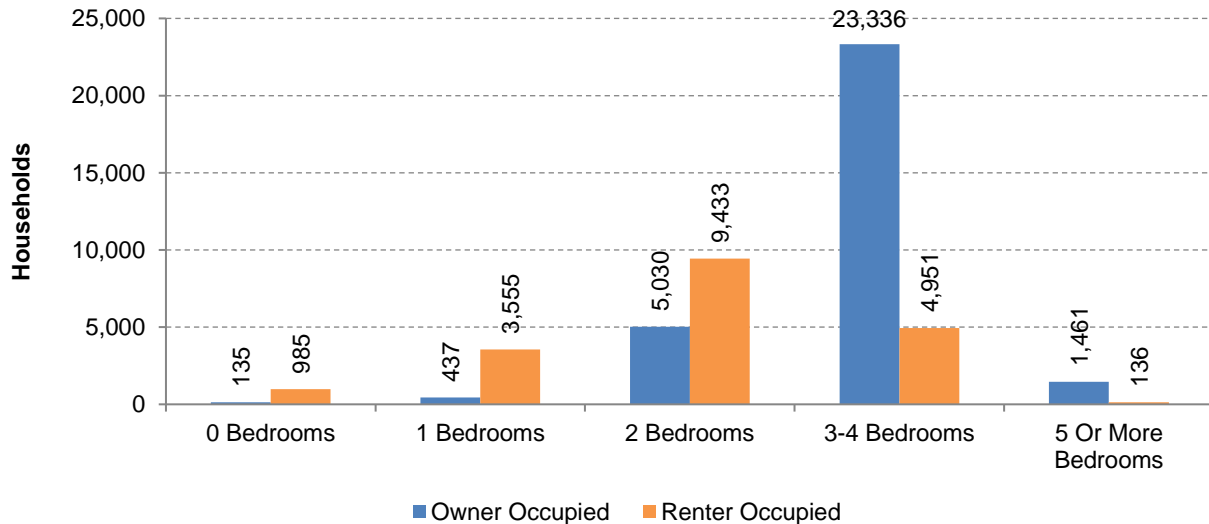
Universe: Occupied housing units

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	Percent	Number	Percent	Number
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
<i>Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042)</i>					

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

Notes:

Universe: Housing units

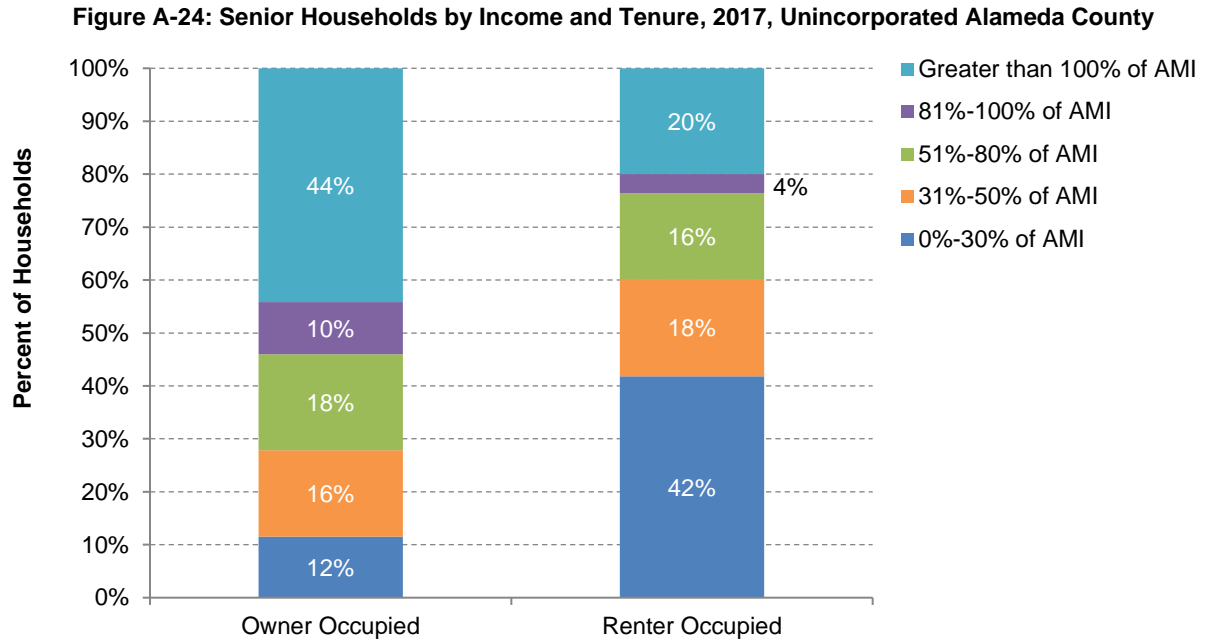
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042)

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).



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).

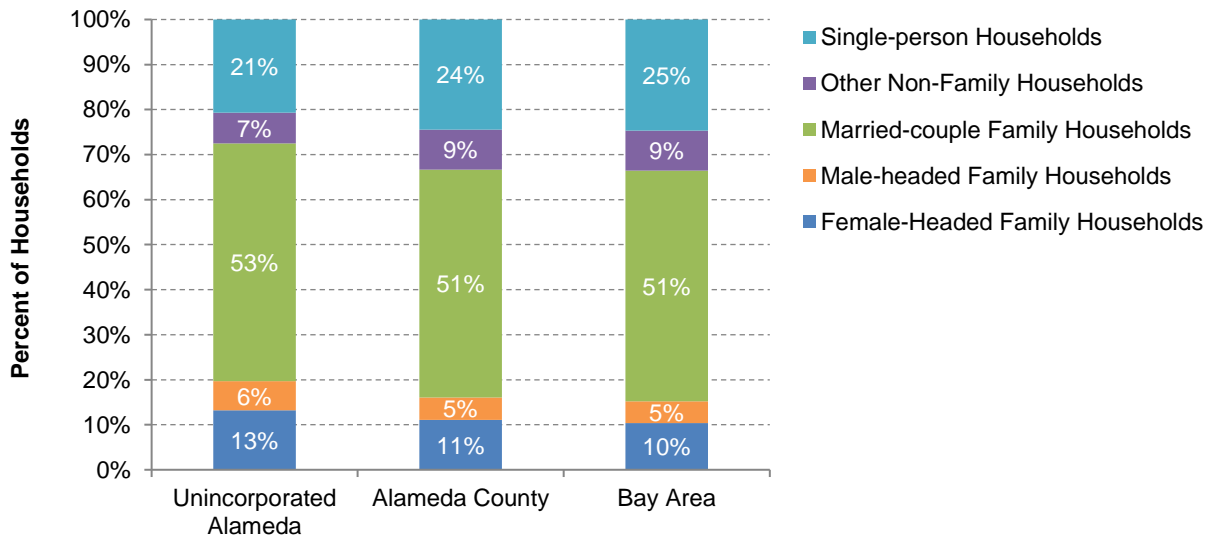
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release)

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

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

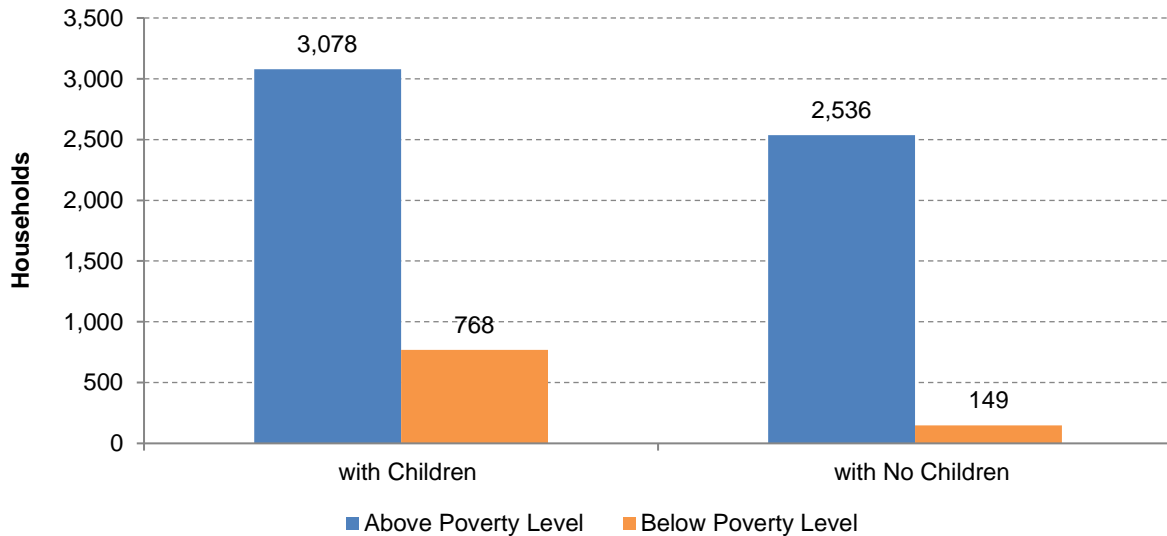
Notes:

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

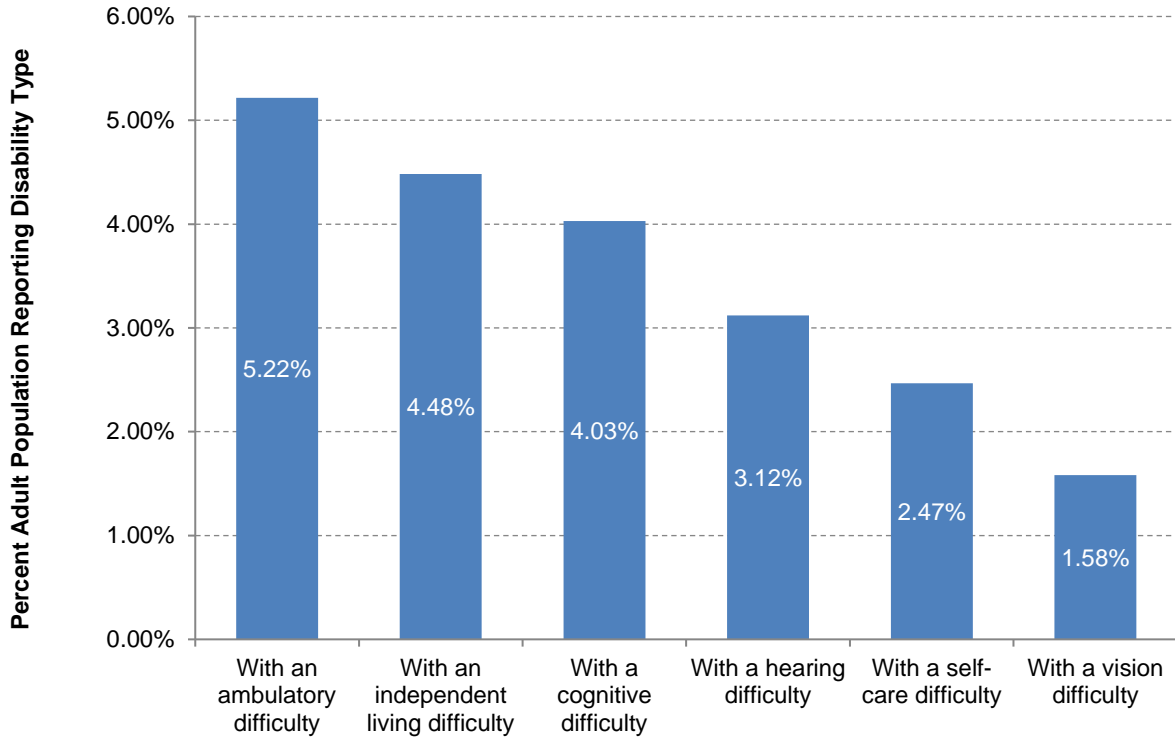
Persons with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and require specialized care, yet often rely on family members for assistance 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
<p>Notes:</p> <p>Universe: Population with developmental disabilities</p> <p>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.</p> <p><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></p>	

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
<p>Notes:</p> <p>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.</p> <p><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></p>	

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).

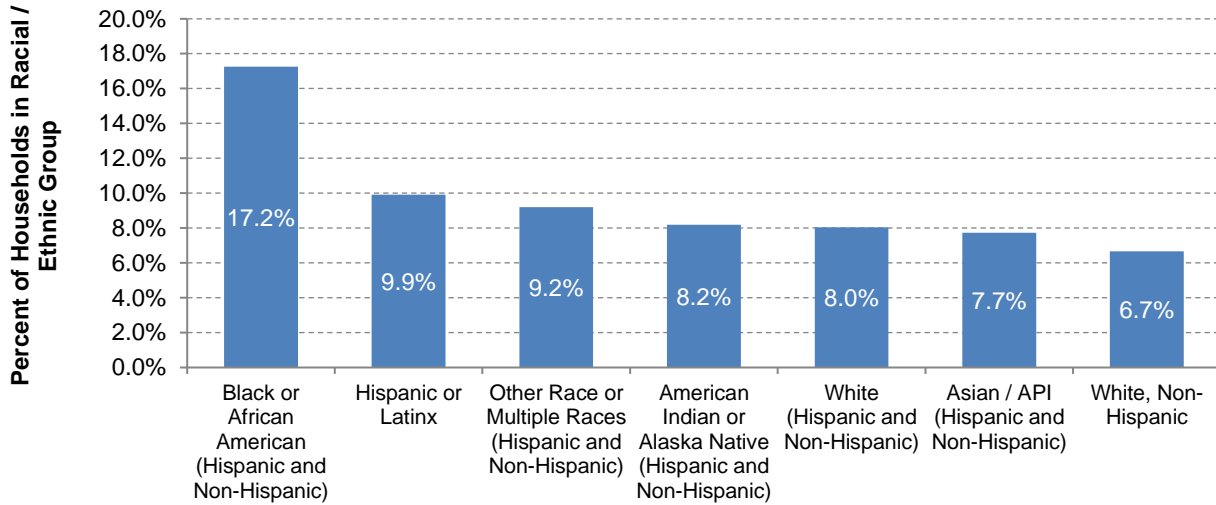
Table A-12: Poverty Status, 2019

	Unincorporated Alameda County	Alameda County
% of Population Below Poverty Level	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

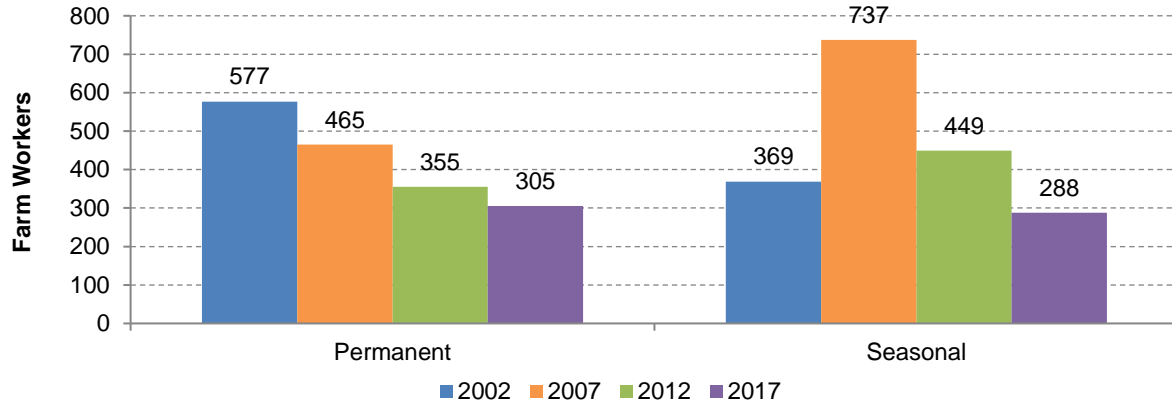
The California Department of Housing and Community Development (HCD) identifies farmworkers as having special housing needs due to their limited income and the unstable nature of their employment.⁴ Farmworkers are some of the lowest-paid workers in the U.S., according to a 2021 report from The Economic 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.

⁴California 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. <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>			

People Experiencing Homelessness

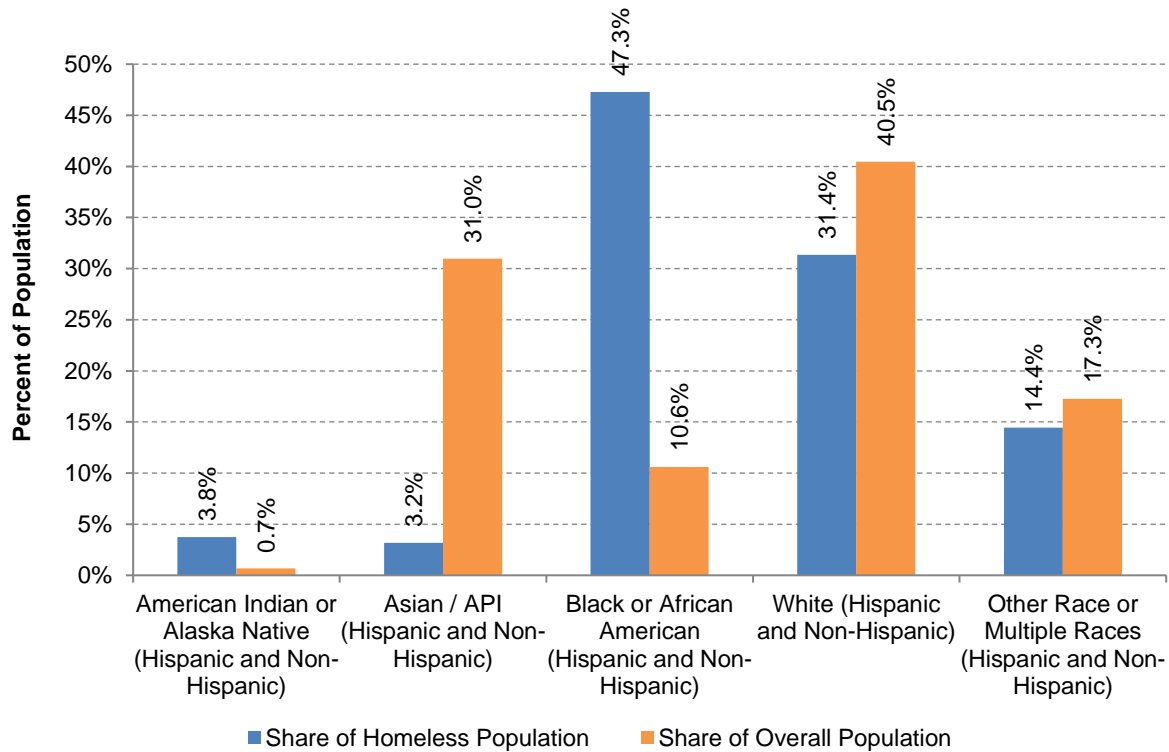
Homelessness remains an urgent challenge in many communities across California, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure 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

Variable	People in Households Composed Solely of Children Under 18	People in Households with Adults and Children	People in Households without Children Under 18
Sheltered – Emergency Shelter	16	322	825
Sheltered – Transitional Housing	4	175	368
Unsheltered	9	27	6,276
Totals	29	524	7,469
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. <i>Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)</i>			

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).

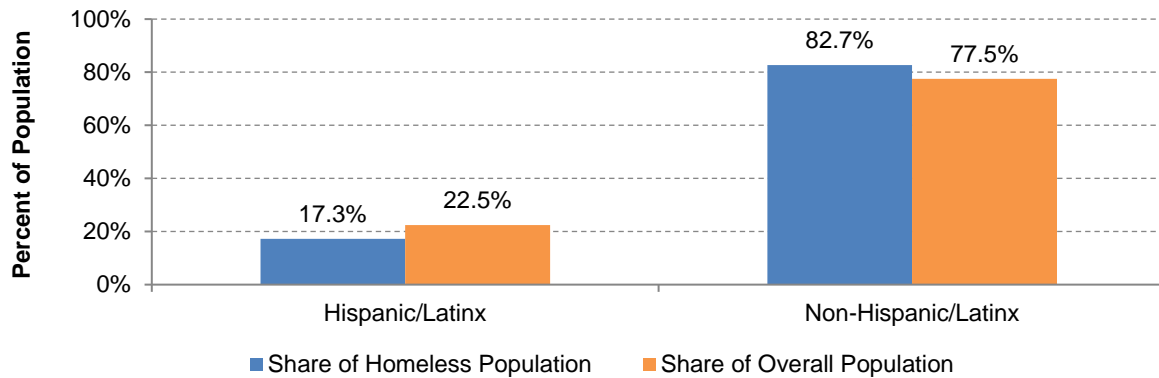
Figure A-30: Racial Group Share of General and Homeless Populations, 2019, Alameda County**Notes:**

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).

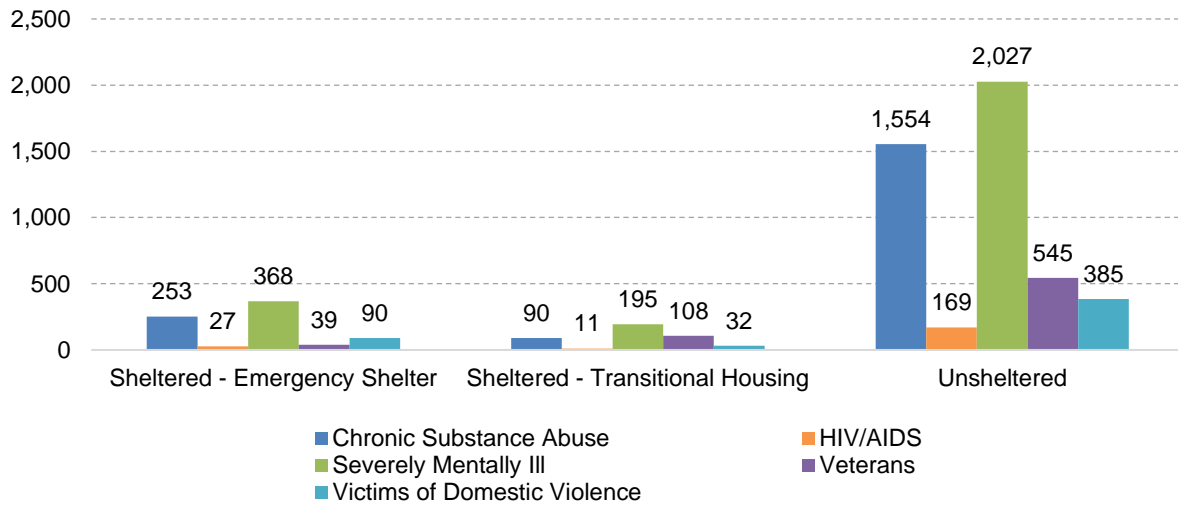
Figure A-31: Latinx Share of General and Homeless Populations, 2019, Alameda County**Notes:**

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>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))</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	Serves 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, 5th Housing Element Cycle

Resources for People Experiencing Homelessness

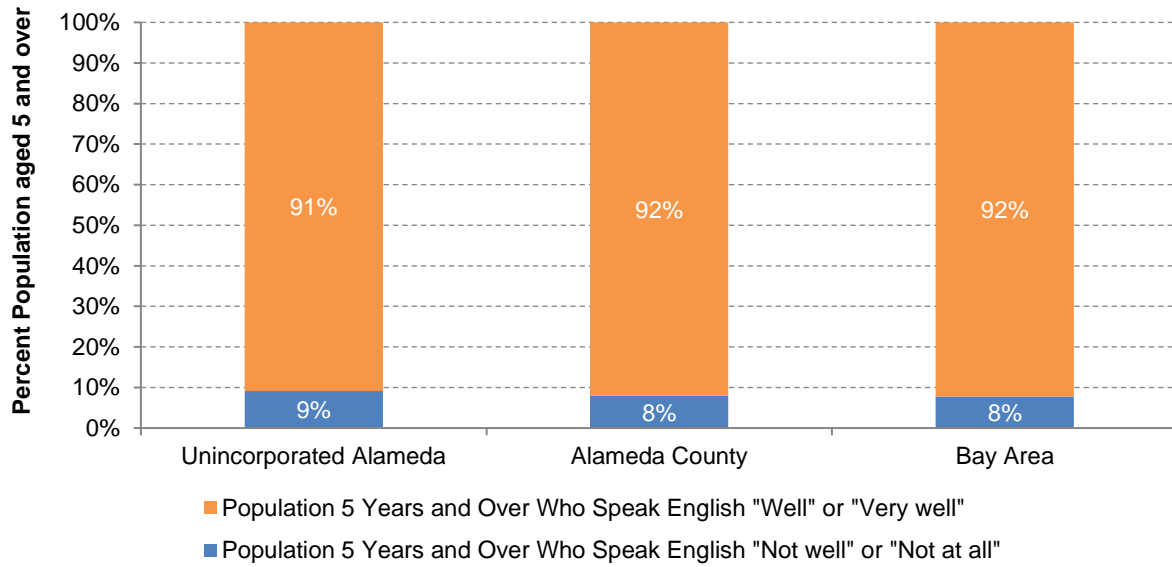
The Alameda County Continuum of Care (CoC), whose lead agency is EveryOne Home, is a network of private and public sector homeless service providers, designed to promote community-wide planning and the strategic use of resources to address homelessness. EveryOne Home manages the County's coordinated 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.⁵ 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).

⁵ 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

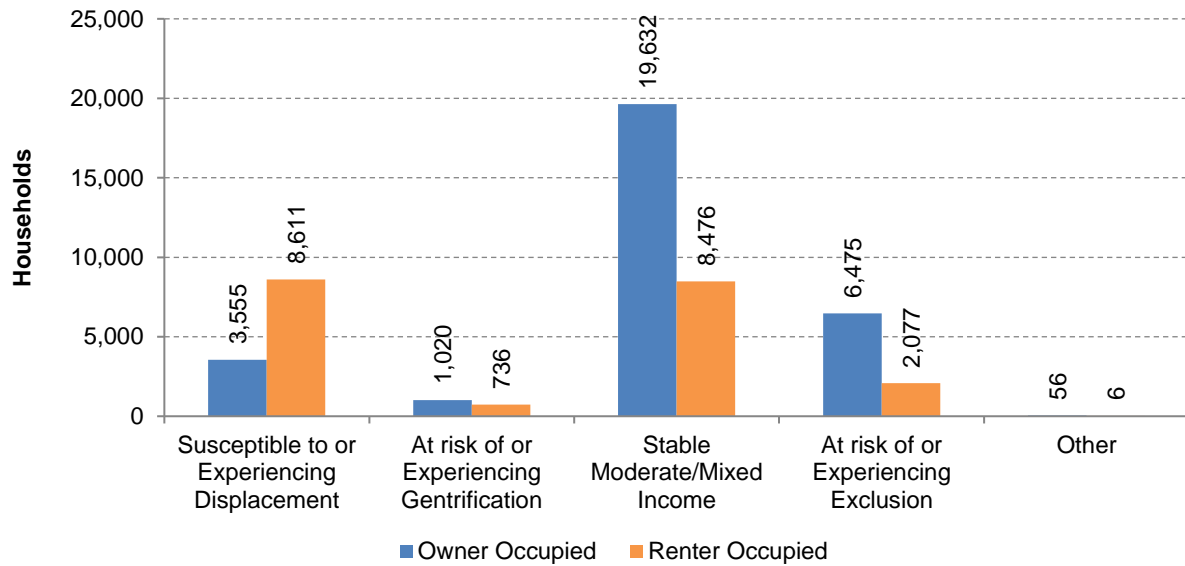
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005)

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.*

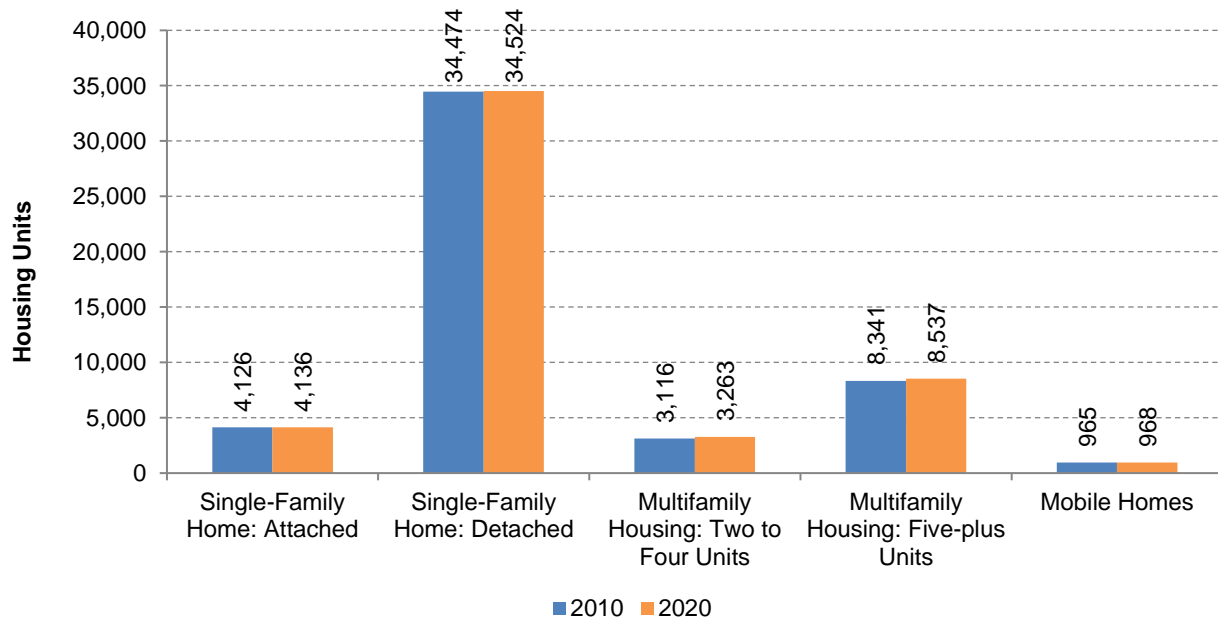
Section A.4 Housing Stock Characteristics

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)

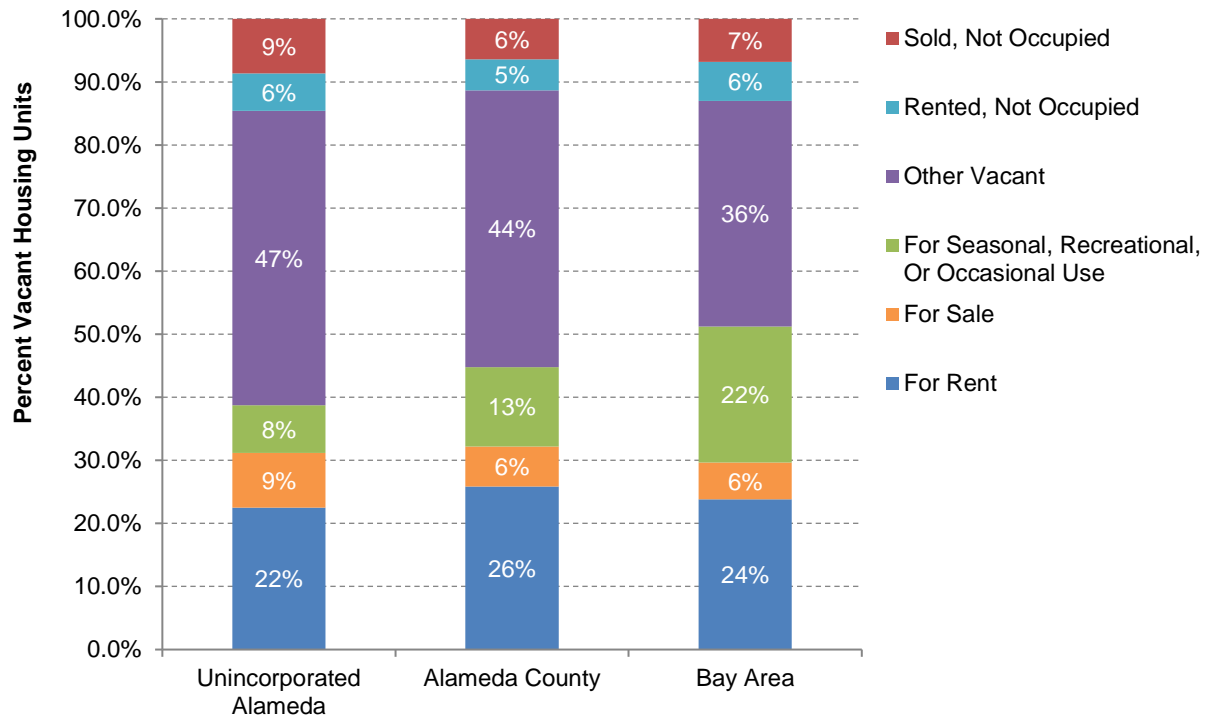
Table A-17: Housing Type Trends, 2010 and 2020, Unincorporated Alameda County

	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%
Total	51,022	51,428	406	0.8%
<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).⁶

⁶ 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

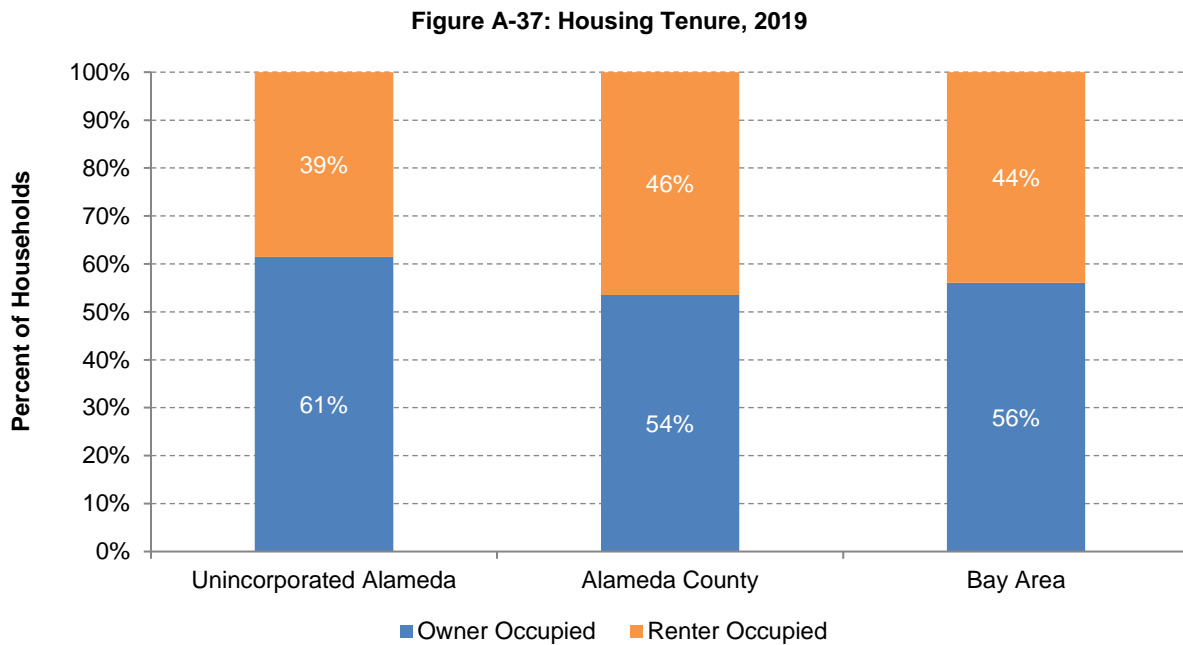
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004)

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.

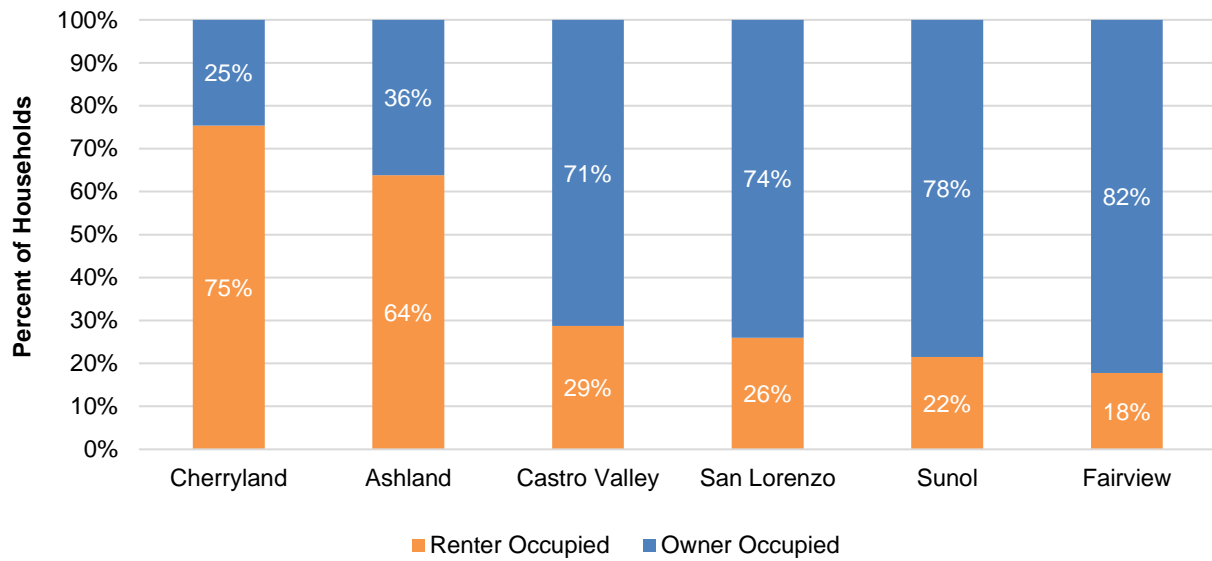
More households in Ashland and Cherryland rent their home compared to other communities in Unincorporated Alameda County. In Cherryland, 75 percent of households are renters, and in

Ashland 64 percent of households are renters, while in Hayward Acres 86 percent of households are renters.⁷



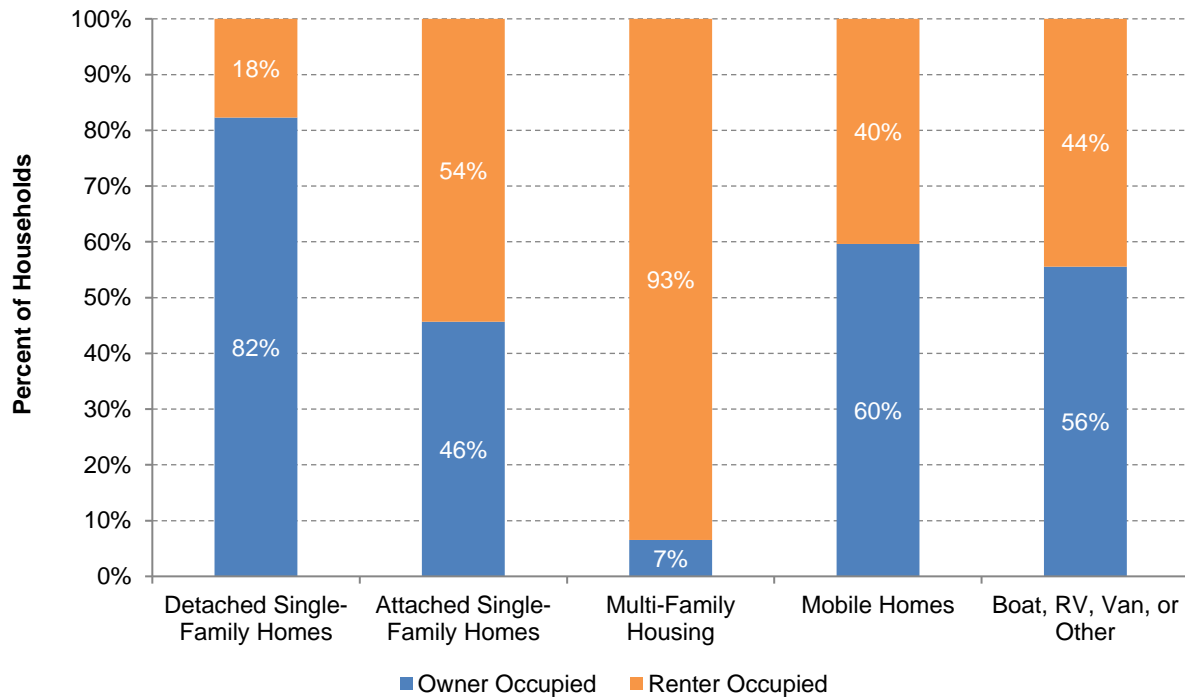
Source: ABAG 2021 Pre-certified Housing Needs Data (U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003)

⁷ Hayward Acres is not a Census Designated Place (CDP) and therefore is not shown in Figure A-38.

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
Ashland	73%	27%	42%	58%	2%	98%	61%	39%	0%	100%
Castro Valley	88%	12%	65%	35%	11%	89%	59%	41%	100%	0%
Cherryland	42%	58%	18%	82%	7%	93%	35%	65%	100%	0%
Fairview	91%	9%	55%	45%	12%	88%	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
San Lorenzo	83%	17%	59%	41%	1%	99%	75%	25%	0%	100%
Sunol	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%	368
Asian / API (Hispanic and Non-Hispanic)	8,065	77.5%	2,339	22.5%	10,404
Black or African American (Hispanic and Non-Hispanic)	1,478	27.7%	3,850	72.3%	5,328
Hispanic or Latinx	5,006	43.4%	6,530	56.6%	11,536
Other Race or Multiple Races (Hispanic and Non-Hispanic)	2,236	40.9%	3,237	59.1%	5,473
White (Hispanic and Non-Hispanic)	18,436	66.1%	9,450	33.9%	27,886
White, Non-Hispanic	15,020	72.4%	5,712	27.6%	20,732

Notes:

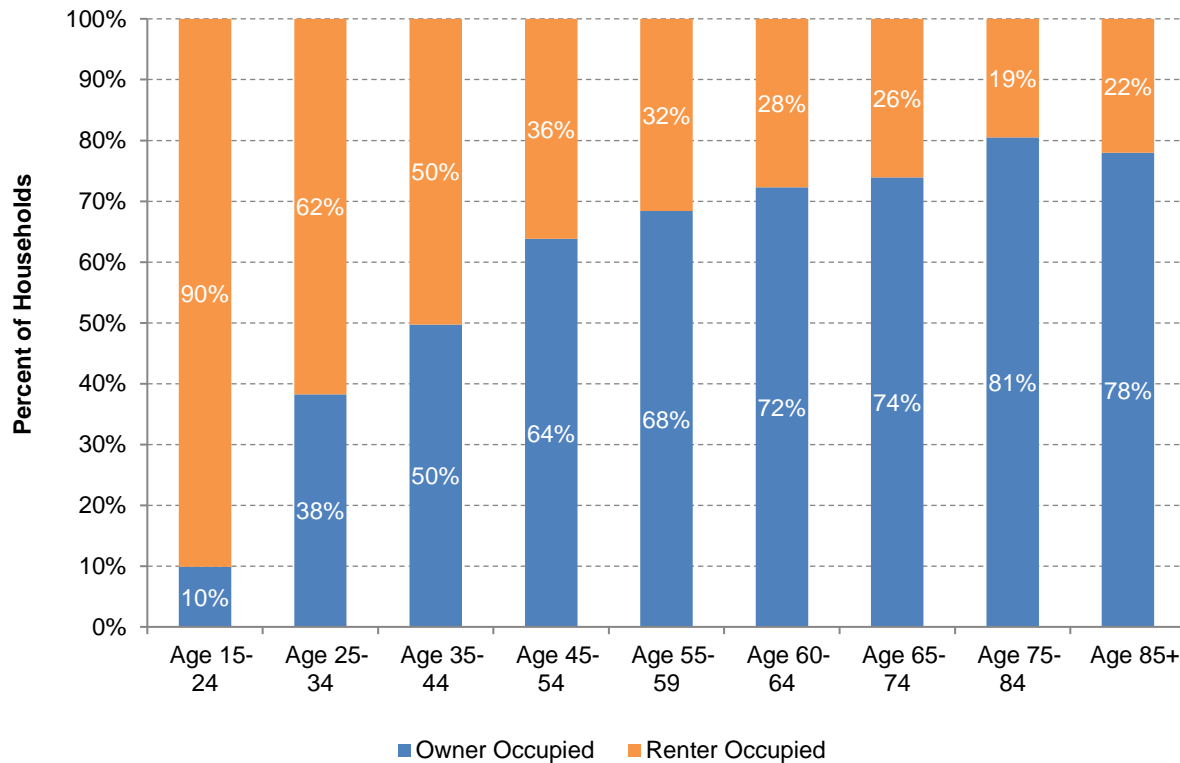
Universe: Occupied housing units

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 2022, 727 housing units were issued permits in Unincorporated Alameda County. Of these housing units permitted, 42.2% (307 units) were for above moderate-income housing, 6.2% (45 units) were for moderate-income housing, and 46% (375 units) were for low- or very low-income housing (see Table A-20).

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

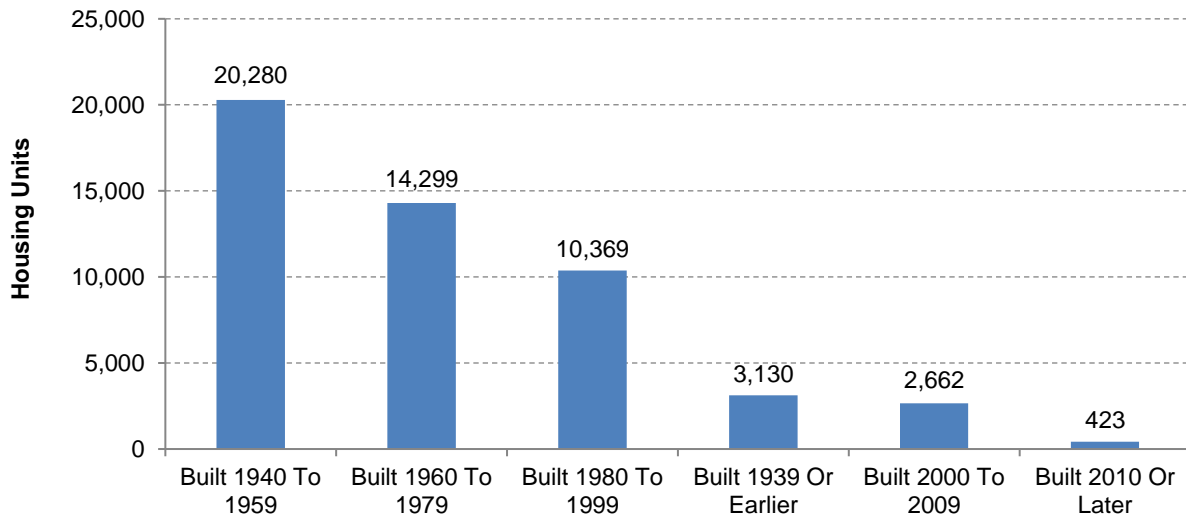
Income Group	Number of Units
Above Moderate-Income Permits	307
Moderate-Income Permits	45
Low-Income Permits	230
Very Low-Income Permits	145
Notes: Universe: Housing permits issued between 2015 and 2022 HCD uses the following definitions for the four income categories: Very Low Income: units affordable 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.	
Sources: <i>Alameda County 2022 Annual Progress Report Permit (2022)</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.

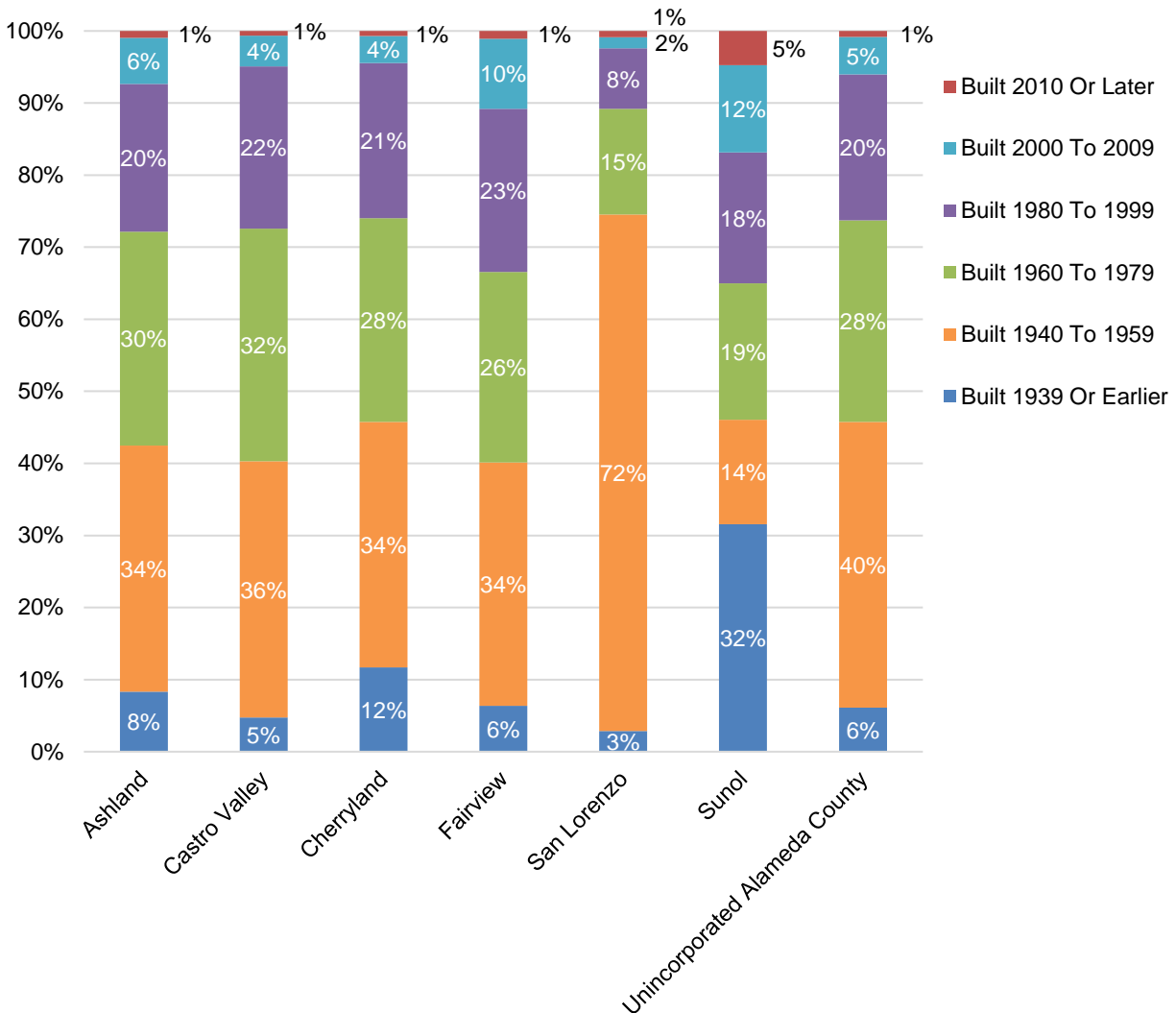
In Unincorporated Alameda County, the largest proportion of the housing stock was built between 1940 to 1959, with 20,280 units constructed during this period, which is approximately 39.6 percent of housing units (see Figure A-41). The housing stock in Alameda County as a whole is newer, with the largest 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 County⁸. 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.).

Section A.5 Housing Costs and Affordability

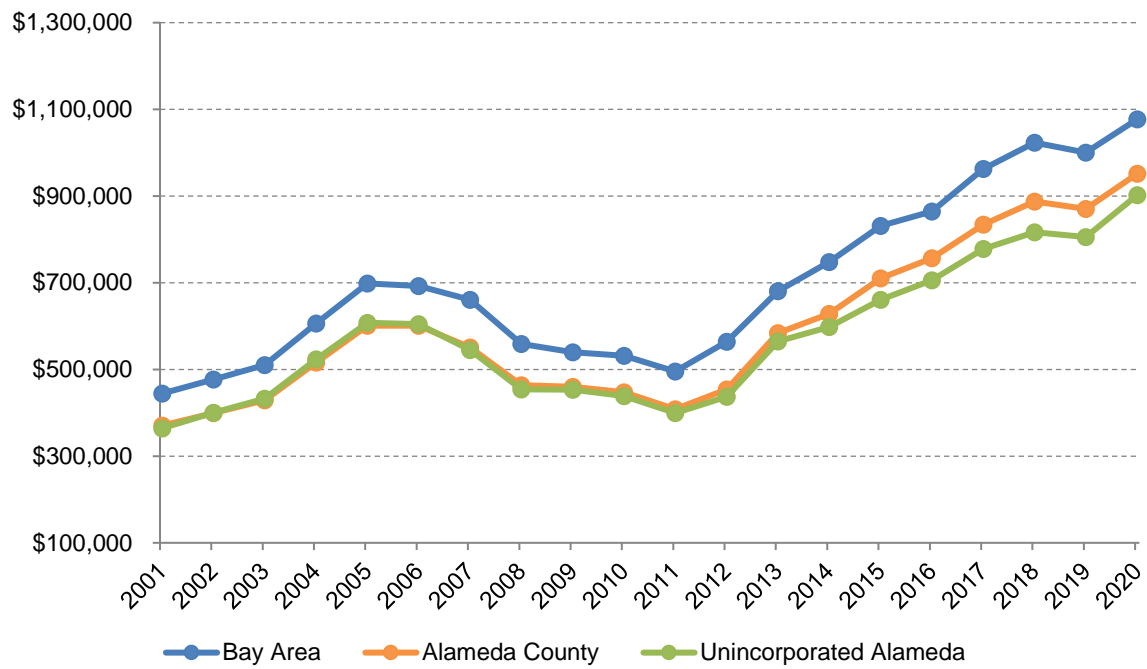
A.5.1 Ownership Costs

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).

⁸ This information is current through March 31, 2023.

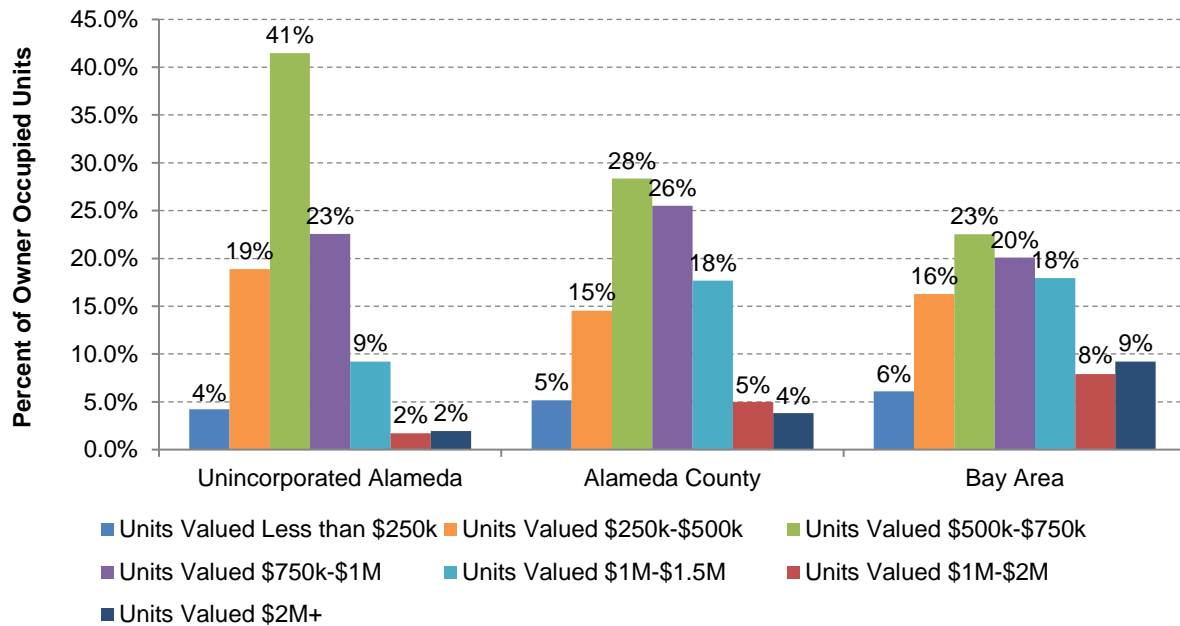
Figure A-43: Zillow Home Value Index (ZHVI), 2001-2020



Notes:

Universe: Owner-occupied units

Source: Zillow Home Value Index (ZHVI)

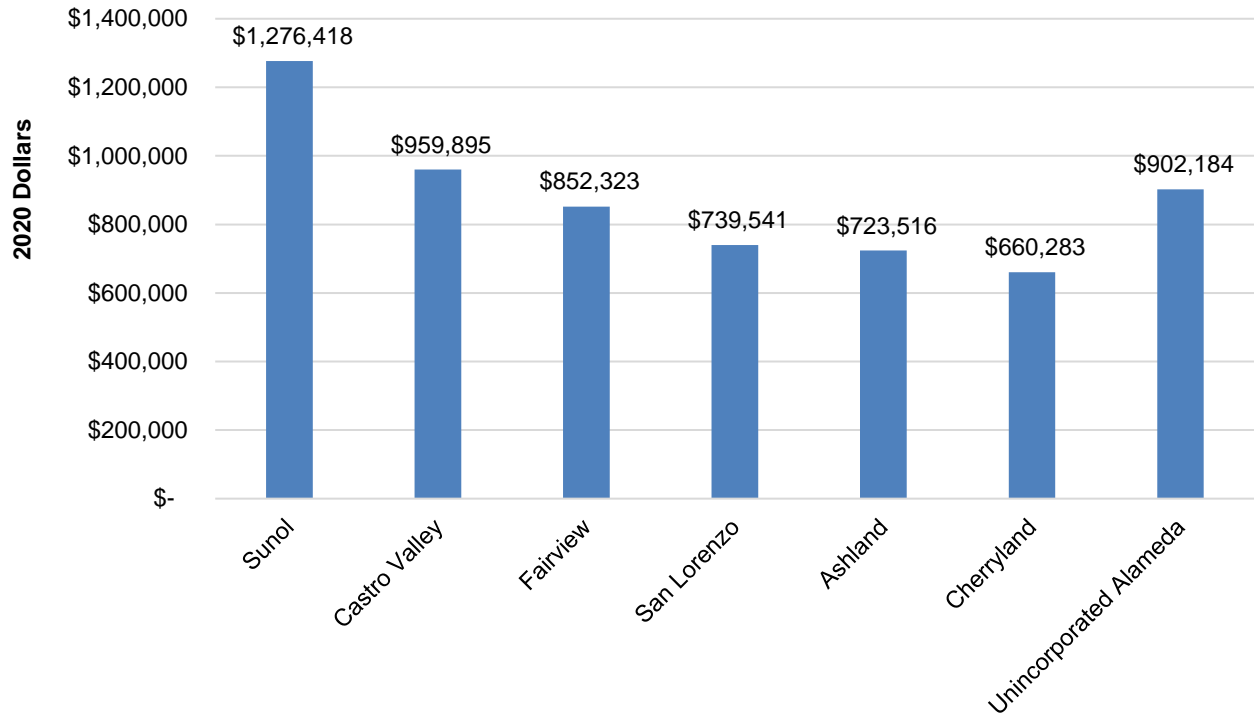
Figure A-44: Home Values of Owner-Occupied Units, 2019

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

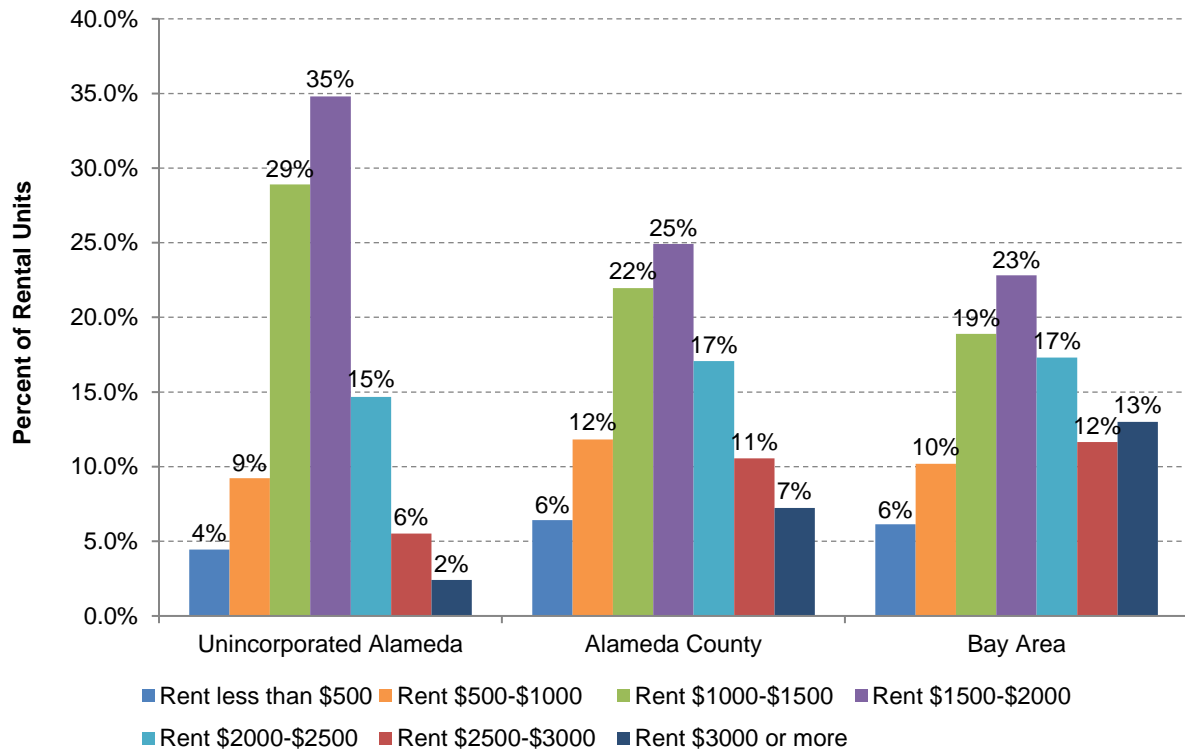
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

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



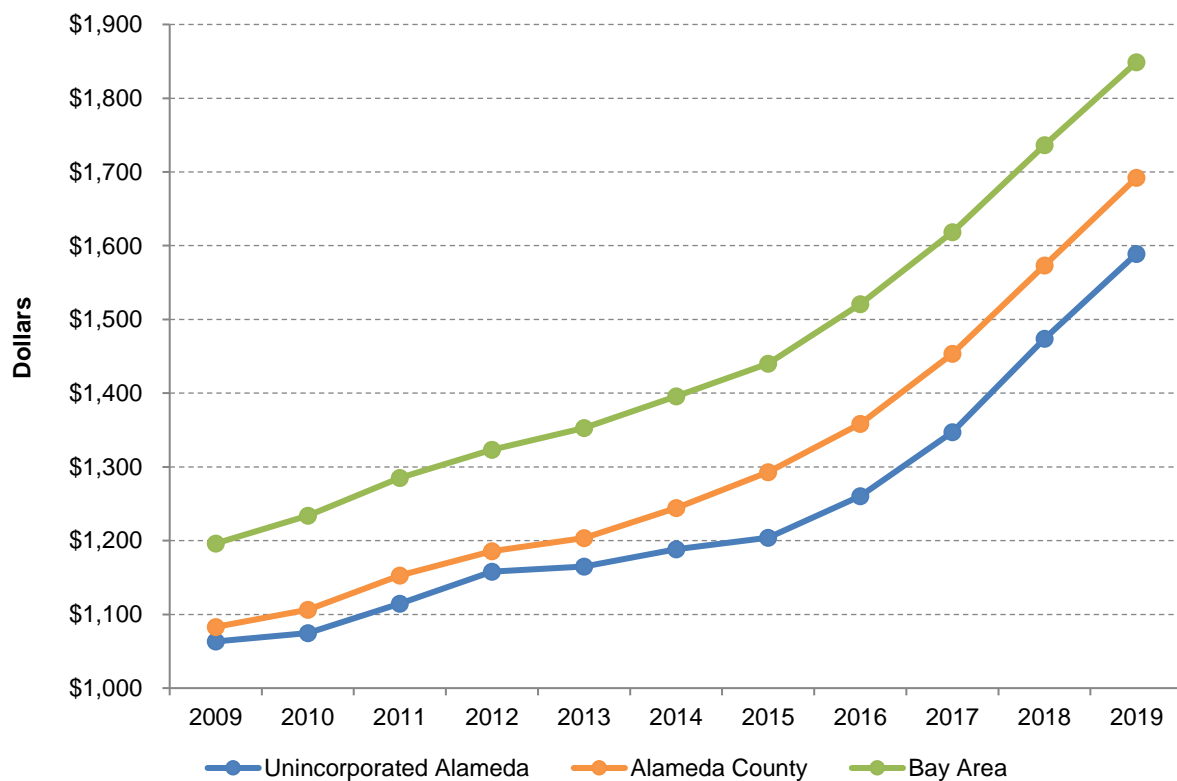
Notes:

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

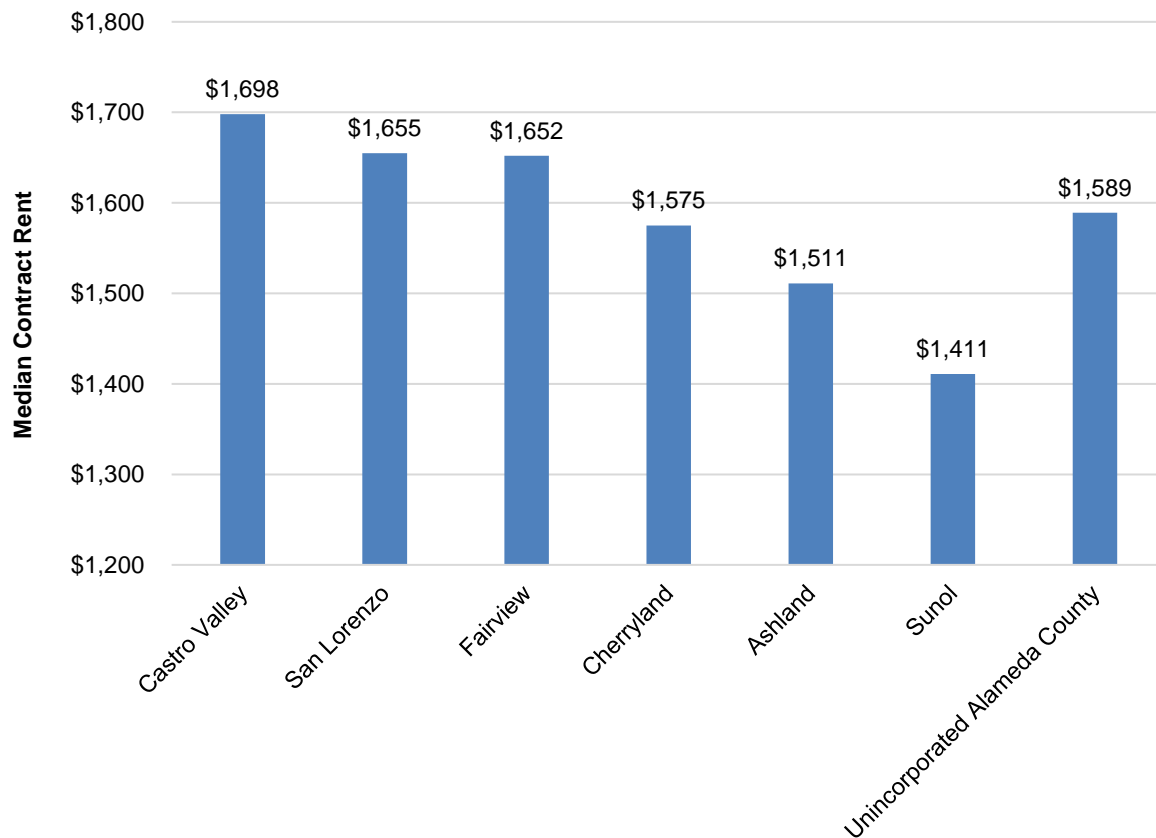


Notes:

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:

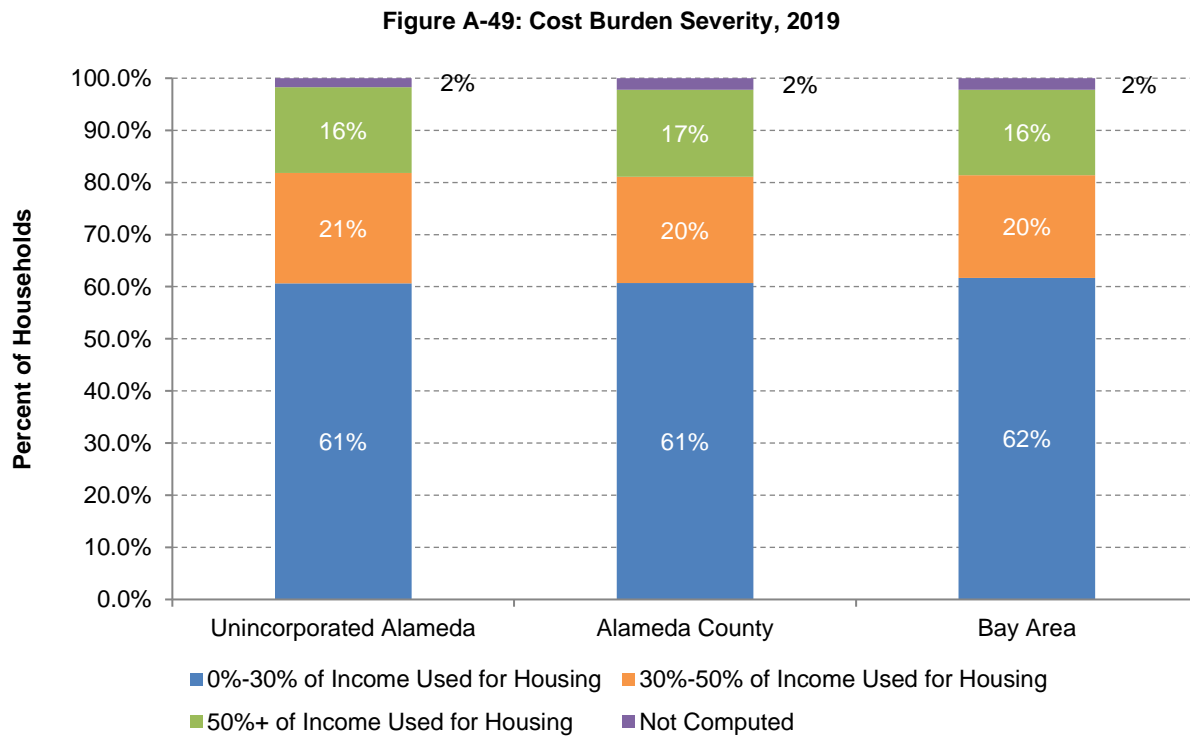
Universe: Renter-occupied housing units paying cash rent

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).

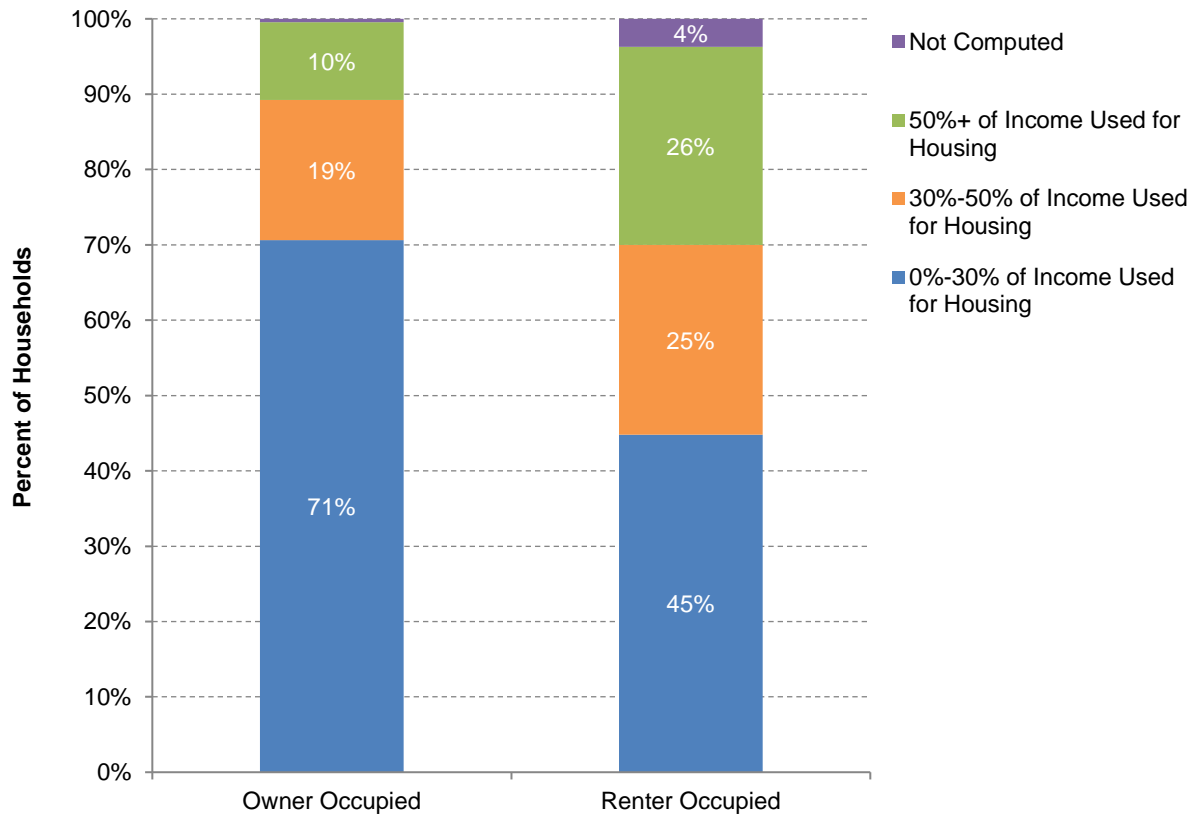


Notes:

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:

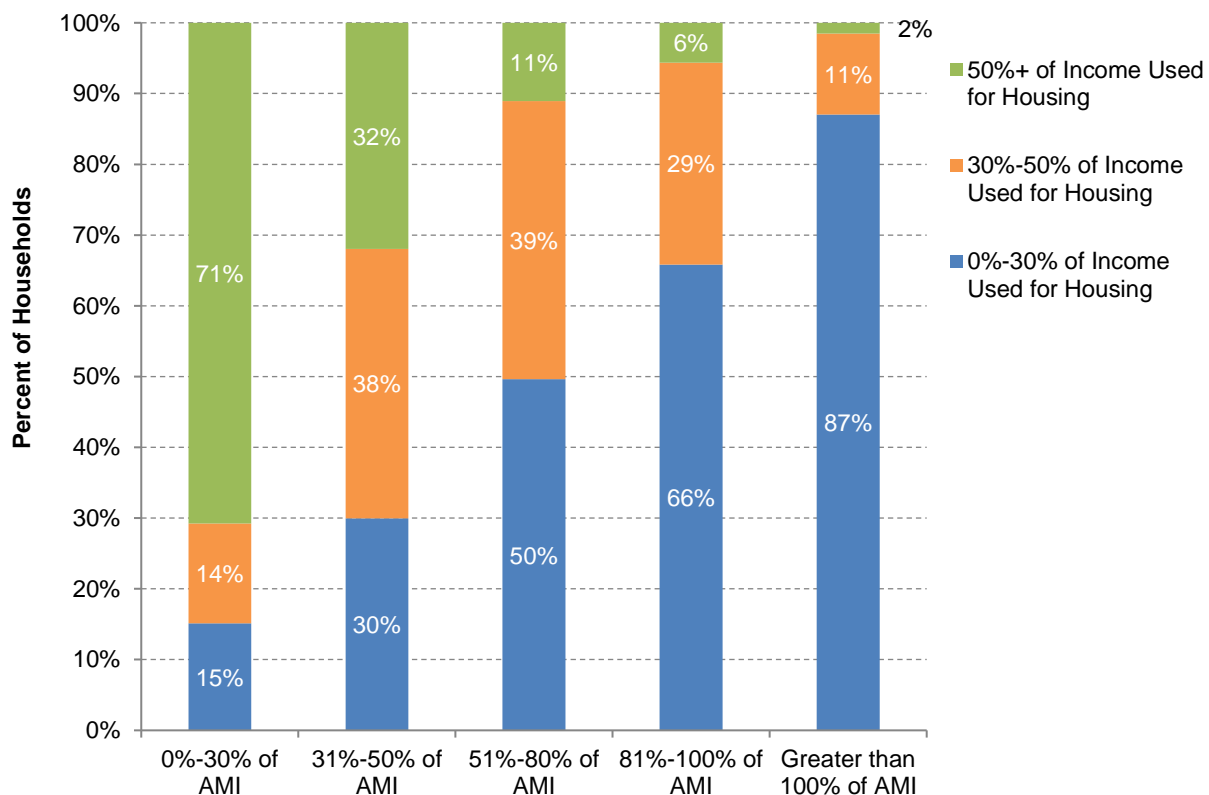
Universe: Occupied housing units

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.

Black, Latine, and some Asian and Pacific Islander communities access home loans at disproportionately lower rates. These communities often rely on non-bank lenders for home loans. Nonbank lenders are mostly unregulated and not subject to the Federal Community Reinvestment Act which was designed to promote racial equity in the homeownership market.

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

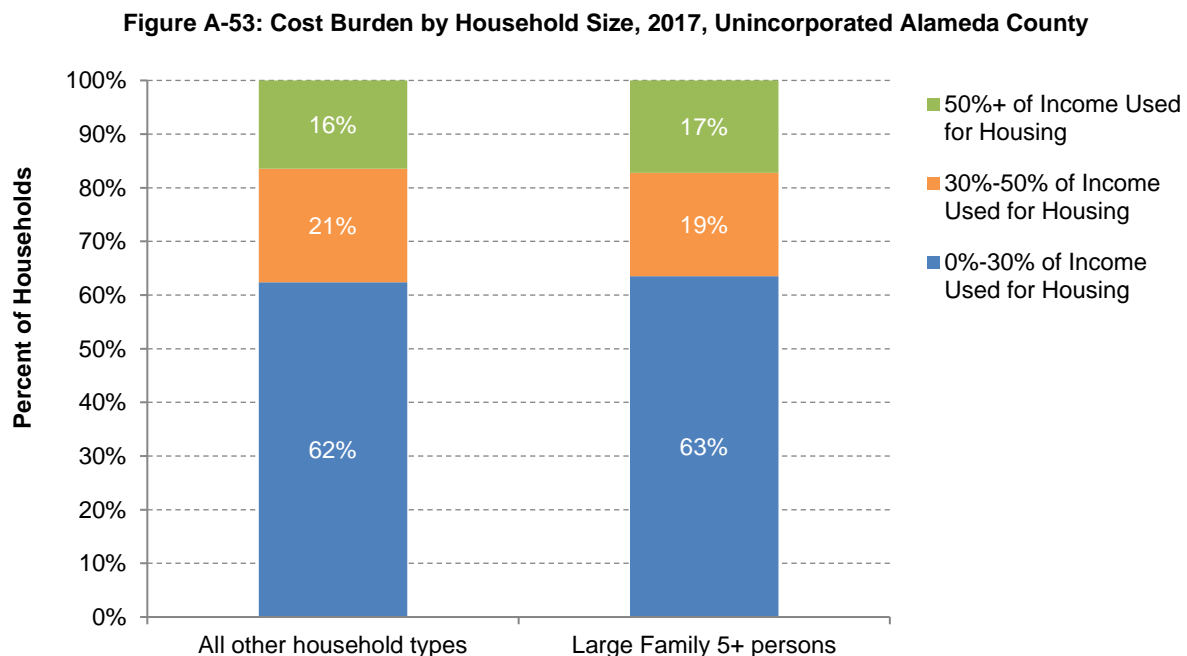
Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines 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).



Notes:

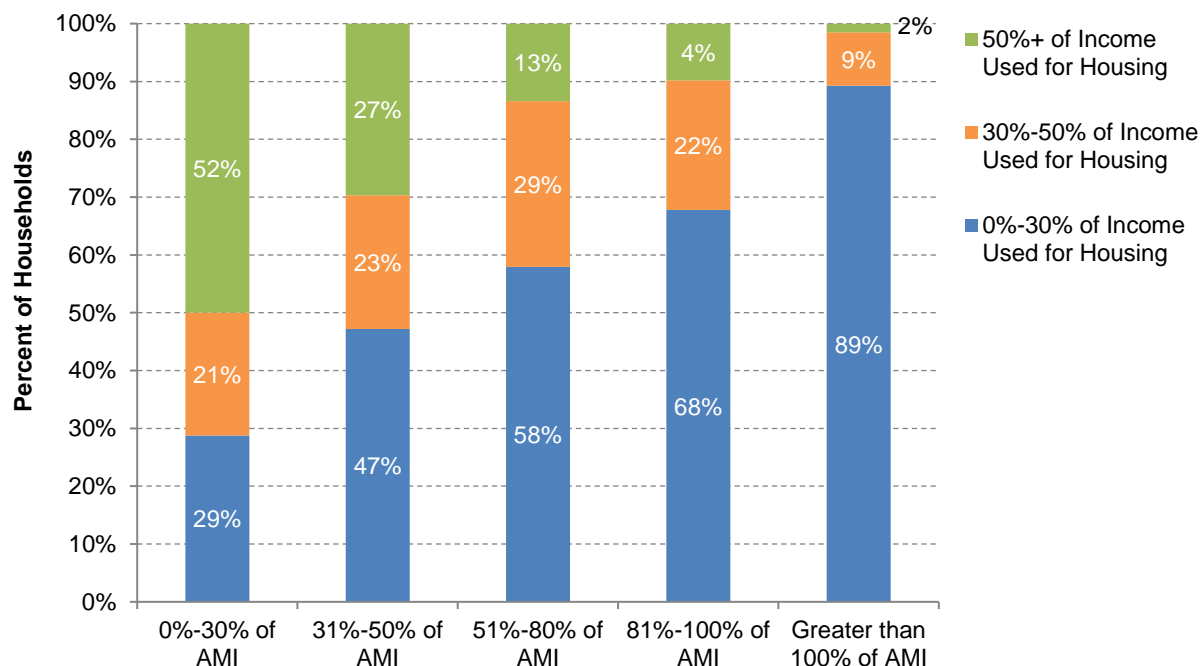
Universe: Occupied housing units

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
Extremely Low (0-30% AMI)				
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 ¹	\$720	\$823	\$925	\$1,028
Max. Purchase Price 5% down ²	\$125,250	\$145,000	\$165,000	\$185,000
Max. Purchase Price 20% down ³	\$164,000	\$190,000	\$215,750	\$241,750
Very Low (30-50% AMI)				
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 ¹	\$1,199	\$1,370	\$1,541	\$1,713
Max. Purchase Price 5% down ²	\$217,750	\$250,750	\$283,750	\$317,000
Max. Purchase Price 20% down ³	\$285,000	\$328,250	\$371,500	\$414,500
Low (50-80% AMI)				
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 ¹	\$1,919	\$2,193	\$2,466	\$2,740
Max. Purchase Price 5% down ²	\$356,500	\$409,500	\$462,250	\$515,000
Max. Purchase Price 20% down ³	\$467,000	\$536,000	\$605,000	\$674,000
Median (100% AMI)				
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 ¹	\$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 ²	\$388,000	\$449,000	\$476,951	\$508,420
Max. Purchase Price 20% down ³	\$506,000	\$566,430	\$630,000	\$704,800
Moderate (80-120% AMI)				
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 ¹	\$2,638	\$3,014	\$3,391	\$3,768
Max. Purchase Price 5% down ²	\$495,500	\$568,000	\$640,500	\$713,250
Max. Purchase Price 20% down ³	\$648,250	\$743,250	\$838,500	\$934,750
120-150% AMI				
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 ¹	\$3,296	\$3,769	\$4,239	\$4,710
Max. Purchase Price 5% down ²	\$559,400	\$646,200	\$732,400	\$818,700
Max. Purchase Price 20% down ³	\$754,000	\$871,300	\$987,500	\$1,104,000
150-180% AMI				
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 ¹	\$3,956	\$4,523	\$5,087	\$5,652
Max. Purchase Price 5% down ²	\$682,600	\$786,900	\$890,600	\$994,500
Max. Purchase Price 20% down ³	\$917,400	\$1,057,600	\$1,197,000	\$1,336,900
180-200% AMI				
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 ¹	\$4,395	\$5,025	\$5,653	\$6,280
Max. Purchase Price 5% down ²	\$763,300	\$879,300	\$994,700	\$1,110,100
Max. Purchase Price 20% down ³	\$1,026,000	\$1,181,700	\$1,336,910	\$1,492,000
Notes: ¹ 30% of income devoted to maximum monthly rent or mortgage payment, including utilities, taxes, and insurance ² Assumes 95% loan (i.e., 5% down payment) @ 2.875% annual interest rate and 30-year term ³ 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

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
<u>Total Assisted Units in Database</u>	<u>1,299</u>	<u>23,502</u>	<u>116,459</u>

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
	<u>Total Units</u>	<u>128</u>	<u>137</u>			

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 ¹	Low-Income Rent (50-80% AMI) ²	Fair Market Rent ³	Per Unit Monthly Subsidy
128	\$2,740	\$3,196	\$456
	<u>Total Annual Subsidy</u>		<u>\$700,416</u>
Note:			
¹ Assumes all at-risk units are 3-bedroom units.			
² 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.			
³ 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
				<u>Average Cost per Unit</u>	<u>\$524,536</u>
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
				<u>Average Cost per Unit</u>	<u>\$708,628</u>
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
Source: HCD, 2022.		

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: 6th 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 several site visits [and communication with individual residents and landowners.](#)

Section B.2 Future Residential Development Potential

B.2.1 Accessory Dwelling Units

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 2019 through 2023.

Table B-2: ADU Building Permits Issued (2018-2022)

Year	Permitted ADUs
2019	21
2020	44
2021	47
2022	83
2023	114
Total	309
Annual Average	61.8

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There have been, on average, [61.8](#) ADU permits issued per year and 30.8 ADUs completed. The County anticipates maintaining the average of [61](#) ADUs per year over the planning period.

[As reported in the 2023 Annual Progress Report, 114 building permits have been issued for ADUs in 2023 in Alameda County. As of the end of May 2024, 39 ADU permits have been issued. This is 7.8 ADUs per month and, assuming this average is maintained, will result in approximately 93 ADUs permits issued in 2024.](#)

Alameda County last updated the code of ordinances regarding ADUs in 2017; since then, California has passed a number of related laws. As state law has progressed, staff have ongoingly updated interim guidelines.¹ Program 1.K will bring Alameda County into compliance with current state laws and help promote ADU construction in the unincorporated communities. [In February 2024, staff brought a draft ADU ordinance to the Planning Commission, implementing Program 1.K.²](#)

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%	129
Low	30%	128
Moderate	30%	128
Above Moderate	10%	42
Total		427
Note: this is the projected number of ADUs from 2024 to 2031.		
Source: ABAG, County of Alameda		

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. [Over the](#)

¹ Alameda County's interim ADU guidelines are available here: <https://www.acgov.org/cda/planning/landuseprojects/secondary-units.htm>.
² The Planning Commission agenda and draft ordinance can be read here: https://alamedacounty.granicus.com/DocumentViewer.php?file=alamedacounty_2aa140dbc21b442e4a60d2fe16344a21.pdf&view=1.

[course of drafting the Housing Element, staff have updated table B-4 to reflect projects as they have been proposed.](#)

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 or V. Low
Madrone Terrace Housing & Community Center.	Building Permit Issued	Commercial And Residential Uses	1939	2.45	0			79¹
16490 E 14th St, San Leandro	Entitlement approved – no Building Permit submitted	Restaurant	1969	0.97R 0.25C	0.05		15²	
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		

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Table B-4: Entitled and Proposed Projects

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Address	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
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		
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		
Terrace View at Five Canyons	Entitlement approved	Vacant	-	-	0	25		
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		

Table B-4: Entitled and Proposed Projects

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Address	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
Ruby Street Apartments	Building Permit pending	Vacant	:	0.62	0			72³
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 (425-230-6-2)	Building Permit pending	Vacant	:	0.06	0	1		
Clover Rd, Hayward (425-50-24-6)	Building Permit pending	Vacant	:	0.06	0	1		
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 approved	Single Family Dwelling	1905	0.1	0.67		12⁴	
3030 Mohr Ave 946-4634-1 Arroyo Lago Residential Project	Planning Review pending	Vacant	:	:	0	194		
885 Sycamore Rd, Pleasanton, Ca 94566		Vacant	:	:	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 or V. Low
8921 Tesla Rd, Livermore, Ca 94550		Vacant	-	-	0	1		
17207 President Dr, San Lorenzo, Ca 94580		Vacant	-	-	0	1		
1588 East Ave, Hayward, Ca 94541		Vacant	-	-	0	1		
18847a Lowell Ave, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1941	-	1.22	1		
16061 Via Descanso, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1944	-	-	1		
4668 Seven Hills Rd, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1956	-	1.60	1		
2977 Sydney Way, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1947	-	2.33	1		
4414 James Ave, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1950	-	2.38	1		
281 Albion Ave, Unit A, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1961	-	2.33	1		
236 Alden Rd, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1952	-	1.61	1		
2868 Jennifer Dr, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1965	-	2.33	1		

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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 or V. Low
16575 Page St, Unit A, San Leandro, Ca 94578	Building permit issued	Residential (adding ADU)	1966	-	2.33	1		
3977 Somerset Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1947	-	2.33	1		
5022 Rahlves Dr, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1972	-	2.33		1	
17898 Sorani Ct, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1965	-	2.42		1	
16318 Maubert Ave, Unit B, San Leandro, Ca 94578	Building permit issued	Residential (adding ADU)	1963	-	2.33		1	
5237 Proctor Rd, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1952	-	2.33		1	
21131 Ocean View Dr, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1981	-	2.33		1	
2610 Marina Ave, Livermore, Ca 94550	Building permit issued	Residential (adding ADU)	2006	-	2.35		1	
4342 Veronica Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1953	-	2.33		1	
16775 Melody Way, San Leandro, Ca 94578	Building permit issued	Residential (adding ADU)	1945	-	2.59		1	

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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 or V. Low
8431 Patterson Pass Rd, Livermore, Ca 94550	Building permit issued	Residential (adding ADU)	2000	-	1.18		1	
3407 Middleton Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1945	-	2.49		1	
18404 Lakecrest Ct, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1955	-	2.33		1	
795 Mooney Ave, Unit A, San Lorenzo, 94580	Building permit issued	Residential (adding ADU)	1951	-	2.33		1	
25932 Clausen Ct, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1989	-	2.33		1	
18817 Lenross Ct, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1957	-	.51		1	
15670 Maubert Ave, Unit A, San Leandro, Ca 94578	Building permit issued	Residential (adding ADU)	1950	-	2.33		1	
15780 Via Cordoba, Unit A, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1951	-	2.33		1	
2972 D St, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1951	-	2.33		1	
21215 Foothill Blvd, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1942	-	2.33		1	

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Table B-4: Entitled and Proposed Projects

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Address	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
12200 Tesla Rd, Unit A, Livermore, Ca 94550	Building permit issued	Residential (adding ADU)	1984	:	2.67		1	
759 Grove Way, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1927	:	2.26		1	
21915 Meekland Ave, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	:	:	1.01		1	
5481 Jensen Rd, Unit A, Castro Valley, Ca 94552	Building permit issued	Vacant	:	:	0	2		
5487 Jensen Rd, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	:	:	0		1	
4570 Sargent Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1941	:	.36		1	
16808 Columbia Dr, Unit A, Castro Valley, Ca 94552	Building permit issued	Residential (adding ADU)	1988	:	2.33		1	
19204 Center St, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1946	:	2.33		1	
3253 Keith Ave, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1947	:	1.53		1	
4608 James Ave, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	:	:	0		1	

Table B-4: Entitled and Proposed Projects

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Address	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
4256 Circle Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1978	-	2.00		1	
20932 Francis St, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	-	-	.59			1
951 Medford Ave, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	-	-	2.33			1
21571 Garden Ave, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1982	-	3.74			1
21384 Locust St, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1953	-	2.33			1
16216 Lindview Dr, San Leandro, Ca 94578	Building permit issued	Residential (adding ADU)	1950	-	2.33			1
16088 Paseo Del Campo, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1962	-	2.33			1
21239 Santos St, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1947	-	2.33			1
15832 Via Seco, Unit A, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1956	-	2.33			1
492 Willow Ave, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1920	-	2.33			1
17940 Redwood Rd, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1951	-	2.33			1

Table B-4: Entitled and Proposed Projects

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Address	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
174 Via Viento, Unit A, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1953	-	2.33			1
20203 Catalina Dr, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1950	-	2.35			1
2537 Grove Way, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1946	-	2.33			1
1247 Via Lucas, Unit A, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1963	-	2.33			1
20145 Wisteria St, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1958	-	1.76			1
3663 Vine St, Unit A, Pleasanton, Ca 94566	Building permit issued	Residential (adding ADU)	2020	-	2.33			1
19531 Stanton Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1938	-	2.33			1
3863 Arbutus Ct, Unit A, Hayward, Ca 94542	Building permit issued	Residential (adding ADU)	1962	-	2.33			1
22660a Byron St, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1946	-	2.33			1
4444 School Way, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1965	-	2.39			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 or V. Low
17566 Parker Rd, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	2000	-	2.35			1
2850 Romagnolo St, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1950	-	2.33			1
406 Cherry Way, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1945	-	.99			1
17421 Langton Way, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1942	-	2.6			1
1913 Joan Dr, San Leandro, Ca 94578	Building permit issued	Residential (adding ADU)	1981	-	2.95			1
19712 Anita Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1982	-	1.83			1
20124 Hathaway Ave, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1975	-	.90			1
349 Via Coches, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1944	-	2.33			1
2169 Buena Vista Ave, Unit A, Livermore, Ca 94550	Building permit issued	Residential (adding ADU)	1973	-	1.08			1
3000 Pickford Way, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1966	-	2.33			1
551 Rutgers St, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1950	-	-			1

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Table B-4: Entitled and Proposed Projects

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Address	Status	Existing Use	Existing/ Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
1515 172nd Ave, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1941	-	0			1
2778 Hidden Ln, Unit A, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1982	-	4.66			1
2081 Joan Dr, Unit A, San Leandro, Ca 94578	Building permit issued	Residential (adding ADU)	1923	-	2.33			1
16161 Via Alamos, Unit A, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1947	-	1.5			1
16770 Rolando Ave, San Leandro, Ca 94578	Building permit issued	Residential (adding ADU)	1960	-	2.33			1
842 Medford Ave, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1928	-	2.41			1
4059 Somerset Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1949	-	2.33			1
1773 Keller Ave, Unit A, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1952	-	2.33			1
18912 Santa Maria Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1959	-	2.33			1
1757 152nd Ave, Unit A, San Leandro, Ca 94578	Building permit issued	Residential (adding ADU)	1947	-	2.33			1
562 Grove Way, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	1913	-	2.33			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 or V. Low
1351 Via Hermana, Unit A, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1956	-	2.33			1
18924 Huber Dr, Castro Valley, Ca 94546	Finaled 2023	Residential (adding ADU)	1947	-	1.53			1
21623 Baywood Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1976	-	2.33			1
20206 Sapphire St, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1975	-	2.33			1
22281 Center St, Unit 32 A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1967	-	4.04			1
440 Kilcare Rd, Sunol, Ca 94586	Building permit issued	Residential (adding ADU)	-	-	1.29			1
24039 Wilcox Ln, Hayward, Ca 94541	Building permit issued	Residential (adding ADU)	-	-	1.87			1
17101 Columbia Dr, Unit A, Castro Valley, Ca 94552	Building permit issued	Residential (adding ADU)	1986	-	2.91			1
16052 Via Cordoba, Unit A, San Lorenzo, Ca 94580	Building permit issued	Residential (adding ADU)	1950	-	2.33			1
18985a Sandy Rd, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1960	-	2.33			1

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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 or V. Low
4235 Krolop Rd, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1959	-	2.74			1
4737 Bel Roma Rd, Livermore, Ca 94551	Building permit issued	Residential (adding ADU)	-	-	1.20			1
2812 D St, Unit A, Hayward, Ca 94541	Finaled June 2023	Residential (adding ADU)	1951	-	.72			1
21730 Princeton St, Unit A, Hayward, Ca 94541	Finaled February 2023	Residential (adding ADU)	1983	-	2.30			1
1156 Grove Way, Hayward, Ca 94541	Finaled November 2023	Residential (adding ADU)	1974	-	2.33			1
25422 Uvas Ct, Hayward, Ca 94541	Finaled September 2023	Residential (adding ADU)	1959	-	1.25			1
17211 Roberto St, Unit A, Castro Valley, Ca 94546	Finaled June 2023	Residential (adding ADU)	1948	-	.50		1	
2314 Vestal Ave, Unit A, Castro Valley, Ca 94546	Finaled August 2023	Residential (adding ADU)	1948	-	2.49		1	
21169 Western Blvd, Hayward, Ca 94541	Finaled May 2023	Residential (adding ADU)	2001	-	1.86		1	
23653 Thurston Ct, Hayward, Ca 94541	Finaled October 2023	Residential (adding ADU)	1988	-	2.33		1	
3283 Anita Ct, Unit A, Castro Valley, Ca 94546	Finaled October 2023	Residential (adding ADU)	1952	-	2.33	1		

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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 or V. Low
22085 Young Ave, Unit A, Castro Valley, Ca 94546	Finaled July 2023	Residential (adding ADU)	1948	=	2.41	1		
4827b Proctor Rd, Castro Valley, Ca 94546	Finaled June 2023	Vacant	=	=	3.16	1		
4827a Proctor Rd, Castro Valley, Ca 94546	Finaled June 2023	Vacant	=	=	3.16	1		
2060 Twin Creeks Pl, Hayward, Ca 94541	Building permit issued	Vacant	=	=	0	1		
4800 Crow Canyon Rd, Castro Valley, Ca 94552	Building permit issued	Vacant	=	=	0	1		
7345 Cedar Mountain Rd, Livermore, Ca 94550	Building permit issued	Vacant	=	=	0	1		
2125 Miramar Ave, San Leandro, Ca 94578	Building permit issued	Vacant	=	=	0	1		
1448 Via El Monte	Building permit issued	Residential (adding ADU)	1951		2.33			1
17463 Via Andeta	Building permit issued	Residential (adding ADU)	1944		2.33			1
588 Paradise Blvd	Building permit issued	Residential (adding ADU)	1942		2.33			1
21088 Montgomery Ave	Building permit issued	Residential (adding ADU)	1948		2.58			1

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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 or V. Low
1777 Knox St	Building permit issued	Residential (adding ADU)	1949		2.33			1
2751 Betlen Ct	Building permit issued	Residential (adding ADU)	1953		2.33		1	
3110 D St	Building permit issued	Residential (adding ADU)	1953		2.33			1
1584 164th Ave	Building permit issued	Residential (adding ADU)	1970		1.5			1
15602 Wagner St, Unit A, San Lorenzo, Ca	Building permit issued	Residential (adding ADU)	1955		2.33			1
21007 Nunes Ave, Castro Valley	Building permit issued	Residential (adding ADU)	1948		2.33	1		
3839 Somerset Ave, Castro Valley, Ca 94546	Building permit issued	Residential (dividing single family home)	1951		.99	1		
19241 Carlton Ave	Building permit issued	Residential (adding ADU)	-		1.84		1	
18492 Carlton Ave	Building permit issued	Residential (adding ADU)	1967		2.33		1	
4634 Alma Ave	Building permit issued	Residential (adding ADU)	1990		3.45			1
3496 Marques Ct	Building permit issued	Residential (adding ADU)	1954		2.33			1
4356 Lawrence Dr.	Building permit issued	Residential (adding ADU)	1951		2.33		1	
4170 Seven Hills Rd, Castro Valley	Building permit issued	Residential (adding ADU)	1978		2.33			1

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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 or V. Low
24390 Israel Ct Hayward 94541	Building permit issued	Vacant	-		0	2		
22866 Mansfield Ave. Hayward	Building permit issued	Vacant	-		0	1		
2512 D St Hayward	Tract map approved	Vacant	-		0	12		
3605 Sarita St. Hayward	Building permit issued	Vacant	-		0	1		
24485 Karina St. Hayward	Building permit issued	Vacant	-		0	1		
24552 Karina Ct. Hayward	Building permit issued	Vacant	-		0	1		
21007 Sherman Dr. Unit A, Castro Valley, Ca 94552	Finaled June 2023	Residential (adding ADU)			2.33			1
5300 Proctor Rd. Castro Valley	Building permit issued	Vacant	-		0	1		
4630 Ewing Rd. Castro Valley, Ca 94546	Building permit issued	Vacant	-		0	1		
4772 Mira Vista Dr. Castro Valley	Building permit issued	Vacant	-		0	1		
18386 Lamson Rd. Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1956		2.33			1
17777 Mayflower Dr. Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1958		2.33		1	
18351 Carlton Ave. Castro Valley	Building permit issued	Vacant	-		0	1		

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Table B-4: Entitled and Proposed Projects

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Address	Status	Existing Use	Existing Previous Building Age	FAR	Initial Improvement- to-land-value	Units by Income Level		
						Above Mod.	Mod.	Low or V. Low
20109 San Miguel Ave, Castro Valley	Plan check approved	Vacant	-		0	5		
21563 Knoll Way, Hayward, Ca 94546	Finaled June 2023	Residential (adding ADU)	1957		2.33			1
23382 Mayar Ct Hayward 94541	Permit pending	Vacant	-		0	1		
23388 Mayar Ct Hayward 94541	Permit pending	Vacant	-		0	1		
2687 Vegas Ave, Unit A, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1948		1.97			1
3254 Keith Ave, Castro Valley, Ca 94546	Building permit issued	Residential (adding ADU)	1985		3.23			1
4628 Gordon Rd, Castro Valley	Finaled December 2023	Vacant	-		.93	1		
Totals Units						566	65	266
						897		
1: Madrone Terrace Housing & Community Center: 20 apartments are restricted to formerly homeless households with severe mental health needs as per the state's No Place Like Home (NPLH) restrictions. Eligibility is income-restricted, as are rents, in accordance with the Low Income Housing Tax Credit program and other funding regulatory agreements. All apartments are targeted at households at 60% AMI or less. Partially funded through AHSC.								
2: 16490 E 14th St: This development is anticipated to have 15 2- to 4- bedroom condominiums. In June 2024, staff reviewed 2-, 3-, and 4-bedroom housing available for rent in Alameda County. For 39 2-bedroom condos and apartments, monthly rental prices ranged from \$1,895 to \$2,995, averaging at \$2,460. Based on state HCD's affordability calculator for the 2023 Annual Progress Report, all of the 2-bedroom units are priced for Moderate Income households or Lower Income households. The average price of \$2,460 is also considered Moderate Income. For 26 3-bedroom apartments and condos, monthly rental prices ranged from \$2,375 to \$4,500, averaging at \$3,383. Based on state HCD's affordability calculator for the 2023 Annual Progress Report, 25 of the 3-bedroom units are priced for Moderate Income households or Lower Income households. The average price of \$3,383 is also considered Moderate Income. For 22 4-room units, monthly rental prices ranged from \$2,795 to \$6,500, averaging								

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 or V. Low
<u>at \$4,397. Based on state HCD's affordability calculator for the 2023 Annual Progress Report, 16 of the 4-bedroom units are priced for Moderate Income households, as is the average rental price. Based on this analysis, staff will count this project as Moderate Income.</u>								
<u>3: Ruby Street Apartments (also known as Crescent Grove): The units in this project are permanently affordable. Fifteen of the units will be set aside for individuals and families experiencing homelessness that are earning no more than 20% of the area median income. An additional 15 units will be for veterans through the VASH voucher program and another 10 units will be for people with disabilities through the Mainstream voucher project. All other apartments will be for households with 60% AMI or less. Partially funded through LIHTC.</u>								
<u>4: 21855 Hathaway Ave: This development is anticipated to have 12 4- to 5-bedroom townhomes. In June 2024, staff reviewed 4-bedroom and 5-bedroom housing available for rent in Alameda County. Most units available were individual homes, not townhomes. For 22 4-room units, monthly rental prices ranged from \$2,795 to \$6,500, averaging at \$4,397. Based on state HCD's affordability calculator for the 2023 Annual Progress Report, 16 of the 4-bedroom units are priced for Moderate Income households, as is the average rental price. For 23 5-room units, monthly prices ranged from \$3,500 to \$7,500, averaging at \$4,886. Based on state HCD's affordability calculator for the 2023 Annual Progress Report, 14 of the 5-bedroom units are priced for Moderate Income households, as is the average rental price. Based on this analysis, staff will count this project as Moderate Income.</u>								

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B.2.3 Assumptions

Density

[This section discusses existing densities in the unincorporated areas, a discussion of density assumptions made in the sites inventory, and information supporting those assumptions.](#)

Table B-5 below describes densities throughout Urban Unincorporated Alameda County [and is followed by a discussion of the zoning districts.](#)

Table B-5: Density for Existing Zones that Allow Residential

Building Type	Appropriate Zones	Minimum Building Site (square feet) Per Dwelling Unit	Maximum Net Density (Dwelling Units Per Acre)
Single-Family Subdivision	R-1	5,000	8.7
	R-1-B Combining	8,000 - 40,000	1.1-5
Hillside Development	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
Small-Lot Single Family	R-S	5,000	8.7
	R-S-D35	3,500	12.4
	R-S-DV	3,500	12.4
Two-Story Townhomes	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
Three-Story Townhomes	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
Multi-Family Residential Medium Density	R-3	2,000	21.8
	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

Table B-5: Density for Existing Zones that Allow Residential

Building Type	Appropriate Zones	Minimum Building Site (square feet) Per Dwelling Unit	Maximum Net Density (Dwelling Units Per Acre)
	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
Multi-Family Residential High Density	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 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 rarer and is scattered through the unincorporated areas.

[The following section describes density assumptions made in the sites inventory.](#)

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 ¹	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 ²	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	1.88 ₅	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

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Table B-6: Medium and High Density developments since 2015 in Unincorporated Alameda County.

Project Name	Initial APN	Zone	Prior Use	Year Complete	Acre s	Max Density, du/acre	Project Density, du/acre	Percent Achieved	Max Possible Units	Total Units
Hayward Senior Apartments Cherryland	429-77-27	PD-2187 (for this project), previously PD for a 142-unit hotel.	Vacant	2007	1.46	103.42	103.42	100%	151	151
Lorenzo Creek Apartments Castro Valley		PD-2144 (for 28 units)	Vacant	2006	.94	29.79	29.79	100%	28	28
19525 Meekland Ave Apartments Cherryland		PD-2164 (for 9 condos), previously 3000 minimum building site	Vacant	2005	0.54	16.67	16.67	100%	9	9

¹ These include density bonus units
² Overall density: 19.66 units per acre for entire Specific Plan area; total Specific Plan area is 29.5 acres

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Table B-6 shows developments in Unincorporated Alameda County from the 5th Housing Element Cycle. ~~It describes 10 moderate- to high- density developments in recent years. 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-Five~~ of the developments, located in Castro Valley, [Cherryland](#), and San Lorenzo, have densities lower than 20 units per acre and are examples of Missing Middle housing. The recent higher density projects, located ~~primarily in the Eden area in San Lorenzo and Ashland~~, show how developers can successfully build projects of more than ~~35-20~~ units per acre [with existing zoning and processes](#). [Additionally, the Housing Element Overlay Combining District \(described in Program 3.H: Housing Element Overlay Combining District and below in the final subsection of section 2.4 of this appendix\) further enables future proposed developments on sites listed in the sites inventory to meet higher densities, whether or not the site is proposed for rezoning.](#)

[Four sites listed in Table B-6 were developed on vacant land](#)~~One site (Bishop Ridge development) was initially vacant~~; all other developments [listed in the table](#) were underutilized non-vacant land. Those uses include parking, commercial buildings, and different forms of [lower-density](#) residences. As described later in this ~~chapter~~[appendix](#), 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~~ ~~properties~~ ~~properties~~ that would only allow one residence, 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 assumption of 70% is further supported by the Housing Element Overlay (described in Program 3.H: Housing Element Overlay Combining District and below and below in the final subsection of section 2.4 of this appendix). The density percentages achieved in Tables B-6, B-7, and B-13 (further described below) range from 17% to 495%, with a median of 99.5%. This shows the density assumption of 70% to be conservative.

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 be a conservative assumption, given the high demand for housing throughout the Bay Area.

Table B-7: [Recent Housing Projects in Greater Bay Area](#)

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%
39160 Paseo Padre Parkway	Fremont	3.23	Residential-only projects in this zone have no density standards	206	63.77	N	N/A
39150 Argonaut Way		5.86	50 du/ac min; no max	314	55	N	110% of minimum

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Table B-7: [Recent Housing Projects in Greater Bay Area](#)

Project	City	Site Size (acres)	Allowed Density (max du/ac)	Units	Achieved Density (du/ac)	Affordable Units?	Percent Achieved
LWC, Alameda County Planning Department							

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.

[Even with the 70% assumptions for previous development, moving forward, the new Housing Element Overlay Combining District for parcels on the Inventory will ensure capacity to construct the net buildable density at 70% of zoning density designations. The Housing Element Overlay Combining District is described in in the final subsection of section 2.4 of this appendix as well as Program 3.H: Housing Element Overlay Combining District in the report main body. The Housing Element Overlay Combining District will benefit from the following:](#)

- [Reduce development regulations for setbacks, height, open space, landscaping, and parking requirements. This will allow a higher floor area ratio of residential development.](#)
- [Incentivize higher density development by creating a streamlined permitting process.](#)
- [Many project types will be considered for ministerial approval if they meet the County's Objective Standards. Only the largest of market-rate projects will require discretionary review.](#)
- [New Administrative Modification process will enable parcels in the Housing Element sites inventory to achieve their projected density by allowing further modification to specific development standards such as building height, setbacks, open space, landscaping and parking if these prove an impediment to allowable density.](#)

[By fast tracking housing development in these areas using the Housing Element Overlay Combining District \(both affordable and market rate\) the County anticipates an upward trend in overall community resources and will track progress throughout the 6th Cycle. As discussed in Program 3.H, the Housing Element Overlay Combining District will be proposed for adoption at the same time as the proposed sites inventory rezonings. This will maximize the overlay's impact over the course of the planning period.](#)

[Additionally, the sites inventory assumes that on sites that allow for commercial uses future development will only include residential development. This excludes development at Bay Fair BART, which only assumes 50% of the current parking lot will become housing, or sites where first floor commercial could occur in addition to the projected number of residences.](#)

[If, in the course of the planning period, nonvacant sites develop as mixed-use sites with less than the maximum number of housing units or do not develop at all, Planning staff will identify additional sites to rezone to ensure there is adequate capacity for the RHNA allocation in compliance with No Net Loss rules, as described in Program 1.A.](#)

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However, recent developments and local knowledge suggest it is unlikely for mixed-use developments to succeed. There is limited demand for new commercial spaces in unincorporated Alameda County as evidenced by the following:

- No recent projects have been proposed with 100 percent new non-residential development on a site that allows residential and non-residential uses, except for minor commercial remodels and additions. A review of building permits for commercial buildings since January 2015 demonstrates that there has been very little new commercial development in the unincorporated areas. Completed projects since then are limited to: a new church in Castro Valley, new headquarters for the Castro Valley Sanitation District (CVSan), a new 2-story medical building in Castro Valley, a tasting room at a brewery in East County, a residential to commercial conversion in East County, nonprofit offices in East County, and the installation of 10 pre-fabricated trailer offices, many of which were temporary. While there have been many permits issued and finalized for building modification and maintenance, this commercial permit analysis demonstrates the limited market demand and limited market ability to provide new commercial-only spaces, especially outside of the Urban Growth Boundary.
- The proposed development of Cherryland Place at 20095 Mission Boulevard on the border between Cherryland and Ashland is one example of the difficulty of developing mixed use buildings. The project included 10,500 square feet of commercial space, 35 townhomes, and 21 apartments. Tenants in the commercial space would have been subsidized, but developers struggled to find them. While the overall design of the development contributed to it becoming financially infeasible in the current economic climate, difficulty filling commercial space contributed to this. As described elsewhere, this is now the likely future location of a Sheriff substation.
- Ashland Place, located at the corner of East 14th and Kent Avenue in Ashland, includes 85 units and 2,000 square feet of retail. The project was completed in 2015. The commercial space has tenants subsidized through a food business incubator. Without the incubator minimizing costs, it is likely that the existing businesses could not afford to rent the commercial spaces at Ashland Place.
- The development at 15960 E 14th Street was completed in 2003 and has 3 commercial spaces, totaling at about 5,000 square feet of commercial space. As informed by local knowledge and Google Streetview analysis, one retail space has been vacant since the opening of the building. A second commercial space has been consistently occupied by offices (initially a construction firm, currently a tax accountant). While valuable members of the county's business community, these kinds of businesses contribute little to the vitality of the street and have limited relationships with surrounding residents. The third is occupied by a corner shop chain that sells fresh food in addition to packaged goods.
- The residential construction of the St. Alphonsus townhome development (near 16290 Foothill Boulevard) was completed in 2020. During the development process, staff agreed to separating the required commercial component of the development from the residential component. No commercial construction has been successfully proposed for the remaining land set aside for commercial use. The existing vacant lot is now proposed for residential use.

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- [Like the St. Alphonsus development described above, when the townhomes on Cobblestone Lane and Cobblestone Loop in San Lorenzo were completed in 2009, the land on parcel 411-91-2 was set aside for supplementary commercial development. This land has been vacant for 15 years; no commercial construction has been successfully proposed for the remaining land set aside for commercial use. The existing vacant lot is now proposed for residential use.](#)
- [The development of Madrone Terrace, an affordable 79-unit housing development currently under construction with a neighboring park, began with the closure of 4 storefronts.](#)
- [Local knowledge gained via conversations with Alameda County department of Economic and Civic Development staff have made clear that there is limited demand for commercial spaces in the unincorporated areas, especially those outside Castro Valley; it would be difficult to find commercial tenants for new commercial spaces.](#)
- [Finally, staff conversations with local developers \(detailed further in Appendix E\) explain how existing commercial requirements make projects difficult to finance. The assumption that mixed use and commercial nonvacant sites will redevelop as 100% residential reflects the fact that there is little demand to build new commercial space.](#)

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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 6th cycle sites inventory to sites identified during the 4th and 5th 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-[2562](#)). 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. [At this time](#), 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-[2562](#), approximately two thirds of identified vacant residential parcels 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 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 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 [40-12](#) 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 [and that no housing is lost through the process](#). They are listed in Table B-[2461](#).

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
Generally < 20 dwelling units/acre	Above Moderate
Generally 20 – 29 dwelling units/acre	Moderate
≥ 30 dwelling units/acre	Low and Very Low
Source: HCD, LWC	

Per HCD guidance, sites accommodating lower-income housing are 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. [34-31](#) different site groups are proposed through the sites inventory. [6-5](#) site groups are pipeline projects: G13 and G25 in Ashland; 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). [Rezoning and potential administrative modification via the Housing Element Overlay Combining District will further entice development on these sites.](#)
- ~~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). [Rezoning and potential administrative modification via the Housing Element Overlay Combining District will further entice development on these sites.](#)

While having multiple owners can make site consolidation more difficult, table B-10 describes two recent projects with multiple parcels with different owners.

Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pip Y/N
G1	426-50-10	Madeiras Ave, Hayward	Above Moderate	1	0.27	1	N	N
	426-50-11	Madeiras Ave, Hayward	Above Moderate	1	0.17		N	N

Table B-9: Consolidated Sites

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Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pip Y/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	NY	N
	84D-1275-22	Redwood Rd, Castro Valley	Above Moderate	3	0.48		NY	N
	84D-1275-23	Redwood Rd, Castro Valley	Above Moderate	3	0.54		NY	N
	84D-1275-24	Redwood Rd, Castro Valley	Above Moderate	3	0.56		NY	N
G5	84D-1250-14-2	Almond Rd, Castro Valley	Above Moderate	4	0.74	1	NY	N
	84D-1250-15-4	Ewing Rd, Castro Valley	Above Moderate	5	0.86		NY	N
G6	413-23-43-3	16600 Ashland Ave San Lorenzo 94580	Moderate Low and Very Low	1830	1.28	1	NY	N
	413-23-67-4	205 Ano Ave San Lorenzo 94580	Above Moderate	89	0.59		NY	N
	413-23-43-4	16550 Ashland Ave, San Lorenzo	Low and Very Low Moderate	1734	1.16		NY	N
G7	426-170-16	East Ave, Hayward	Above Moderate	24	0.36	3	NY	N
	426-170-14-2	East Ave, Hayward	Above Moderate	24	0.38		NY	N
	426-170-13	East Ave, Hayward	Above Moderate	512	1.08		NY	N
	426-160-91	Weir Dr, Hayward	Above Moderate	1740	3.39		NY	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
G11	412-14-39-2	15776 Hesperian Blvd San Lorenzo 94580	Above Moderate	2130	0.50	1	Y	N

Table B-9: Consolidated Sites

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Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pip Y/N
	412-34-2-6	Hesperian Blvd San Lorenzo 94580	Above Moderate	57	0.12		Y	N
G12	417-210-100	Maud Ave, Hayward	Above Moderate	4	0.25	1	N	N
	417-210-101	Maud Ave, Hayward	Above Moderate	4	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
G13	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
G15	416-180-12	Kelly St, Hayward	Above Moderate	24	0.35	3	N	N
	416-180-14	Kelly St, Hayward	Above Moderate	24	0.34		N	N
	416-180-1	Mansfield Ave, Hayward	Above Moderate	916	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

Table B-9: Consolidated Sites

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Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pip Y/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
G21	413-15-33-5	177 Lewelling Blvd San Lorenzo 94580	Mixed Income	1940	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
	80-71-46	16410 E 14th St San Leandro	Moderate	8	0.28		N	N
G23	80D-563-17	Dermody Ave San Lorenzo 94580	Mixed Income	3643	0.88	1 4 4 4 4	Y	
	80D-565-29	Wagner St San Lorenzo 94580	Mixed Income	8399	1.99		Y	N
	80D-565-30	Wagner St San Lorenzo 94580	Mixed Income	4958	1.17		Y	N
	80D-568-30	Wagner St San Lorenzo 94580	Mixed Income	6678	1.57		Y	N
	80D-568-31	Wagner St San Lorenzo 94580	Mixed Income	6780	1.60		Y	N
G25	80-57-16-2	15910 E 14th St, San Leandro	Low and Very Low	12	0.22	1 4	N	Y
	80-86-3	15950 E 14th St, San Leandro	Low and Very Low	24	0.46		N	Y
G28	80C-479-1	16130 Ashland Ave San Lorenzo	Moderate	9	0.20	1 4	N	N

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Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pip Y/N
	80C-479-2	16140 Ashland Ave, San Lorenzo	Moderate	9	0.20		N	N
G29	80A-109-10	17144 E 14th St, Hayward	Moderate	3	0.11	4 1	N	N
	80A-109-21-1	17156 E 14th St, Hayward	Moderate	3	0.11		N	N
G30	84C-625-1-3	3765 Castro Valley Blvd Castro Valley	Above Moderate	51	1.60	4 1	N	Y
	84C-625-2-5	3789 Castro Valley Blvd Castro Valley	Above Moderate	20	0.65		N	Y
G31	412-39-1-3	Hesperian Blvd San Lorenzo	Above Moderate	138	1.54	4 4 4 4 4 1	N	Y
	412-39-2	Hesperian Blvd San Lorenzo	Above Moderate	-	0.16		N	Y
	412-39-3	Hesperian Blvd San Lorenzo	Above Moderate	-	0.28		N	Y
	412-39-4-2	Hesperian Blvd San Lorenzo	Above Moderate	-	0.25		N	Y
	412-42-112	596 Paseo Grande San Lorenzo	Above Moderate	-	0.21		N	Y
	412-42-113	Hesperian Blvd San Lorenzo	Above Moderate	-	1.63		N	Y
G32	414-41-30	967 Hampton Rd Hayward 94541	Low and Very Low	12	0.21	1 4 4 4	Y	N
	414-41-31	981 Hampton Rd Hayward 94541	Low and Very Low	11	0.19		NY	N
	414-41-32	20513 Mission Blvd Hayward 94541	Low and Very Low	17	0.29		NY	N
	414-41-33	20525 Mission Blvd Hayward 94541	Low and Very Low	18	0.30		Y	N
G34	412-14-36-2	15740 Hesperian Blvd San Lorenzo 94580	Above Moderate	40	0.24	14	Y	N
	412-14-37-3	5744 Peach Dr San Lorenzo 94580	Above Moderate	68	0.15		Y	
	412-14-38-2	15772 Hesperian Blvd San Lorenzo 94580	Above Moderate	4825	0.42		Y	
G40	411-21-5-4	15601 Washington	Low and Very Low	23	0.40	1	Y	

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Table B-9: Consolidated Sites

Group	APN	Address	Income Category	Units	Acres	# of Owners	Rezone Y/N	Pip Y/N
		Ave. San Lorenzo						
	411-21-5-2	15600 Lorenzo Ave San Lorenzo 94580	Low and Very Low	36	0.61		Y	
	84B-553-1-4	19628 Lake Chabot Rd. Castro Valley	Low and Very Low	5	0.12		Y	
	84B-553-16	19672 Lake Chabot Rd. Castro Valley	Low and Very Low	5	0.14		Y	
G42	84B-550-1-1	2974 Somerset Ave Castro Valley 94546	Low and Very Low	8	0.60	1	Y	
	84B-553-1-6	19634 Lake Chabot Rd. Castro Valley 94546	Low and Very Low	8	0.75		Y	
	84B-553-14-3	2964 Somerset Ave Castro Valley 94546	Low and Very Low	35	1.37		Y	
	84C-1064-28	20074 Center St Castro Valley 94546	Above Moderate	1	0.12		Y	
G43	84C-1064-26	20124 Center St Castro Valley	Above Moderate	4	0.39	1	Y	
	84C-1064-27	20104 Center St Castro Valley 94546	Above Moderate	14	1.23		Y	
	415-180-69-2	Grove Way Hayward 94541	Moderate	61	3.03	1	N	
G44	415-180-68-1	Grove Way Hayward 94541	Moderate	33	1.64		N	
	429-10-61	140 Blossom Way Hayward 94541	Moderate	6	0.46		Y	
G46	429-10-60	126 Blossom Way Hayward 94541	Moderate	6	0.46	1	Y	
		Total Units		1,868	1.663			
		Total Above Moderate Income Units		70	72			
		Total Moderate Income Units		885	246			
		Total Low and Very Low Income Units		284	710			

Note: groups G9, G10, G14, G20, G24, G26, G27, and G33 were removed or relabeled. Tables G35, G36, G37, G38, G39, G41, and G45 were omitted from use.

Two recent projects involving site consolidation in Unincorporated Alameda County are described in Table B-10. Both demonstrate that there is a track record with site consolidation in the unincorporated areas. 3544 Jamison Way involved the consolidation of 5 parcels of land, each separately held, for the construction of 27 units at a density of approximately 14.4. These example projects demonstrate that site consolidation involving multiple landowners is feasible in Unincorporated Alameda County. [In addition, there are 5 projects currently under development that involve the consolidation of 2 or more parcels.](#)

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 [and including stated development interest from certain landowners](#), 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.
- [Vacant lots in Fairview and northern Castro Valley](#)

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, or enable higher densities of](#)

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[above moderate income densities, in the caser of vacant lots in Fairview and Northern Castro Valley](#). Parcels proposed for rezoning were discussed at MAC meetings and on the Housing Element update website while the [first and second Housing Element drafts were 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. [In Fall 2023, letters were sent to all landowners in the sites inventory at that time discussing the Housing Element Overlay Combining District. On March 21, 2024, an All-MAC \(Municipal Advisory Committee\) meeting was hosted by the Planning Department to discuss changes in the sites inventory in preparation for the second Housing Element draft; this meeting primarily focused on additional proposed rezonings.](#)

Proposed rezones were further analyzed pursuant to the California Environmental Quality Act (CEQA).

Parcels proposed for rezone are listed in table B-~~2360~~. Table B-11 describes the new zones [proposed densities. Rezonings will both enable housing construction and maintain existing uses' conformity to the zoning code](#)

Table B-11: [Overlay](#) Densities for rezonings

Name	Density Range (dwelling unit per acre)	Planning Area
ACBD-CMU-R-43-HE-AQ	22-43	Ashland Cherryland Business District
ACBD-DC-43-HE	22-43	Ashland Cherryland Business District
ACBD-DMU-43-HE	22-43	Ashland Cherryland Business District
ACBD-R3-HE	22-43	Ashland Cherryland Business District
ACBD-CMU-C-86-HE	43-86	Ashland Cherryland Business District
ACBD-DC-86-HE	43-86	Ashland Cherryland Business District
ACBD-DMU-86-HE	43-86	Ashland Cherryland Business District
SLZ-86-HE	43-86	San Lorenzo Village Specific Plan
R-9-HE	0-9	Eden Area General Plan
R-S-22-HE	10-22	Eden Area General Plan
C1-22-HE	10-22	Eden Area General Plan
CN-43-HE	22-43	Eden Area General Plan

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Table B-11: [Overlay](#) Densities for rezonings

Name	Density Range (dwelling unit per acre)	Planning Area
MHDR-43-HE	22-43	Eden Area General Plan
GC-MHDR-43-HE	22-43	Eden Area General Plan
C1-86-HE	43-86	Eden Area General Plan
HDR-86-HE	43-86	Eden Area General Plan
BTA-HDR-100 / GC-HE	75-100	Eden Area General Plan
MASP-RSL-17-HE	9-17	Madison Area Specific Plan
CVBD-S02-60-HE	40-60	Castro Valley Business District Specific Plan
CVBD-S05-60-HE	40-60	Castro Valley Business District Specific Plan
CVBD-S07-60-HE	40-60	Castro Valley Business District Specific Plan
CVBD-S09-60-HE	40-60	Castro Valley Business District Specific Plan
CVBD-S10-60-HE	40-60	Castro Valley Business District Specific Plan
RMF-HE	22-29	Castro Valley General Plan
CN-60-HE	30-60	Castro Valley General Plan
R-60-HE	30-60	Castro Valley General Plan
HDR-100-HE	75-100	Castro Valley General Plan
RSL-17-HE	9-17	Castro Valley General Plan
FA-17-HE	9-17	Fairview Area Plan
FA-CN-22-HE	10-22	Fairview Area Plan
FA-29-HE	22-29	Fairview Area Plan
FA-CN-29-HE	22-29	Fairview Area Plan

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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.

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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	ACBD-DC-86-HE:	177 Lewelling Blvd San Lorenzo 94580	3.17
	413-15-34-3	43-86 units per acre	85 Lewelling Blvd San Lorenzo 94580	1.05
Bayfair BART Parking Lot (G23)	80D-563-17	BTA-HDR-100 / GC-HE: 75- 10086	Dermody Ave San Lorenzo 94580	0.88
	80D-565-29	units per acre	Wagner St San Lorenzo 94580	1.99
	80D-565-30	(existing zoning) &	Wagner St San Lorenzo 94580	1.17
	80D-568-30	compliance with AB	Wagner St San Lorenzo 94580	1.57
	80D-568-31	2923	Wagner St San Lorenzo 94580	1.60
Lucky grocery store and parking lot in strip mall	84A-60-4-3	CVBD-S07-60-HE:	3443 Castro Valley Blvd, Castro Valley	2.10
United Tool Rental (G34)	412-14-37-3	SLZ-86-HE: 43-86	5744 Peach Dr San Lorenzo 94580	0.15
	412-14-38-2	units per acre	15772 Hesperian Blvd San Lorenzo 94580	0.42
United Tool Rental (G11)	412-34-2-6	SLZ-86-HE: 43-86	Hesperian Blvd San Lorenzo 94580	0.12
	412-14-39-2	units per acre	15776 Hesperian Blvd San Lorenzo 94580	0.50
Industrial use	413-15-33-2	ACBD-DC-86-HE:	165 Lewelling Blvd San Lorenzo 94580	2.39
		43-86 units per acre		
Lumber yard posed for redevelopment	84A-7-6	CVBD-S02-60-HE	2495 Castro Valley Blvd, Castro Valley	1.36
Auto Repair	84A-12-2-2	CVBD-S02-60-HE	2625 Castro Valley Blvd, Castro Valley	1.69
Telecommunications Car Dispatch	84A-7-5	CVBD-S02-60-HE	2610 Norbridge Ave, Castro Valley	2.63
Shopping Plaza Parking area	412-34-36	SLZ-86-HE: 43-86	15800 Hesperian Blvd San Lorenzo 94580	1.76
		units per acre		
Sheriff Substation	80A-153-3-6	HDR-100-HE: 75-	15001 Foothill Blvd, San Leandro, Ca 94578	2.05
		100 units per acre		
City of Hayward-owned 238 Corridor Parcel	415-160-51	HDR-86-HE: 43-86	21112 Oak St Hayward	1.03
		units per acre		
Vacant Paved Lot	412-31-92	SLZ-86-HE: 43-86	507 Paseo Grande, San Lorenzo 94580	1.68
		units per acre		
Empty Commercial building	412-39-24-3	SLZ-86-HE	16020 Hesperian Blvd San Lorenzo 94580	0.98

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Units at [these Mixed Income](#) sites were apportioned in the following proportions: [350%](#) Above Moderate Income units, 15% Moderate Income units, and [505%](#) Low and Very Low Income units.

6. Removal of sites from the sites inventory

After the submittal of the first Housing Element draft to state HCD, Alameda County staff needed to remove the following significant sites from the sites inventory. These changes resulted in additional rezonings, described throughout this appendix.

- [The Castro Valley BART Parking Lot \(APNs 84A-60-14-2, 84A-64-12-9, 84A-68-9-8, 84A-68-9-9, and 84A-72-8-5\): BART's updated TOD Work Plan³ placed this site as developable in the long term \(post-2034\). County staff will work during this planning period to ensure the site's viability as a housing site in future Housing Element updates, as described in Program 1.O: Preparation of Castro Valley BART Station for future development.](#)
- [Cherryland Place \(APNs 414 002106100, 414 002107900, 414 002108000, 414 002107800, 414 002106000\): In January 2024, the Alameda County General Services Agency \(GSA\) informed the Planning Department that this site would be a likely new location for the Sheriff Department's Substation \(parcel 80A-153-3-6\).](#)
- [Sheriff Radio Dispatch \(APN 80A-153-12\): In January 2024, the Alameda County General Services Agency \(GSA\) informed the Planning Department that the dispatch site would not be moving. Instead, the substation \(parcel 80A-153-3-6\) would be relocating. Planning staff will work closely with GSA to ensure the dispossession of the substation is timely, as described in Program 1.D: Facilitating Sheriff's Substation Development.](#)

7. The Housing Element Overlay Combining District

The Housing Element Overlay Combining District (HE Overlay, listed as Program 3.H) is a new overlay zone that will be created to meet Unincorporated Alameda County's housing needs in accordance with the County's Regional Housing Needs Allocation (RHNA) and serve as a tool to implement the housing recommendations of the 2023-2031 Housing Element Update. The Housing Element Overlay Combining District strategically covers the areas of the County that have been identified to achieve the housing demand; specifically, on properties listed in the sites inventory (excluding pipeline sites) to meet higher densities, whether the site is proposed for rezoning. New housing development that meets the criteria outlined in the Housing Element and are located in the HE Overlay will be allowed permit streamlining, ministerial review (as determined by staff), reduced parking requirements, administrative modifications, and CEQA

³ You can review BART's TOD Work Plan and other news here: <https://www.bart.gov/about/business/tod/>

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[exemptions to minimize constraints, expedite housing development, and achieve Unincorporated Alameda County's housing goals.](#)

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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-[2461](#), and those for sites proposed for rezone are included in table B-[2360](#). [A representative selection of nonvacant and rezone sites are described in greater detail in section B.2.6 Profiles of Nonvacant and Rezone Sites.](#)

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-[23-60](#) or B-[24-61](#) are also historic properties).

These criteria are used in tables B-[24-61](#) (nonvacant sites) and B-[23-60](#) (vacant and nonvacant sites proposed for rezoning). Sites in table B-[23-60](#) that are vacant are marked with a 'v.' Additional criteria are discussed in the remainder of this section.

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 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 6 sites in Table B-[24-61](#) 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 the location of a now-closed school that the school district, Hayward Unified School District, is interested in selling. There have been multiple parties interested in developing this site into housing.
- 426-130-11: 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 buildings in need of repair.

- 414-76-24, 414-81-3: 50% or more of the lot zoned for mixed use is paved, suggesting that it is underutilized and could be replaced with housing.

In addition, the following sites also refer to excess land on residential sites that can be developed into additional units through existing zoning and lot splitting: 84D-1173-24, 417-261-10, ~~426-140-24~~, 426-10-60, 417-50-99, 426-170-1, 413-23-43-3, 413-23-67-4.

The previous uses on [many](#) nonvacant sites in the Sites Inventory closely align with the previous land uses of properties recently developed in unincorporated Alameda County and nearby, similar jurisdictions as described in tables B-6, B-7, and B-13. [This demonstrates a lower demand for these uses.](#)

Shown in table B-6 are recent projects in unincorporated Alameda County. Madrone Terrace is a collaboration between an affordable developer and the local recreation district. It will include 79 units and a park. The previous land use included 4 single-story storefronts. The construction of Ashland Place involved removing a slip lane as well as several single-story residences and storefronts. Additionally, table B-13 describes housing construction at 2 former bowling alleys, a bank, a music conservatory, a gas station, a closed CVS, a furniture warehouse, and a labor union hall. Together, these various commercial uses are similar to the following sites in the Alameda County sites inventory:

80A-109-10 – small vacant storefront	414-76-49 – commercial storefront with no active business license since 2009	429-10-24 - Long-term unoccupied former welding shop with previous housing development inquiries	80-57-38-5 – unoccupied commercial building
414-76-57 – boarded up storefront without active business license since 2000	414-46-57-2 – Carpenter's Union Hall (units proposed for 1 acre of parking lot on 2.8 acre lot)	414-61-33 – office vacant since 2020	80-71-38 – partially vacant storefront
414-76-24 -- house-to-office conversion, majority paved lot.	84A-7-4 – vacant former vet office	411-21-5-4 – small vacant commercial space without active business license since 2010	84A-80-19-1 – older storefront on underutilized lot
413-70-6-4 – commercial space vacant since 2016	414-81-8 - vacant commercial	80C-476-11-1 – one story unoccupied offic. No business license associated with building since 2020.	412-39-24-3 – storefront vacant since 2017

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Jamison Way, [a development](#) located above the business district in Castro Valley, was originally [occupied by](#) 5 smaller residences. It now includes 27 total units. The following sites have similar [low-density residential](#) uses. [Unless otherwise noted here, unit numbers for all sites inventory](#)

parcels with existing occupied/occupiable residential uses only reference possible construction on significant (greater than half an acre) underutilized land on the parcel:

84C-697-11-7; 84C-697-11-6; 84C-697-11-9: 84C- 697-10-4 – fenced off, abandoned, uninhabited low density houses and additional structures	413-23-43-3 - religious organization-owned land with significant potential to subdivide; existing single family home removed from calculation	413-23-67-4 - religious organization-owned land with significant potential to subdivide; existing single family home removed from calculation	417-50-99 – existing residential with significant potential to subdivide
417-210-72 - existing residential with significant potential to subdivide and history development inquiry	426-10-60 - existing residential with significant potential to subdivide	426-170-1 - existing residential with significant potential to subdivide	426-20-3 – currently occupied by nonresidential accessory structure
417-261-10 - existing residential with significant potential to subdivide	426-130-11 - existing residential with significant potential to subdivide	417-220-12-1 - existing residential with significant potential to subdivide	84D-1173-24 - currently occupied by nonresidential accessory structure
411-21-5-2 - Forclosed, unoccupied and boarded up property currently at auction	432-4-30-2 – existing SFD with interest from owner for development	429-10-61 429-10-60 – properties with shared owner with significant potential to subdivide	

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In table B-7, the housing development at 107 G Street in San Rafael replaced a restaurant. This is similar to the following sites: 414-81-3, 84A-131-14-2, and, 414-81-4, which are all occupied by small restaurants on comparatively large lots.

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Table B-13 describes recent projects in neighboring Hayward and San Leandro. Two projects in Hayward, Legacy at Hayward and Mission Crossings, were formerly for auto uses like car sales and repairs. This is similar to the following sites, all of which are auto sales businesses with minor improvements and underutilized lots: the parcels in group G19 (414-21-3, 414-21-4, 414-21-6-1, 414-21-85), 80B-300-11, 80-71-46, 80A-108-9, 80A-108-11-1, 84A-12-3, 80A-109-21-1, and 80A-102-35-2. Additionally, these projects have similar original uses to 411-24-5, an existing oil change business on an underutilized lot, and 84A-12-2-2, an existing auto repair business on an underutilized lot. Further, recent comments at the April 16, 2024, Planning Commission and engagement regarding the Community Climate Action Plan (being written concurrent to the Housing Element update) support lowering the density of auto-serving businesses in the unincorporated communities.

Lincoln Landing (table B-13) in Hayward was previously offices; this is a similar use to site 414-76-24, [a small office on an underutilized lot](#). Housing at Maple and Main (table B-13) was formerly a college; this is a similar land use to site 416-40-44, a [now](#) closed school [that has received significant development interest](#).

[Table B-7 describes two forthcoming projects in Fremont: the Gateway Plaza Apartments \(9160 Paseo Padre Parkway\) and the Fremont Hub \(39150 Argonaut Way\). Gateway Plaza will involve the demolition of seasonal commercial \(former gym location\) within a shopping plaza and the effective loss of 189 commercial parking spots. The Fremont Hub development will involve the demolition of retail-commercial – including a CVS, a Staples, and several smaller restaurants in a shopping plaza -- and 426 parking. Together, the two projects will include over 500 new housing units as well as retail space and partial parking replacement. These two projects represent the growing demand for higher density housing near commercial hubs in Alameda County outside of major cities.](#)

[The following parcels in the sites inventory represent similar development opportunities to the Gateway Plaza and Fremont Hub projects: 413-15-34-3 and 413-15-33-5, which represent an existing gym, retail, and extensive parking lot; 412-39-24-3, which is an existing vacant commercial building within a shopping plaza; 84A-60-4-3, which is a large grocery parking lot within a shopping plaza near a BART station; and 412-34-36, which is a large grocery parking lot within a shopping plaza.](#)

[The above discussion compares nonvacant sites in the sites inventory to recent housing developments with comparable previous uses, demonstrating the relatively lower market demand for those uses when compared to housing development. A representative selection of the 96 nonvacant parcels in the sites inventory is further discussed in section B 2.6 of this appendix.](#)

[The owners \(or their representatives\) of the following sites have been in active conversation with Planning staff to ensure their property is included in the Housing Element sites inventory and are committed to future development: 413-93-1-3, 426-140-9-2, 416-30-14-3, 416-180-20, 84C-1064-28, 84C-1064-26, 84C-1064-27, and 84C-724-91-2.](#)

[There are two parcels of land, 80B-306-5-1 and 80B-302-7-1, currently owned by the State of California. Both parcels were listed in a published inventory of excess land by the Department of General Services \(DGS\) and the Department of Housing and Community Development \(HCD\) in response to Executive Order \(EO\) N-06-19 for Affordable Housing Development. Both lots have been declared excess.⁴](#)

[Additional information about EO Executive Order \(EO\) N-06-19 for Affordable Housing Development, including the most up-to-date map, can be found here: <https://www.dgs.ca.gov/RES/Projects/Page-Content/Projects-List-Folder/Executive-Order-N-06-19-Affordable-Housing-Development>](#)

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[The parcels in G6 \(413-23-43-3, 413-23-43-4, and 413-23-67-4\), in G42 \(84B-550-1-1, 84B-553-1-4, 84B-553-14-3, 84B-553-16, and 84B-553-1-6\) and parcel 80A-188-2-7 are all owned by religious bodies. Alameda County staff are committed to ongoing outreach to these owners regarding housing development via Program 1.N: Allow Religious Institution-Affiliated Housing. The parcels in G43 \(84C-1064-26, 84C-1064-27, and 84C-1064-28\) and parcel 416-30-14-3 are examples of religious institution-affiliated sites with anticipated housing projects.](#)

[Finally, the following sites are unused paved lots \(not parking lots\), occupied by temporary storage structures, or being used as outdoor storage, which is generally not permitted in the unincorporated communities. These lots can be better utilized as residences in the unincorporated communities: 413-67-5-2, 412-14-34-2, 414-81-2, 414-81-3, 80C-479-1, 414-41-32, 412-31-92, 80B-306-5-1, and 432-20-9-2.](#)

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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 [67.43.05%](#) of nonvacant sites listed ([36-71 of 165 total](#) nonvacant [and rezone](#) sites [and 33 rezone sites](#)). Commercially zoned properties located along major thoroughfares in the 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, the Eden Area, and Fairview in different combinations. 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 without additional taxation. Nevertheless, possible incorporation was considered when looking at non-vacant sites, especially those with commercial uses. During the December 2023 Housing Element Draft mid-review update, in response to resident feedback and upon updating the list of pipeline sites included in table B-4, staff were able to remove 25 nonvacant sites, 19 of which are commercial, from the Sites Inventory list. Of the 221 units removed through this process, 14 parcels, or 143 units (64.7%), were located in Ashland and all have commercial uses.

About [62.435%](#) of the nonvacant sites, or [64-57](#) sites including rezones, identified in the County's sites inventory are located in specific plan areas or 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 5th 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 in sites inventory unit projection of 70% to be conservative.

Table B-6 and B-10 also describe previous uses. Proposed nonvacant sites (listed in tables B-[23-60](#) and B-[2461](#)) 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. [These uses are discussed in greater detail in the preceding section as well as B 2.6.](#) 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 through lot splitting 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 6th 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. ▲

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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 (former CVS)	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%

B.2.6 Profiles of Nonvacant and Rezone Sites

Table B-14 Description of 20102 Mission Blvd.	
Address	20102 Mission Blvd, Hayward, CA 94541
APN	414 001602200
Parcel size (acre)	0.52 acres
Community	Ashland
Current Zoning designation	Ashland Cherryland Central Business District - District Mixed Use (DMU)
Current General Plan designation	Eden Area General Plan, General Commercial primary use. Middle-High Density Residential overlay
Rezone? (Yes or no)	Yes. New General Plan designation: HE-HDR-86 New Zoning designation:
Improvement to Land ratio	Land: \$595,065 Improvement: \$369,905 Ratio: 0.62
Income category, # of units	Low and Very Low income, 31 units total



[Figure B-1. The most recent Google imagery of 20102 Mission Boulevard \(April 2022\).](#)

20102 Mission Boulevard (.52 acres) is currently occupied by a vacant former restaurant, Banchemo's Italian Dinners. The building has been vacant since 2012, when the restaurant closed. Based on the business license history, one other restaurant attempted to open at this site between 2016 and 2018 but was not successful. While there is resident interest in having more diverse restaurant options in the unincorporated communities, the fact that this building has remained vacant for 12 years highlights that a different, noncommercial use will likely be more successful.

20102 Mission Boulevard is currently planned for commercial use but allows housing through the Eden Area housing overlay. Proposed changes to the general plan will allow only high density residential (between 43 and 86 units per acre). The property is in the Ashland Cherryland Business District and zoned District Mixed Use (DMU), which allows for a variety of residential and commercial uses. Proposed rezoning will allow for the same commercial uses allowed in DMU districts as well as higher density housing (43-86 units per acre). The 31 units described for this site assume that 70% of the entire lot will be occupied by housing.

The Improvement to Land ratio shows that, based on assessed value, the property is underutilized. This site is located next to a future park, making it an ideal location for dense housing. Interim plans for the park include roller skating, pickleball, children's biking and obstacle courses, and a seating area⁵. Additionally, there is regional success in the development of restaurants into housing, as shown in table B-7 which describes a project in San Rafael where a much smaller parcel (.17 acres) with a former restaurant was developed into housing.

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⁵ For more information on the interim park at Mission & Mattox: <https://hard.icitywork.com/projects/mission-mattox-acquisition>

Table B-15. Description of 17144 and 17156 E 14TH parcels (group G29)

Address	A: 17144 E 14TH ST, HAYWARD B: 17156 E 14TH ST, HAYWARD		
APN	A: 080A010901000 B: 080A010902101		
Parcel size (acre)	A: 0.11 B: 0.11		
Community	Ashland		
Current Zoning designation	Ashland Cherryland Central Business District - Corridor Mixed Use - Commercial (CMU-C)		
Current General Plan designation	Eden Area General Plan, General Commercial primary use, Medium-High Density Residential overlay		
Rezone? (Yes or no)	No.		
Improvement to Land ratio		Improvements	Land
	A	\$306,000	\$255,000
	B	\$30,600	\$255,000
Income category, # of units	A: Moderate income, 3 units B: Moderate income, 3 units		

Figure B-2. The most recent Google imagery of 17144 and 17156 E 14TH (June 2023).

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The parcels at 17144 and 17156 E 14TH St are owned by the same person. One parcel (080A010901000) is occupied by a one story commercial space. This building has had an active business license for a martial arts school since 2000. However, the business is listed as closed on Google, and the front sign has been covered since at least spring 2022, if not earlier. There has been a general lack of improvements to the site. The assessed worth of the building is slightly higher than the land's worth; however, as described in other sections of this appendix, there has not significant demand for commercial spaces in the unincorporated areas.

The adjacent parcel (080A010902101) has previously hosted a small car sales lot. The business has an active license, but the lot has been empty or fenced in since summer 2023. Because this parcel has minimal improvements, it has a low improvement-to-land ratio.

While a bigger site, the current Madrone Terrace project demonstrates the viability of redeveloping small commercial buildings into multi-unit housing.

Table B-16. Description of the Bay Fair BART parcels (Group 023)				
<u>Address</u>	<u>A: WAGNER ST SAN LORENZO 94580</u> <u>B: WAGNER ST SAN LORENZO 94580</u> <u>C: WAGNER ST SAN LORENZO 94580</u> <u>D: WAGNER ST SAN LORENZO 94580</u> <u>E: Dermody Ave SAN LORENZO 94580</u>			
<u>APN</u>	<u>A: 080D056502900</u> <u>B: 080D056803100</u> <u>C: 080D056803000</u> <u>D: 080D056503000</u> <u>E: 080D056301700</u>			
<u>Parcel size (acre)</u>	<u>A: 1.99</u> <u>B: 1.60</u> <u>C: 1.57</u> <u>D: 1.17</u> <u>E: 0.88</u>			
<u>Community</u>	<u>Ashland</u>			
<u>Current Zoning designation</u>	<u>Suburban residential D-15 (minimum 1500 square foot lots)</u>			
<u>Current General Plan designation</u>	<u>Eden Area General Plan, High Density Residential</u>			
<u>Rezone? (Yes or no)</u>	<u>Yes</u> <u>New General Plan designation: HE-HDR-100</u> <u>New Zoning designation: HE-HDR-100 (minimum 100 units per acre)</u>			
<u>Improvement to Land ratio</u>	<u>N/A</u>			
<u>Income category, # of units</u>	<u>Total Units</u>	<u>Above Mod</u>	<u>Moderate</u>	<u>Low/V. Low</u>
	<u>A: 99</u>	<u>34</u>	<u>14</u>	<u>51</u>
	<u>B: 80</u>	<u>28</u>	<u>12</u>	<u>40</u>
	<u>C: 78</u>	<u>27</u>	<u>11</u>	<u>40</u>
	<u>D: 58</u>	<u>20</u>	<u>8</u>	<u>30</u>
	<u>E: 43</u>	<u>15</u>	<u>6</u>	<u>22</u>

The Bay Fair BART Station is located on border between Ashland and the city of San Leandro.
The south western parking lot (parcels 080D056502900, 080D056803100, 080D056803000, 080D056503000, and 080D056301700) is located in Ashland.

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[State law AB 2923 \(2018\) requires a number of zoning and development regulation changes for BART properties⁶, and MTC's Transit Oriented Communities policy requires additional zoning and development changes for the surrounding area. To comply with state law and regional policy, the site will be rezoned to a maximum of 100 units per acre](#)

[BART has confirmed that the Bay Fair Station is in the near-term timeline of their TOD Work Plan. Staff have been working with San Leandro staff and BART station planning staff to move development forward through applying for, and receiving, MTC Technical Assistance and a Community Based Transportation Planning grant to work on access to the station now and in the future. Staff are committed to completing necessary pre-development work for the site, including solving existing ADA accessibility. In addition, San Leandro has secured a PDA grant for their portion of the Bay Fair area; the county is a stakeholder in this process, which will include outreach to local residents in unincorporated.](#)

[As publicly land that will be developed very intentionally and next to BART, this site is an important place to create low and very low income housing and increase transit usage in the region and locally. Project unit numbers in Table B-16 only reflect development on the unincorporated side of the station and assume that 50% of the lot will be developed into housing. Staff anticipate that this will accommodate a potential additional BART rail line and any necessary parking replacement.](#)



[Figure B-3. Google imagery of the Bay Fair BART Station; the southwestern side is in the unincorporated areas \(2024\).](#)

⁶ [To read more about BART's transit oriented development work, read here:](#)

Table B-17. Description of 165 Lewelling Blvd.	
Address	165 Lewelling Blvd San Lorenzo 94580
APN	413 001503302
Parcel size (acre)	2.39 acres
Community	Ashland
Current Zoning designation	Ashland Cherryland Central Business District - Public
Current General Plan designation	Eden Area General Plan, Public
Rezone? (Yes or no)	Yes. New General Plan designation: HE-HDR-86 New Zoning designation:
Improvement to Land ratio	Land: \$2,275,620 Improvement: \$56,890 Ratio: 0.025
Income category, # of units	Mixed Income, 143 units total Low and Very Low income: 72 units Moderate income: 21 units Above moderate income: 50 units



[Figure B-4. The most recent Google imagery of 165 Lewelling Blvd \(2024\).](#)

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The 2.39 acre site at 165 Lewelling Blvd was incorrectly zoned and designated as public in previous updates. Since at least 2004, this parcel has been home to an industrial storage and parking lot. While it abuts the historic freight rail tracks that cross through Alameda County, this parcel is also located behind single family homes and across the rail tracks from a school. Planning staff have had multiple conversations with the site owners and their architect regarding future housing development, and owners are supportive of residential rezoning for future development. Additionally, the lot is significantly underutilized, based on the assessed value.

Table B-19. Description of 16151 E 14th St	
Address	16151 E 14TH ST, SAN LEANDRO
APN	080C047601101
Parcel size (acre)	.16 acres
Community	Ashland
Current Zoning designation	Ashland Cherryland Central Business District - District Mixed Use (DMU)
Current General Plan designation	Eden Area General Plan, General Commercial primary use. High Density Residential overlay
Rezone? (Yes or no)	No.
Improvement to Land ratio	Land: \$285,600 Improvement: \$107,100 Ratio: 0.38
Income category, # of units	Moderate income, 9 units



[Figure B-5. The most recent Google imagery of 16151 E 14th Blvd \(2024\).](#)

[The parcel at 16151 E 14th St has a small commercial building and is located near a corner store and a mobile home neighborhood. Previous occupants have included an insurance office and an auto wholesaler. This building has not had an active business license associated with it since 2020, and the existing improvement on the parcel are valued as less than the land itself. This site is located across the street from the forthcoming Madrone Terrace development and associated park, and it is along one of the only bus lines in the unincorporated areas](#)

Alameda County Housing Element April 2024

Table B-20. Description of 17144 and 17156 E 14 TH parcels (group G21)				
Address	A: 177 LEWELLING BLVD SAN LORENZO 94580 B: 85 LEWELLING BLVD SAN LORENZO 94580			
APN	A: 413 001503305 B: 413 001503403			
Parcel size (acre)	A: 3.17 acres B: 1.05 acres			
Community	Ashland			
Current Zoning designation	Ashland Cherryland Central Business District - District Commercial (DC)			
Current General Plan designation	Eden Area General Plan, General Commercial			
Rezone? (Yes or no)	Yes.			
Improvement to Land ratio		Improvements	Land	Ratio
	A	\$4,935,104	\$2,173,014	2.27
	B	0	\$724,338	0
Income category, # of units	Total Units	Above Mod	Moderate	Low/V. Low
	A: 190	66	28	96
	B: 63	22	9	32



Figure B-6. Recent Google Streetview of lots (2023).

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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. 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. Staff envision existing commercial uses continuing below additional floors of housing.

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Table B-21. Description of parcels in group G19

<u>Address</u>	<u>A: 19687 Mission Blvd, Hayward, CA 94541</u> <u>B: 968 Harmony Dr, Hayward, CA 94541</u> <u>C: 19895 Mission Blvd, Hayward, CA 94541</u> <u>D: Harmony Dr, Hayward, CA 94541</u>			
<u>APN</u>	<u>A: 414 002100300</u> <u>B: 414 002108500</u> <u>C: 414 002100400</u> <u>D: 414 002100601</u>			
<u>Parcel size (acre)</u>	<u>A: 0.28</u> <u>B: 0.10</u> <u>C: 0.06</u> <u>D: 0.07 acres</u>			
<u>Community</u>	<u>Cherryland</u>			
<u>Current Zoning designation</u>	<u>Ashland Cherryland Central Business District - Corridor Mixed Use - Commercial (CMU-C)</u>			
<u>Current General Plan designation</u>	<u>Eden Area General Plan, General Commercial primary use, Medium-High Density Residential overlay</u>			
<u>Rezone? (Yes or no)</u>	<u>No.</u>			
<u>Improvement to Land ratio</u>		<u>Improvements</u>	<u>Land</u>	<u>Ratio</u>
	<u>A</u>	<u>0</u>	<u>\$210,494</u>	<u>0</u>
	<u>B</u>	<u>0</u>	<u>\$71,632</u>	<u>0</u>
	<u>C</u>	<u>0</u>	<u>\$51,947</u>	<u>0</u>
	<u>D</u>	<u>0</u>	<u>\$41,011</u>	<u>0</u>
<u>Income category, # of units</u>	<u>A: Low and Very Low income, 8 units</u> <u>B: Low and Very Low income, 3 units</u> <u>C: Low and Very Low income, 2 units</u> <u>D: Low and Very Low income, 2 units</u>			

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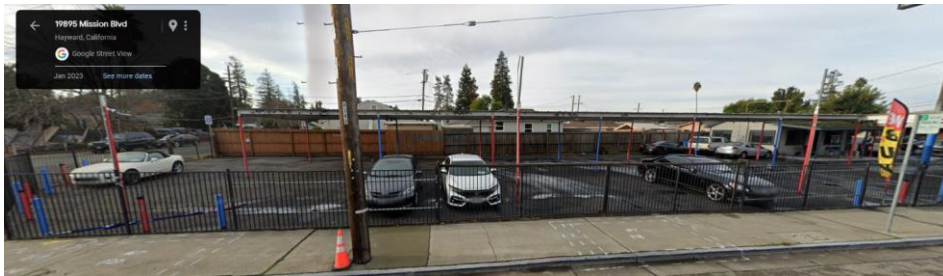
[The four parcels in group G19 \(414 002100300, 414 002108500, 414 002100400, and 414 002100601\) are located on the southwestern side of the intersection of Mission Blvd. and Paradise Blvd. on Mission Blvd. All are owned by the same person. Together, they are 0.51 acres. The parcels are currently occupied by 2 used car sales companies. According to business license history, 12 different car sale or repair businesses have filed business licenses for 19687 Mission Blvd or 19895 Mission Blvd since 1997, ranging in longevity from 2 months to 5 years.](#)

[These 4 parcels are located in the Ashland Cherryland Central Business District \(ACBD\) and are zoned Corridor Mixed Use – Commercial, which allows for residential as a secondary use. The general plan designation reflects this, with a commercial primary use and a housing overlay. The creation of the ACBD included the creation of the Auto Overlay \(AO\) “to cluster auto industry uses, such as auto sales, repair, and related industry uses, in the Cherryland Corridor to create ‘critical mass’ needed to attract customers to the area” as described in Program 1.8.2. of the ACBD on page 5-10. The Group 19 parcels are located outside of the AO](#)

[Based on the existing allowed uses, a total of 15 units could be constructed on the group of lots. The 15 units described for this site assume that 70% of the 4 lots will be occupied by housing.](#)

[The property owner and/or tenants have maintained a fence, small office, and extended carport for car inventory. However, the Assessor’s office valued improvements on the parcels at 0. This suggests that the land could be used for more intensive purposes.](#)

[This site is located near a property owned by a future park. Interim plans for the property include roller skating, pickleball, children’s biking and obstacle courses, and a seating area⁷.](#)



[Figure B-7. Recent Google Streetview of lots \(2023\).](#)

⁷ For more information on the interim park at Mission & Mattox: <https://hard.icitywork.com/projects/mission-mattox-acquisition>

Figure B-8. Recent satellite imagery of lots and adjacent parcels (2024).

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The lots pictured above have the same owner. While one includes a used appliance business, both appear to include outdoor storage of appliances. In addition to not generally being a permitted use of land in the unincorporated areas, it seems unlikely that electronic appliances stored outside are re-sellable. The smaller lot was historically parking for the business but has been fenced off from public use for multiple years. There is some concern about runoff from existing storage of appliances into the neighboring water channel. Both lots already allow for residential use, and as discussed elsewhere in this chapter, there are recent examples of small commercial buildings such as this being redeveloped into housing.

Table B-23. Description of parcel 21112 Oak St

Address	21112 Oak St, Castro Valley, CA 94546
APN	415 016005100
Parcel size (acre)	1.03
Community	Cherryland
Current Zoning designation	Ashland Cherryland Central Business District – Auto Overlay Corridor Mixed Use - Residential (AO-CMU-R)
Current General Plan designation	Eden Area General Plan, Medium Density Residential primary use. General Commercial overlay.
Rezone? (Yes or no)	New General Plan designation: HE-HDR-86 New Zoning designation: HDR-86-HE
Improvement to Land ratio	Land: \$0 Improvement: \$0 Ratio: 0
Income category, # of units	Low and very low income, 31 units



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[The parcel described in table B-23 is owned by the City of Hayward but located in Cherryland. It is one of many undeveloped parcels left from the would-be creation of Highway 238. Along with other vacant Oak Street parcels also part of the would-be route of the never constructed highway, Alameda County staff are eager to facilitate the parcel's development. Particularly as a publicly owned site, 21112 Oak Street has the development potential to be suitable for low income housing. Projected unit numbers assume only the half of the parcel furthest from the highway exit would be developed at the maximum density allowable \(86 units per acre\) and corresponding development standards. However, many jurisdictions throughout the Bay Area have significant housing development close to highway on-ramps. Examples include housing along Orlando Avenue in Hayward; the Durham Green Apartments in Fremont; housing along Cassatt Common in Fremont; the Lakeside Village apartment complex in San Leandro; and housing along Martin Boulevard and Leonard Drive in San Leandro.](#)

[The City of Hayward is in the process of developing its design and surplus process. The information below regarding the disbursement of is provided on the city website:](#)

["The City is currently working with consultant Design Workshop to develop a Route 238 Master Development Plan. This process will allow the City to facilitate the public input process, plan associated infrastructure upgrades, and conduct the environmental analysis needed. Upon completion of the Master Development Plan, the parcel groups will be offered for sale through a Request for Proposals \(RFP\) process to evaluate specific development plans submitted." ⁸](#)

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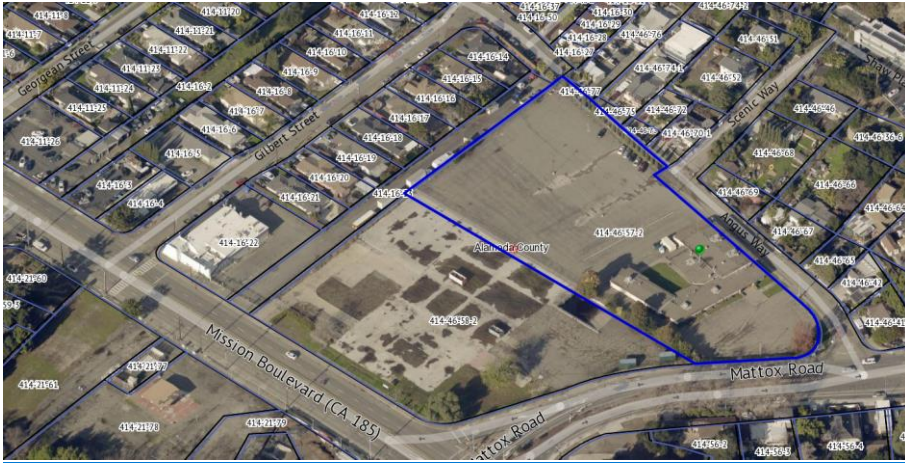
⁸ [ibid](#)

[Table B-24. Description of 1050 Mattox Road](#)

Address	1050 Mattox Road, Hayward, CA 94541
APN	414 004605702
Parcel size (acre)	2.8 total, 1 acre proposed for development
Community	Ashland
Current Zoning designation	Ashland Cherryland Central Business District –District Mixed Use (DMU)
Current General Plan designation	Eden Area General Plan, General Commercial primary use. High Density Residential overlay.
Rezone? (Yes or no)	No.
Improvement to Land ratio	Land: \$328,737 Improvement: \$316,646 Ratio: 0.96
Income category, # of units	Low and very low income, 60 units

[The local Carpenter's Union Hall sits on a 2.8 acre lot, the majority of which is currently parking. Current general plan designations and zoning allow for residential uses as well. The sites inventory unit projections assume one acre of the lot could be developed at existing densities.](#)

[It's underutilized despite having a building and being fully paved. This site is adjacent to other sites proposed for residential re-use, such as the former Banchemo's restaurant, as well as a parcel being developed into a park by the local recreation district. Being located near 2 major thoroughfares allows for excellent access, including by bus.](#)



[Figure B-11. Recent satellite imagery of lot and adjacent parcels \(2024\).](#)

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Table B-25. Description of the Group 32 parcels

Address	A: 20525 MISSION BLVD HAYWARD 94541 B: 20513 MISSION BLVD HAYWARD 94541 C: 967 HAMPTON RD HAYWARD 94541 D: 981 HAMPTON RD HAYWARD 94541		
APN	A: 414 004103300 B: 414 004103200 C: 414 004103000 D: 414 004103100		
Parcel size (acre)	A: 0.3 B: 0.29 C: 0.21 D: 0.19		
Community	Cherryland		
Current Zoning designation	A: ACBD-DMU B: ACBD-DMU C: RS D: ACBD-DMU		
Current General Plan designation	General Commercial-MHDR		
Rezone? (Yes or no)	Yes.	New Zone	New General Plan
	A	ACBD-DMU-86-HE	HE-GC-HDR-86
	B	ACBD-DMU-86-HE	HE-GC-HDR-86
	C	HDR-86-HE	HE-HDR-86
	D	ACBD-DMU-86-HE	HE-GC-HDR-86
Improvement to Land ratio		Improvements	Land
	A	\$84,837	\$119,714
	B	\$55,510	154,589
	C	\$20,266	33,934
	D	0	\$35,084
Income category, # of units	A: Low and very low income, 18 B: Low and very low income, 17 C: Low and very low income, 12 D: Low and very low income, 11		

The four lots described in table B-25 are owned by a single person who has expressed interest in redeveloping their land; to maximize future development potential, it was decided to rezone all four lots. The lots' uses include a flooring business, a single family home, an underutilized former car rental site, and a vacant lot. Even with existing improvements, all sites are considered underutilized based on assessed values. These units are located along one of the few bus corridors serving the unincorporated areas and are near a number of other parcels proposed for additional housing in this sites inventory.

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[Figure B-12. Recent satellite imagery of lots and adjacent parcels \(2024\).](#)

Table B-26. Description of the Group 6 (G6) parcels

<u>Address</u>	A: 16550 ASHLAND AVE, SAN LORENZO 94580 B: 16600 ASHLAND AVE, SAN LORENZO 94580 C: 205 ANO AVE, SAN LORENZO 94580			
<u>APN</u>	A: 413 002304304 B: 413 002304303 C: 413 002306704			
<u>Parcel size (acre)</u>	A: 1.16 B: 1.28 C: 0.59			
<u>Community</u>	Ashland			
<u>Current Zoning designation</u>	ACBD-R2			
<u>Current General Plan designation</u>	Medium Density Residential (MDR)			
<u>Rezone? (Yes or no)</u>	<u>Yes.</u>	<u>New Zone</u>	<u>New General Plan</u>	
	A	ACBD-DMU-86-HE	HE-GC-HDR-86	
	B	ACBD-DMU-86-HE	HE-GC-HDR-86	
	C	HDR-86-HE	HE-HDR-86	
<u>Improvement to Land ratio</u>		<u>Improvements</u>	<u>Land</u>	<u>Ratio</u>
	A	\$155,946	\$2,172,335	0.07
	B	\$0	\$1,959,240	0
	C	\$242,582	\$992,974	0.24
<u>Income category, # of units</u>	A: Low and very low income, 34 B: Low and very low income, 30 C: Moderate income, 9			

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[Figure B-13. Recent satellite imagery of lots and adjacent parcels \(2024\).](#)

[The 3 parcels described above are located in a residential area and owned by a religious entity, allowing for possible use of recent state laws favoring housing development by religious entities. The site has been host to a herd of goats for a number of years. Preceding that, the land was occupied by greenhouses. All 3 lots are underutilized, even including the existing 2 single family structures present. Projected unit counts listed in table B-26 assume the continued existence of these residences. While the goats will likely be missed by neighboring walkers-by, they do not pose an impediment to development. Development at the Group 6 parcels will be supported by ongoing outreach through Program 1.N.](#)

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Alameda County Housing Element April 2024	
Address	17043 Melody Way, San Lorenzo, C 94580
APN	080B030600501
Parcel size (acre)	0.11 acres
Community	Ashland
Current Zoning designation	Ashland Cherryland Central Business District – Commercial Mixed Use - Commercial (CMU-C.)
Current General Plan designation	Eden Area General Plan, Medium High Density Residential
Rezone? (Yes or no)	No.
Improvement to Land ratio	N/A
Income category, # of units	Moderate income, 3 units total

B-78 | County of Alameda

Table B-29. Description of 16611 E 14 th St	
Address	16611 E 14 th St, San Leandro CA 94578
APN	080B030001100
Parcel size (acre)	0.65 acres
Community	Ashland
Current Zoning designation	Ashland Cherryland Central Business District – Commercial Mixed Use - Commercial (CMU-C)
Current General Plan designation	Eden Area General Plan, General Commercial primary use. Medium-High Density Residential overlay
Rezone? (Yes or no)	Yes. New General Plan designation: GC-HDR-86-HE New Zoning designation: ACBD-CMU-C-86-HE
Improvement to Land ratio	Land: \$1,132,232 Improvement: \$22,310 Ratio: .02
Income category, # of units	Low and very low income, 39 units.

The owner of this .65 acre site, who also owns the existing car sales and repair business on the lot, reached out to staff multiple times to request that his property be rezoned through the Housing Element process in order to move out of the auto sales industry. This site is on one of the few bus lines serving the unincorporated areas and is severely underutilized based on assessed values. At the rezoned density of up to 86 units per acre, the lot could host as many as 39 units of housing.

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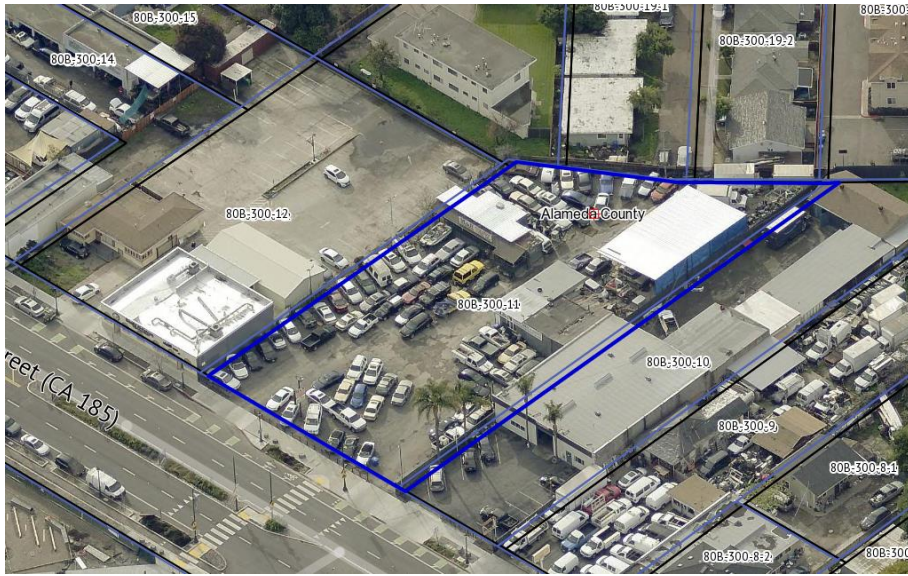
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[Figure B-16. Recent satellite imagery of lot and adjacent parcels \(2024\).](#)

Table B-30 Description of parcels in group G18

Address	A: 19521 Center St. Castro Valley, CA 94546			
	B: 19527 Center St. Castro Valley, CA 94546			
	C: Center St. Castro Valley, CA 94546			
	D: 19539 Center St. Castro Valley, CA 94546			
APN	A: 084C069701004			
	B: 084C069701109			
	C: 084C069701107			
	D: 084C069701106			
Parcel size (acre)	A: 0.94			
	B: 0.61			
	C: 0.35			
	D: 0.11			
Community	Castro Valley			
Current Zoning designation	R1-CSU-RV Single Family Residential, Conditional Secondary Unit, Recreational Vehicle Parking			
Current General Plan designation	Castro Valley General Plan R1 Residential Single Family			
Rezone? (Yes or no)	No.			
Improvement to Land ratio		Improvements	Land	Ratio
	A	0	\$1,219,397	0
	B	\$765,541	\$328,089	0.42
	C	0	\$396,987	0
	D	\$131,673	\$56,431	2.33
Income category, # of units	A: Above Moderate, 6 units			
	B: Above Moderate, 4 units			
	C: Above Moderate, 2 units			
	D: Above Moderate, 0 units			

Group G18 consists of four parcels totaling two acres: 19521 Center St. (.94 acre), 19527 Center St. (.61 acres), one Center St. parcel without an address (.35 acre), and 19539 Center St. (.11 acre). The property is zoned R1-CSU-RV. The 12 units described for this site assume that 70% of the site, as a combined whole, will be occupied by housing.

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[The Planning Department received an application for a 10-lot subdivision for this group of parcels in 2019. Although the applicant ultimately abandoned the project, previous staff review of the site indicates that it has high potential for future development of housing.](#)

[The Improvement to Land ratio shows that, based on assessed value, the property is underutilized. The site is located in an established residential neighborhood within walking distance of a middle school, small shopping center, a community park, a large regional park, and a small commercial corridor, making it an ideal location for additional housing.](#)



[Figure B-17. The most recent Google imagery of parcels in group G18](#)

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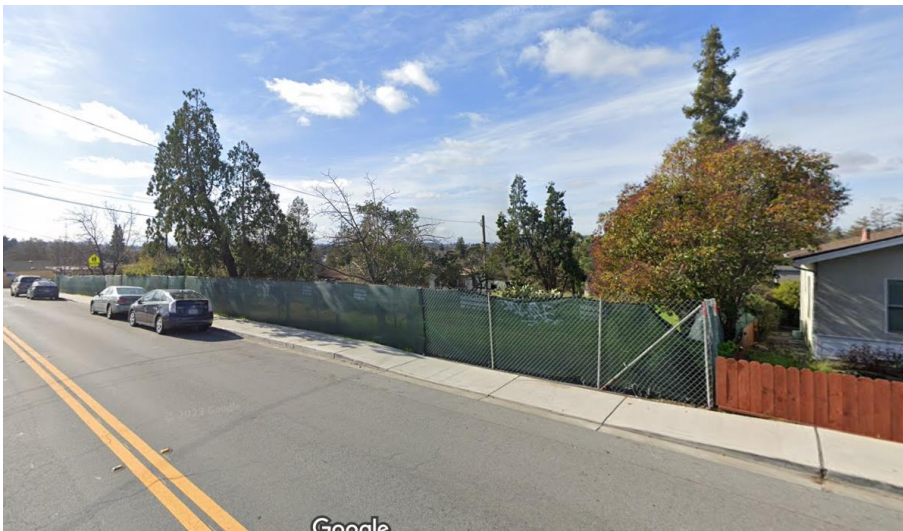


Table B-31 Description of parcels in group G42

Address	A: 19628 Lake Chabot Rd. Castro Valley, CA 94546 B: 19672 Lake Chabot Rd. Castro Valley, CA 94546 C: 2374 Somerset Ave. Castro Valley, CA 94546 D: 19634 Lake Chabot Rd. Castro Valley, CA 94546 E: 2964 Somerset Ave. Castro Valley, CA 94546		
APN	A: 084B055300104 B: 084B055301600 C: 084B055000101 D: 084B055300106 E: 084B055301403		
Parcel size (acre)	A: 0.12 B: 0.14 C: 0.60 D: 0.75 E: 1.37		
Community	Castro Valley		
Current Zoning designation	R1-CSU-RV Single Family Residential, Conditional Secondary Unit, Recreational Vehicle Parking		
Current General Plan designation	Castro Valley General Plan R1 Residential Single Family		
Rezone? (Yes or no)	Yes. New General Plan designation: R-60-HE New Zoning designation: R-60-HE		
Improvement to Land ratio	Improvements	Land	Ratio
	A 0	\$15,789	0
	B 0	\$16,024	0
	C \$62,803	\$36,527	1.72
	D \$328,725	\$38,174	8.61
	E \$401,562	\$209,265	1.90
Income category, # of units	A: Low and Very Low Income, 5 units B: Low and Very Low Income, 5 units C: Low and Very Low Income, 8 units D: Low and Very Low Income, 8 units E: Low and Very Low Income, 35 units		

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Group G42 consists of five parcels totaling just under three acres: 19628 Lake Chabot Rd. (.12 acre), 19672 Lake Chabot Rd. (.14 acre), 2374 Somerset Ave. (.60 acre), 19634 Lake Chabot Rd. (.75 acre), 2964 Somerset Ave. (1.37 acres). These parcels are owned Foothill Baptist Church, which occupies a neighboring church site. The parcels under consideration as Group G42 are largely vacant or used for overflow parking, with several small buildings. Current zoning is R1-CSU-RV, allowing for 25.9 units. Rezoning to R-60-HE will allow for 40-60 units per acre. Assuming development occurs on 70% of the site as a combined whole, and assuming the church's existing buildings remain, this rezoned site will accommodate 61 units of dense housing.

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The Improvement to Land ratio shows that, based on assessed value, a large portion of the property is underutilized. Church-owned sites represent ideal locations for affordable housing; Senate Bill 4, signed into law in 2023, aims to encourage affordable housing development on land owned by faith groups. Through Program 1.N: Allow Religious Institution-Affiliated Housing, Alameda County will continue to reach out to religiously-affiliated land owners. Locally, for example, proposed rezoning of land owned by Hayward First Presbyterian Church in Castro Valley would allow for 260 housing units. The site is located in an established residential neighborhood along bus transit lines and within walking distance of an elementary school, a local park, Eden Medical Center, and Castro Valley's commercial corridor, making it an ideal location for dense housing.

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Figure B-18. The most recent Google imagery of parcels in group G42



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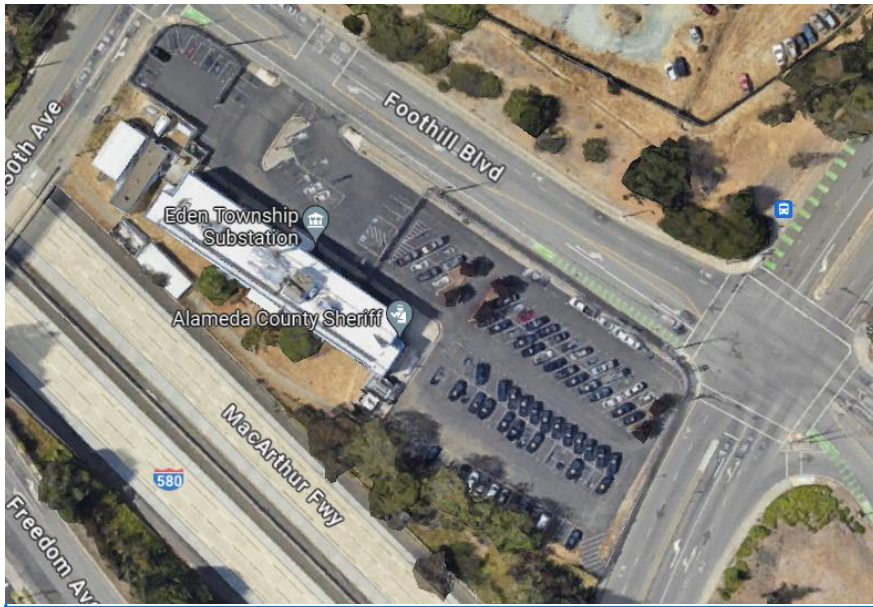


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Table B-32 Description of 0 Plaza Dr.

<u>Address</u>	PLAZA DR CASTRO VALLEY 94546
<u>APN</u>	080A015300306
<u>Parcel size (acre)</u>	2.05 acres
<u>Community</u>	Castro Valley
<u>Current Zoning designation</u>	Public Facility
<u>Current General Plan designation</u>	Castro Valley General Plan Park
<u>Rezone? (Yes or no)</u>	Yes New General Plan designation: HDR-100-HE New Zoning designation: HDR-100-HE
<u>Improvement to Land ratio</u>	No info
<u>Income category and # of units</u>	Above Moderate Income, Moderate Income, Low and Very Low Income, 143 units total



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[Figure B-19. The most recent Google imagery of 0 Plaza Dr.](#)

[0 Plaza Dr \(2.05 acres\), a County-owned parcel, is currently occupied by the Eden Township Substation of the Alameda County Sheriff's Office \(ACSO\). ACSO plans to vacate this property; consistent with Program 1.D and in compliance with the Surplus Land Act \(codified at Government Code Section 54220 et seq.\), the County will dispose of this property in 2026. Rezoning from Public Facilities to HDR-100-HE, will accommodate the development of 143 units of dense housing at the site. There are no known impediments to the development of housing at this location.](#)

Table B-33 Description 2610 Norbridge Ave

<u>Address</u>	<u>2610 Norbridge Ave, Castro Valley</u>
<u>APN</u>	<u>084A000700500</u>
<u>Parcel size (acre)</u>	<u>2.63 acres</u>
<u>Community</u>	<u>Castro Valley</u>
<u>Current Zoning designation</u>	<u>Castro Valley Central Business District Specific Plan Sub Area 2</u>
<u>Current General Plan designation</u>	<u>Castro Valley General Plan Central Business District-Regional Retail and Entertainment CBD-CD-2</u>
<u>Rezone? (Yes or no)</u>	<u>Yes</u> <u>New General Plan designation: CBD-CD2- 60-HE</u> <u>New Zoning designation: CVBD-S02-60- HE</u>
<u>Improvement to Land ratio</u>	<u>No info</u>
<u>Income category and # of units</u>	<u>Above Moderate Income, Moderate Income, Low and Very Low Income, 110 units total</u>

**Figure B-20. The most recent Google imagery of 2610 Norbridge Ave.**

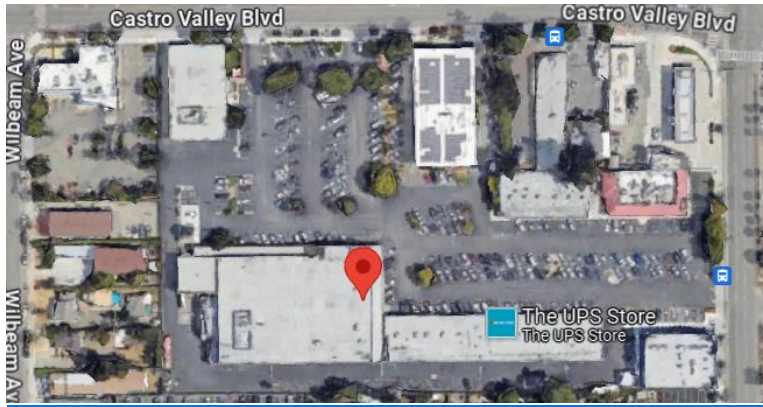
2610 Norbridge Avenue (2.63 acres) is currently occupied by AT&T as a vehicle storage and dispatch lot. Development on the site consists of parking lean-tos and several outbuildings surrounded by a chain link fence. The parcel is currently zoned Sub Area 2 in the Castro Valley Central Business District Specific Plan, supporting Regional Retail and Entertainment. Rezoning to CVBD-S02-60-HE will allow up to 60 units/acre, accommodating development of 110 units of mixed-density housing.

2610 Norbridge Avenue is located along Castro Valley's main commercial corridor within walking distance of multiple grocery stores, service providers, and public transportation options, including Castro Valley BART. Proximity to these amenities in the heart of Castro Valley makes this an ideal site for mixed-density housing.

Table B-34 Description of 3443 Castro Valley Blvd

<u>Address</u>	<u>3443 Castro Valley Blvd. Castro Valley, CA 94546</u>
<u>APN [The long one!]</u>	<u>084A006000403</u>
<u>Parcel size (acre)</u>	<u>2.1 acres</u>
<u>Community</u>	<u>Castro Valley</u>
<u>Current Zoning designation</u>	<u>Castro Valley Central Business District Specific Plan Sub Area 7</u>
<u>Current General Plan designation</u>	<u>Castro Valley General Plan Central Business District-Core Pedestrian Retail CBD-CD-5</u>
<u>Rezone? (Yes or no)</u>	<u>Yes</u> <u>New General Plan designation: CBD5-60-HE</u> <u>New Zoning designation: CVBD-S07-60-HE</u>
<u>Improvement to Land ratio</u>	<u>Improvement: \$1,979,409</u> <u>Land: \$2,827,728</u> <u>Ratio: 0.70</u>
<u>Income category and # of units</u>	<u>Above Moderate Income, Moderate Income, Low and Very Low Income, 96 units total</u>

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[Figure B-21. The most recent Google imagery of 3443 Castro Valley Blvd](#)

[3443 Castro Valley Blvd \(2.1 acres\) is currently occupied by Lucky's grocery store and a large, underutilized parking lot. The site is currently zoned Castro Valley Central Business District Specific Plan Sub Area 7. Rezoning to CVBD-S07-60-HE will allow up to 60 units per acre. Assuming development of 70% of the parking lot area, this site will accommodate 96 units of mixed-density housing in addition to the grocery store. The Housing Element Overlay Combining District's Administrative Modification process will ensure that design standards will enable both uses.](#)

[The Improvement to Land ratio shows that, based on assessed value, the property is underutilized. Centrally located in Castro Valley's downtown district, within walking distance of BART, this is an ideal site for a mixed-use commercial residential development that supports both transit-oriented housing and local businesses.](#)

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Table B-35 Description of 2625 Castro Valley Blvd.

<u>Address</u>	<u>2625 Castro Valley Blvd. Castro Valley, CA 94546</u>
<u>APN</u>	<u>084A001200202</u>
<u>Parcel size (acre)</u>	<u>1.69 acres</u>
<u>Community</u>	<u>Castro Valley</u>
<u>Current Zoning designation</u>	<u>Castro Valley Central Business District Specific Plan Sub Area 2</u>
<u>Current General Plan designation</u>	<u>Castro Valley General Plan Central Business District-Regional Retail and Entertainment CBD-CD-2</u>
<u>Rezone? (Yes or no)</u>	<u>Yes</u> <u>New General Plan desig: CBD-CD2-60-HE</u> <u>New Zoning desig: CVBD-S02-60-HE</u>
<u>Improvement to Land ratio</u>	<u>Improvement: \$229,500</u> <u>Land: \$1,530,000</u> <u>Ratio: .15</u>
<u>Income category and # of units</u>	<u>Above Moderate Income, Moderate Income, Low and Very Low Income, 70 units total</u>

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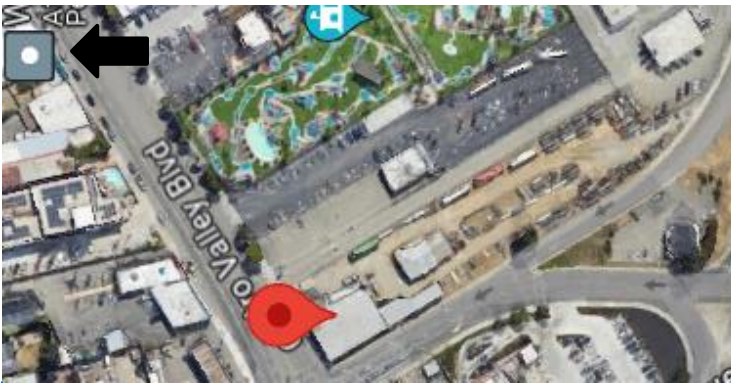
[Figure B-22. The most recent Google imagery of 2625 Castro Valley Blvd.](#)

[2625 Castro Valley Blvd \(1.69 acres\) is occupied by an auto repair business with a business license status of 'assessed/delinquent'. The auto repair use occupies the street-facing portion of the property, and the majority of the parcel is utilized as a storage yard. The site is currently zoned Castro Valley Central Business District Specific Plan Sub Area 2, with a land use designation that allows for Regional Retail and Entertainment. Rezoning to CVBD-S02-60-HE will allow for a density of up to 60 units per acre, accommodating 70 units of mixed-density housing assuming development of 70% of the site.](#)

[The Improvement to Land ratio shows that, based on assessed value, the property is underutilized. Centrally located along Castro Valley's main commercial corridor within walking distance of grocery stores, services, and public transportation, this an ideal site for mixed-density housing.](#)

[Table B-36 Description of 2495 Castro Valley Blvd.](#)

Address	2495 Castro Valley Blvd. Castro Valley, CA 94546
APN [The long one!]	084A000700600
Parcel size (acre)	1.36 acres
Community	Castro Valley
Current Zoning designation	Castro Valley Central Business District Specific Plan Sub Area 2
Current General Plan designation	Castro Valley General Plan Central Business District-Regional Retail and Entertainment CBD-CD-2
Rezone? (Yes or no)	Yes New General Plan desig: CVBD-S02-60-HE New Zoning desig: CBD-CD2-60-HE
Improvement to Land ratio	Improvement: \$96,964 Land: \$1,788,801 Ratio: .05
Income category and # of units	Above Moderate Income, Moderate Income, Low and Very Low Income, 61 units total

[Figure B-23. The most recent Google imagery of 2495 Castro Valley Blvd.](#)

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[2495 Castro Valley Blvd \(1.36 acres\) is currently occupied by lumber yard with street-facing front office and a large, partially covered back storage space. The parcel is currently zoned Castro Valley Central Business District Specific Plan Sub Area 2. Rezoning to CBD-CD2-60-HE will accommodate up to 60 units per acre, accommodating 61 units of mixed-density housing assuming development of 70% of the site.](#)

[The Improvement to Land ratio shows that, based on assessed value, the property is underutilized. The site's owners have expressed interest in developing and submitted a preliminary review request to redevelop the lot as a drive-through restaurant in 2020. A moratorium against additional drive-through restaurants makes development of housing on the site more attractive and more likely. Centrally located along Castro Valley's main commercial corridor within walking distance of grocery stores, services, and public transportation, this an ideal site for mixed-density housing.](#)

Table B-37 Description of 16290 Foothill Blvd

<u>Address</u>	<u>16290 Foothill Blvd. San Leandro, CA</u>
<u>APN</u>	<u>080A018800207</u>
<u>Parcel size (acre)</u>	<u>.71 acre</u>
<u>Community</u>	<u>Castro Valley</u>
<u>Current Zoning designation</u>	<u>Planned Development</u>
<u>Current General Plan designation</u>	<u>Castro Valley General Plan CNM and RLM, Neighborhood Commercial and Residential Low Density, Multifamily</u>
<u>Rezone? (Yes or no)</u>	<u>Yes</u> <u>New General Plan designation: CN-60-HE</u> <u>New Zoning designation: CN-60-HE</u>
<u>Improvement to Land ratio</u>	<u>Improvement: \$0</u> <u>Land: \$114,188</u> <u>Ratio: 0</u>
<u>Income category and # of units</u>	<u>Low and Very Low Income, 29 units</u>



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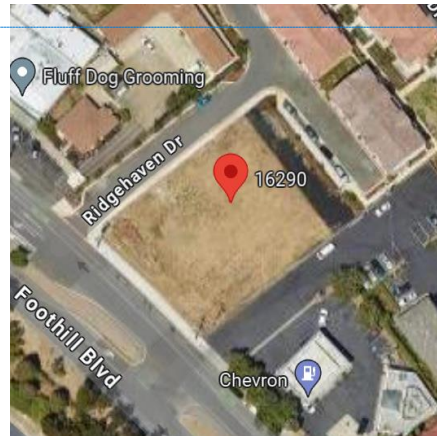
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[Figure B-24 \(above and at right\). The most recent Google imagery of 16290 Foothill Blvd.](#)

[16290 Foothill Boulevard \(.71 acre\) is a vacant site in Castro Valley's Fairmont Terrace neighborhood, owned by a religious organization. The site has been under consideration for commercial development in the past, but no current development projects are underway on the parcel.](#)

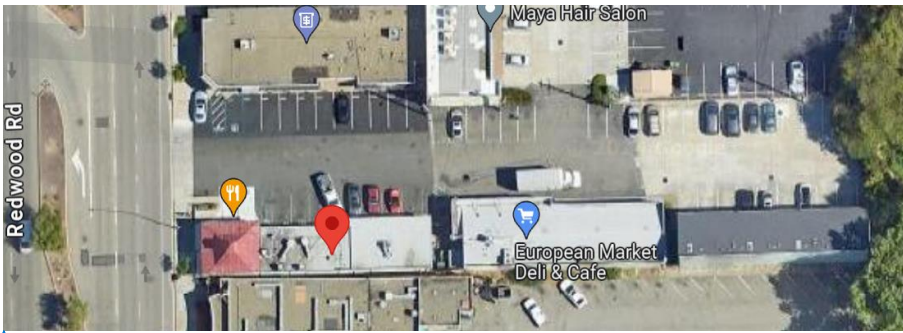
[The site is currently zoned Planned Development, with a general plan designation allowing for Neighborhood Commercial and Low Density Residential uses. Rezoning to CN-60-HE will allow for 60 units per acre, accommodating construction of 29 units of dense housing assuming development of 70% of the site.](#)



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<u>Table B-38 Description of 20910 Redwood Rd</u>	
<u>Address</u>	<u>20910 Redwood Rd. Castro Valley</u>
<u>APN [The long one!]</u>	<u>084C061800508</u>
<u>Parcel size (acre)</u>	<u>.68 acre</u>
<u>Community</u>	<u>Castro Valley</u>
<u>Current Zoning designation</u>	<u>Castro Valley Central Business District Specific Plan Sub Area 2</u>
<u>Current General Plan designation</u>	<u>Central Business District-Redwood Road Office/Commercial</u>
<u>Rezone? (Yes or no)</u>	<u>Yes</u> <u>New General Plan designation: CVGP- CBD-TOD-O-60-HE</u> <u>New Zoning designation: CVBD-S09-60- HE</u>
<u>Improvement to Land ratio</u>	<u>Improvement: \$1,093,630</u> <u>Land: \$1,202,993</u> <u>Ratio: 0.91</u>
<u>Income category and # of units</u>	<u>Low and Very Low Income, 28 units</u>

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[Figure B-25. The most recent Google imagery of 20910 Redwood Rd](#)

20910 Redwood Road (.68 acre) is a multi-tenant commercial space constructed in 1980. Existing businesses have occupied the site for between 2 and 22 years, with one large vacancy. As it is currently configured, approximately 70% of the parcel is parking. The site is currently zoned Castro Valley Central Business District Specific Plan Sub Area 2. Rezoning to CVBD-S09-60-HE will allow for 40-60 units per acre, accommodating 20 units of dense housing assuming development of 70% of the site.

The Improvement to Land ratio shows that, based on assessed value, the property is underutilized. 20910 Redwood Road is located along Castro Valley's main commercial corridor within walking distance of schools, grocery stores, service providers, Castro Valley Library, and public transportation options, including Castro Valley BART. Proximity to these amenities in the heart of downtown Castro Valley makes this an ideal site for dense, transit-oriented housing.

[Table B-39 Description of 20910 Redwood Rd](#)

Address	2652 Vergil Ct. Castro Valley, CA 94546
APN	416 004004400
Parcel size (acre)	5.4 acres
Community	Castro Valley
Current Zoning designation	SCV-CSU-RV
Current General Plan designation	Castro Valley General Plan School
Rezone? (Yes or no)	No
Improvement to Land ratio	No info
Income category and # of units	Above Moderate Income, 32 units

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[Figure B-26. The most recent Google imagery of 2652 Vergil Ct.](#)

2652 Vergil Court (5.4 acres) is a vacant former school campus listed as surplus property by its owner, the Hayward Unified School District⁹. The site is zoned SCV-CSU-RV, which allows for properties no longer be needed for educational purposes to be developed as residential uses pursuant to approval of a Planned Development District. The 32 low-density units described for this site assumes that 70% of the site will be occupied by housing.

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⁹ <https://www.husd.us/departments/business-services/7-11>

[Table B-40 Description of 21320 Oak St](#)

Address	21320 Oak St. Hayward, CA 94546
APN	415 016005300
Parcel size (acre)	.34 acre
Community	Castro Valley
Current Zoning designation	R4 - Multiple Residential
Current General Plan designation	Castro Valley General Plan Residential Low Density Multi-Family
Rezone? (Yes or no)	Yes New General Plan designation: R-60-HE New Zoning designation: R-60-HE
Improvement to Land ratio	No info
Income category and # of units	Moderate Income, 20 units

[Figure B-27. 2020 Alameda County imagery of 21320 Oak Street](#)**Formatted:** Font: Not Bold**Formatted:** Font: Not Bold**Formatted:** Font: Not Bold**Formatted:** Font: Not Bold**Formatted:** Font: Not Bold**Formatted:** Font: Not Bold**Formatted:** Font: Not Bold**Formatted:** Font: Not Bold**Formatted:** Font: Not Bold**Formatted:** Font: Not Bold**Formatted:** Font: Not Bold**Formatted:** Font: Not Bold**Formatted:** Font: Not Bold

[21320 Oak Street \(.34 acre\)](#) is a vacant parcel owned by the City of Hayward. The City of Hayward is leading the planning and disposition for development of this and other surplus “California State Route 238 Corridor Lands” pursuant to a Purchase and Sale Agreement with the California Department of Transportation (Caltrans). This parcel will be offered for sale through a Request for Proposals (RFP) process to evaluate specific development plans submitted. City of Hayward is collaborating with Alameda County in the development of conceptual proposals.¹⁰ The parcel is currently zoned R4 - Multiple Residential. Rezoning to R-60-HE will allow for 40-60 units per acre, accommodating 20 units of housing assuming development of 70% of the site.

The City of Hayward is in the process of developing its design and surplus process. The information below regarding the disbursement of is provided on the city website:

“The City is currently working with consultant Design Workshop to develop a Route 238 Master Development Plan. This process will allow the City to facilitate the public input process, plan associated infrastructure upgrades, and conduct the environmental analysis needed. Upon completion of the Master Development Plan, the parcel groups will be offered for sale through a Request for Proposals (RFP) process to evaluate specific development plans submitted.”¹¹

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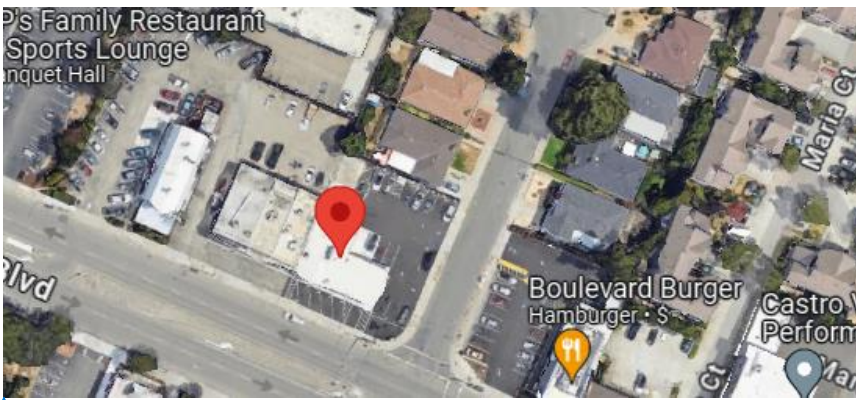
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¹⁰ You can read about Hayward's process here: <https://www.hayward-ca.gov/content/california-state-route-238-corridor-lands/parcel-groups>.

¹¹ [ibid](#).

Table B-41 Description of 3692 Castro Valley Blvd

<u>Address</u>	<u>3692 Castro Valley Blvd. Castro Valley, CA</u>
<u>APN</u>	<u>084C072409102</u>
<u>Parcel size (acre)</u>	<u>.29 acre</u>
<u>Community</u>	<u>Castro Valley</u>
<u>Current Zoning designation</u>	<u>Castro Valley Central Business District Specific Plan Sub Area 10</u>
<u>Current General Plan designation</u>	<u>Castro Valley General Plan Central Business District-Downtown Community Commercial</u>
<u>Rezone? (Yes or no)</u>	<u>Yes</u> <u>New General Plan designation: CBD3-60-HE</u> <u>New Zoning designation: CVBD-S10-60-HE</u>
<u>Improvement to Land ratio</u>	<u>Improvement: \$331,500</u> <u>Land: \$382,500</u> <u>Ratio: 0.87</u>
<u>Income category and # of units</u>	<u>Moderate Income, 12 units</u>

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3692 Castro Valley Blvd. (.32 units) is owned by a realty group and has been occupied by Rudy's Donut House for several decades. The owners of the existing business are seeking to retire and the site's owners have expressed interest to Planning staff in redevelopment. The site is currently zoned Castro Valley Central Business District Specific Plan Sub Area 10. Rezoning to CVBD-S10-60-HE will allow for 40-60 units per acre, accommodating 12 units of housing assuming development of 70% of the site.

The Improvement to Land ratio shows that, based on assessed value, the property is underutilized. 3692 Castro Valley Blvd is located along Castro Valley's main commercial corridor within walking distance of grocery stores, service providers, Castro Valley Library, and public transportation options, including Castro Valley BART. Proximity to these amenities in the heart of Castro Valley makes this an ideal site for transit-oriented housing.

Table B-42 Description of 2659 Castro Valley Blvd

<u>Address</u>	<u>2659 Castro Valley Blvd. Castro Valley, CA</u>
<u>APN</u>	<u>084A001200300</u>
<u>Parcel size (acre)</u>	<u>.30 acre</u>
<u>Community</u>	<u>Castro Valley</u>
<u>Current Zoning designation</u>	<u>Castro Valley Central Business District Specific Plan Sub Area 2</u>
<u>Current General Plan designation</u>	<u>Castro Valley General Plan Central Business District-Downtown Community Commercial CBD-3</u>
<u>Rezone? (Yes or no)</u>	<u>Yes</u> <u>New General Plan designation: CVBD-S02-60-HE</u> <u>New Zoning designation: CBD-CD3-60-HE</u>
<u>Improvement to Land ratio</u>	<u>Improvement: \$38,119</u> <u>Land: \$533,679</u> <u>Ratio: .07</u>
<u>Income category and # of units</u>	<u>Above Moderate Income, 12 units</u>

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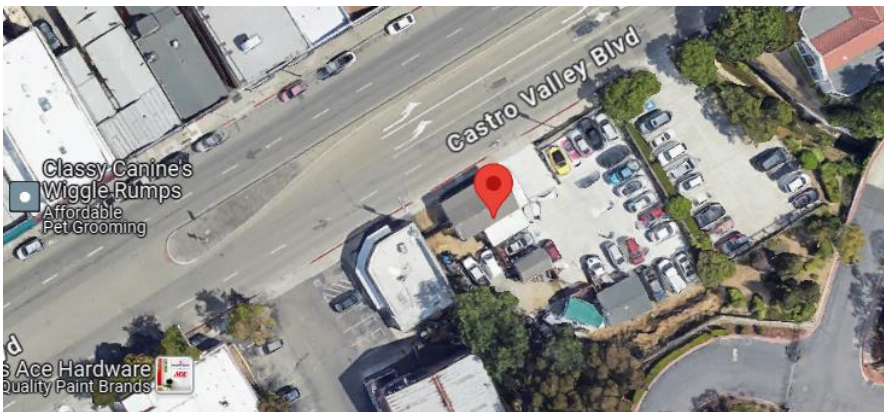
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**Figure B-29. The most recent Google imagery of 2659 Castro Valley Blvd**

2659 Castro Valley Blvd. (.30 acre) is occupied by a used car sales business. The site is currently zoned Castro Valley Central Business District Specific Plan Sub Area 2. Rezoning to CBD-CD3-60-HE will allow up to 60 units per acre, accommodating 12 units of housing assuming development of 70% of the site.

The Improvement to Land ratio shows that, based on assessed value, the property is underutilized. In the past decade, 2659 Castro Valley Blvd has been in use as a day spa, a cash-for-gold business, a rental car lot, and a construction company. While there is resident interest in having more diverse business options in the unincorporated communities, the site's high turnover rate highlights that a noncommercial use will likely be more successful. 2659 Castro Valley Blvd is located along Castro Valley's main commercial corridor within walking distance of multiple grocery stores, service providers, and public transportation options. Proximity to these amenities in the heart of Castro Valley makes this an ideal site for transit-oriented housing.

Table B-43: Description of United Rentals sites																							
Address	A: 15776 Hesperian Blvd. San Lorenzo, CA 94580 B: Hesperian Blvd. San Lorenzo, CA 94580 C: 15772 Hesperian Blvd. San Lorenzo, CA 94580 D: 5744 Peach Dr. San Lorenzo, CA 94580																						
APN	A: 412 001403902 B: 412 003400206 C: 412 001403802 D: 412 001403703																						
Parcel size (acre)	A: 0.50 B: 0.12 C: 0.42 D: 0.15																						
Community	San Lorenzo																						
Current Zoning designation	San Lorenzo Village Center Specific Plan – C2 (general commercial)																						
Current General Plan designation	Eden Area general Plan - San Lorenzo Specific Plan																						
Rezone? (Yes or no)	Yes. New General Plan designation: SLVSP- C2-HE-HDR-86 <div>SLVSP- C2-HE-HDR-60</div>																						
Improvement to Land ratio	<table><thead><tr><th></th><th>Improvements</th><th>Land</th><th>Ratio</th></tr></thead><tbody><tr><td>A</td><td>0</td><td>\$68,341</td><td>0</td></tr><tr><td>B</td><td>0</td><td>\$0</td><td>0</td></tr><tr><td>C</td><td>\$15,553</td><td>\$111,231</td><td>0.13</td></tr><tr><td>D</td><td>0</td><td>\$57,322</td><td>0</td></tr></tbody></table>		Improvements	Land	Ratio	A	0	\$68,341	0	B	0	\$0	0	C	\$15,553	\$111,231	0.13	D	0	\$57,322	0		
	Improvements	Land	Ratio																				
A	0	\$68,341	0																				
B	0	\$0	0																				
C	\$15,553	\$111,231	0.13																				
D	0	\$57,322	0																				
Income category, # of units	A: Above Mod: 10, Mod: 4, low and very low: 16 B: Above Mod: 2, Mod: 1, low and very low: 4 C: Above Mod: 8, Mod: 3, low and very low: 14 D: Above Mod: 8																						

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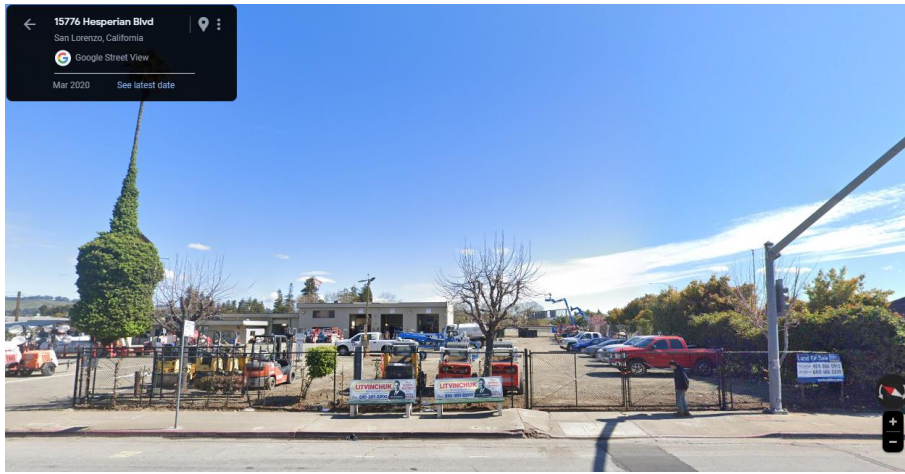
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The four parcels (412 001403902, 412 003400206, 412 001403802, 412 001403703) are currently used for parking and storage by United Rentals. United Rentals has operated on the subject parcel and adjacent parcels since 2015 as a legal nonconforming use. Lewis Rentals, the previous business, operated on the subject site prior to 1975. Prior the rental business, the subject site and adjacent parcels were used as a boat and recreational vehicle storage lot. The proposed amendment to the San Lorenzo Specific Plan will allow for the same commercial uses permitted in the C2 (general commercial) district, as well as higher density housing (43-86 units per acre). The 70 units described for these sites assume that 70% of the entire lot will be occupied by housing. Currently, there are trucks and equipment ready for rental parked on site. Most of the property is vacant except for two shop buildings located towards the rear of the lot.

15776 Hesperian Blvd is currently zoned for commercial use, but proposed changes to the Specific Plan will allow for both commercial and high-density residential use (between 43 and 86 units per acre). The Specific

[Plan includes a maximum set for the number of units in the area \(580\). The rezoning of the Specific Plan would incentivize construction of housing in the area. This site is located near a new development project, indicating interest in development in the area: the pipeline development known as Village Green Mixed Use Multifamily Housing \(described in Table B-6\).](#)

Table B-44: Description of 507 Paseo Grande

Address	507 Paseo Grande, San Lorenzo, CA 94580
APN	412 003109200
Parcel size (acre)	1.68 acres
Community	San Lorenzo
Current Zoning designation	San Lorenzo Village Center Specific Plan – C1 (retail business)
Current General Plan designation	Eden Area general Plan - San Lorenzo Specific Plan
Rezone? (Yes or no)	Yes. New General Plan designation: SLVSP- C1-HE-HDR-60
Improvement to Land ratio	Land: \$ 515,914 Improvement: 0 Ratio: 0
Income category, # of units	Above Moderate: 23 Moderate: 9 Low and very low: 34



[The vacant parcel is situated at the corner of Paseo Grande and Hesperian Blvd. It was previously developed with a commercial building and approved for demolition in 2012. Since its demolition, the site has remained vacant, with little interest for commercial](#)

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development, rendering it underutilized and devoid of any significant economic activity. Although the existing Zoning District, per the San Lorenzo Village Center Specific Plan, ~~does not permit~~ allows residential uses distributed within subareas of the Specific Plan area, as follows: "450 for Subareas 2, 4 and 5A through 5D, 130 for Subarea 6, total not to exceed 580 for entire Plan Area". This parcel is located in Subarea 5A. T, the Housing Element Overlay would allow for up to 66 units. Among these, 23 units would fall under the above-moderate category, 9 units would be moderate, and 34 units would be categorized as low and very low moderate. The property owner and/or tenants have maintained a fence around the perimeter of the parcel. However, the Assessor's office valued improvements on the parcels at 0, suggesting potential for more intensive development. The 66 units proposed reflect the development of the parcel, excluding a portion dedicated to the future development of a fire station. This site is immediately adjacent to the pipeline development known as Village Green Mixed Use Multifamily Housing, which includes the development of a vacant land to 138 rental housing units and 11,-049 square feet for indoor retail. (described in Table B-6).

[Table B-45: Description of 15800 Hesperian Blvd](#)

Address	15800 HESPERIAN BLVD SAN LORENZO 94580
APN	412 003403600
Parcel size (acre)	4.99 acres
Community	San Lorenzo
Current Zoning designation	San Lorenzo Village Center Specific Plan – C1 (retail business)
Current General Plan designation	Eden Area general Plan - San Lorenzo Specific Plan
Rezone? (Yes or no)	Yes.
	New General Plan designation: SLVSP- C1-HE-HDR-60
Improvement to Land ratio	Land: \$ 3,587,576
	Improvement: \$4,110,228
	Ratio: 1.14
Income category, # of units	Moderate: 15
	Low and very low: 90



[The property consists of various amenities, including a](#)

[grocery market, restaurant, U.S. Postal Office, general services, and retail stores. The expansive parking lot spans approximately 76,000 square feet, capable of accommodating up to 105 units of housing in addition to the grocery store. The Housing Element Overlay Combining District's Administrative Modification process will ensure that design standards will enable both uses. A glance at the Google Street view screenshot reveals that the parking lot is currently underutilized, presenting an opportunity for potential residential or additional commercial development.](#)

[Adjacent to the subject site lies a senior affordable housing project comprising 77 units. The entitlement process for this project was successfully completed in 2014, with Building Permits obtained for the completion of construction in 2017. This neighboring development adds additional residential housing for the senior community.](#)

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Table B-46: Description of 16020 HESPERIAN BLVD

Address	16020 HESPERIAN BLVD SAN LORENZO 94580
APN	412 003902403
Parcel size (acre)	0.98 acres
Community	San Lorenzo
Current Zoning designation	San Lorenzo Village Specific Plan – C1 (retail business)
Current General Plan designation	Eden Area general Plan - San Lorenzo Specific Plan
Rezoned? (Yes or no)	Yes. New General Plan designation: SLVSP- C1-HE-HDR-86
Improvement to Land ratio	Land: \$ 302,473 Improvement: \$295,054 Ratio: 1.02
Income category, # of units	Above Moderate Income: 20 Moderate: 8 Low and very low: 30



[The site has remained generally vacant for the past 10 years, with the exception for a previous retail unit that closed in 2017. There is a high turnaround for the retail spaces with minimal inquiries for retail uses of the site. A portion of the existing building served as a hub for a food drive, although it no longer operates from there. It's evident that retail is not a viable option for this specific location. Access to Kennedy Park is conveniently located not too far from the site, along with bus services along Hesperian. Additionally, it is near a 77-unit](#)

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senior affordable housing development approved in 2015. Development of the site for residential uses would eliminate the constant vacant commercial tenant space. With the frontage on Hesperian Blvd, the option for vertical mixed-use with ground floor retail and residential above would maintain the developer and community interest in commercial development within this town center area while adding valuable housing stock to enliven the area.

Table B-47: Description of 15715 HESPERIAN BLVD

Address	15715 HESPERIAN BLVD SAN LORENZO 94580
APN	412 001403402
Parcel size (acre)	0.63 acres
Community	San Lorenzo
Current Zoning designation	Planned Development, ZU -- 1468 allowing C-1 retail commercial uses subject to C-1 regulations
Current General Plan designation	Eden Area General Plan – Low density residential
Rezone? (Yes or no)	NoYes.
Improvement to Land ratio	Land: \$ 302,473 Improvement: \$295,054 Ratio: 1.02
Income category, # of units	Above Moderate: 5



The site is currently underimproved. If developed, the site will serve as a residential gateway, marking the beginning of Hesperian into San Lorenzo village. Its current use is designated for staging of construction materials only. The development of the site will improve the unsightly nature of a vacant lot with the occasional construction machines and materials storage. There are single-family dwelling uses adjacent to the site. Transitioning from its current use as a staging site to the development of housing would enhance the aesthetics of the property.

Given the underutilization of the commercial land use for the past four decades, and its proximity to residential uses to the south and west, the property would best be used for residential purposes as reflected in the current general plan land use designation.

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Table B-48: Description of Group 40 sites

<u>Address</u>	<u>A: 15600 LORENZO AVE SAN LORENZO 94580</u> <u>B: 15601 WASHINGTON AVE SAN LORENZO 94580</u>														
<u>APN</u>	<u>A: 411 002100502</u> <u>B: 411 002100504</u>														
<u>Parcel size (acre)</u>	<u>A: 0.61 acres</u> <u>B: 0.40 acres</u>														
<u>Community</u>	<u>San Lorenzo</u>														
<u>Current Zoning designation</u>	<u>A: R-3 -Four-family dwelling districts.</u> <u>B: C-1 – Retail business</u>														
<u>Current General Plan designation</u>	<u>A: Eden Area General Plan – Medium Density Residential</u> <u>B: Eden Area General Plan – General Commercial</u>														
<u>Rezone? (Yes or no)</u>	<u>Yes.</u> <u>New General Plan designation: R3 - HE-HDR-86</u> <u>C1- HE-HDR-86</u>														
<u>Improvement to Land ratio</u>		<table><tr><th></th><th><u>Improvements</u></th><th><u>Land</u></th><th><u>Ratio</u></th></tr><tr><td><u>A</u></td><td><u>\$182,476</u></td><td><u>\$425,779</u></td><td><u>2.3</u></td></tr><tr><td><u>B</u></td><td><u>\$0</u></td><td><u>\$260,681</u></td><td><u>0</u></td></tr></table>		<u>Improvements</u>	<u>Land</u>	<u>Ratio</u>	<u>A</u>	<u>\$182,476</u>	<u>\$425,779</u>	<u>2.3</u>	<u>B</u>	<u>\$0</u>	<u>\$260,681</u>	<u>0</u>	
	<u>Improvements</u>	<u>Land</u>	<u>Ratio</u>												
<u>A</u>	<u>\$182,476</u>	<u>\$425,779</u>	<u>2.3</u>												
<u>B</u>	<u>\$0</u>	<u>\$260,681</u>	<u>0</u>												
<u>Income category, # of units</u>	<u>A: Very low income: 36</u> <u>B: Very low income: 23</u>														



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The site has undergone foreclosure proceedings. It features a single-family dwelling with a detached garage and spacious rear and side yards. Presently, the parcel is vacant with no known tenants occupying the building. Across the street on Via Enrico and San Lorenzo Ave, there are duplexes and triplexes. The site adjacent to the south is multi-family residential. To the west is a single-family neighborhood. Under current conditions, the area is not projected to have long-term sustainable commercial development given the number of commercial vacancies. Increasing the housing stock would increase the viability of the other commercial spaces on adjacent parcels. A projection of 36 units is anticipated for 70% of the property designated for residential purposes.



The existing commercial building on the relatively flat site is currently vacant, with no development applications received for the lot within the past decade. However, in 2010, the County issued a temporary use permit for a tree sales lot during the winter season. Unfortunately, based on Code Enforcement case history, the subject lot is increasingly subject to issues such as the overgrowth of vegetation, accumulation of trash, and storage of inoperable vehicles.

Conversely, across the street lie apartment complexes under the jurisdiction of the City of San Leandro, in addition to church, and retail uses. Notably, the property shares the same owner as 15600 Lorenzo Ave (rear of the subject lot) Moreover, if combined with 15600 Lorenzo Ave, the two sites have the potential to accommodate 59 residential units, offering an opportunity for more comprehensive and cohesive development.

[Table B-49: Description of 2637 East Ave](#)

Address	2637 East Ave Hayward, CA 94541
APN	426 014000902
Parcel size (acre)	2.39 acres
Community	Fairview Area
Current Zoning designation	Fairview Area Specific Plan – Neighborhood Commercial
Current General Plan designation	Fairview Area Specific Plan - Commercial
Rezoned? (Yes or no)	Yes. Fairview Area Specific Plan Commercial Neighborhood – HE-
Improvement to Land ratio	Land: \$ 1,640,445 Improvement: \$ 328,089 Ratio: 0.2
Income category, # of units	Above moderate income: 17



[The parcel is presently underutilized, with its centerpiece being a liquor store market. Towards the front end of the parcel, stands a small office building. Moreover, the rear portion of the parcel exists a 100-foot AT&T easement, with the potential of a beginning of a swale/creek. Access to the parcel is facilitated through two entry points, East Avenue and Windfeldt Road.](#)

[In the past, preliminary applications have been submitted proposing a combination of commercial and residential uses, reflecting the varied potential of the site. There have been ongoing discussions between staff](#)

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[and the property owner, who has shown keen interest in developing the lot to accommodate both residential and commercial purposes.](#)

[Considering its layout and constraints from the easement and creek, the subject lot can accommodate up to 17 units, with the assumption that 70% of the lot is designated for residential development. If realized, this project would mark a significant milestone within the Fairview Area, as it would be the first of its kind to seamlessly integrate both residential and commercial components.](#)

[Table B-50: Description of 23420 Maud Ave](#)

Address	23420 Maud Ave. Hayward, CA 94541
APN	417 021007200
Parcel size (acre)	2.49 acres
Community	Fairview Area
Current Zoning designation	Fairview Area Specific Plan – Single Family Residential – 10,000 square feet minimum building site area/ 3.5 units per acre
Current General Plan designation	Fairview Area Specific Plan – Rural residential
Rezone? (Yes or no)	No.
Improvement to Land ratio	Land: \$ 1,168,687 Improvement: \$ 10,721 Ratio: 0.001
Income category, # of units	Above moderate income: 15



[The site prompted interest in its development or subdivision over the past few years, due to its consistent vacancy. Previous inquiries have explored the possibility of subdividing the land to create 11 single-family dwellings. The envisioned development for this site would predominantly feature single-family dwellings, catering to the above moderate-income category. This aligns with the prevailing characteristics of the neighborhood, which predominantly comprises single-family homes. The proposal for 15 units on this site reflects 70% of the lot assumed for housing.](#)

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<u>Address</u>	<u>22538 Bayview Ave. Hayward, CA 94541</u>
<u>APN</u>	<u>417 005009900</u>
<u>Parcel size (acre)</u>	<u>1.7 acres</u>
<u>Community</u>	<u>Fairview Area</u>
<u>Current Zoning designation</u>	<u>Fairview Area Specific Plan – Single Family Residential</u>
<u>Current General Plan designation</u>	<u>Fairview Area Specific Plan – Rural Residential</u>
<u>Rezone? (Yes or no)</u>	<u>No.</u>
<u>Improvement to Land ratio</u>	<u>Land: \$ 910,248</u> <u>Improvement: \$ 56, 890</u> <u>Ratio: 0.06</u>
<u>Income category, # of units</u>	<u>Above moderate income: 6</u>



Sites Inventory and Methodology

Table B-52: Description of 24694 Fairview Ave

Address	24694 Fairview Ave. Hayward, CA 94542
APN	417 026101000
Parcel size (acre)	2.98 acres
Community	Fairview Area
Current Zoning designation	Fairview Area Specific Plan – Single Family Residential, 10,000 square feet minimum building site area
Current General Plan designation	Fairview Area Specific Plan – Rural Residential
Rezone? (Yes or no)	No.
Improvement to Land ratio	Land: \$ 518,700 Improvement: \$ 1,210,300 Ratio: 2.3
Income category, # of units	Above moderate income: 6



On the property exists a single-family dwelling, anchoring the potential for further development on the expansive lot. This sizable parcel of land includes large vacant areas both at the front and rear. With the potential to accommodate more single-family lots, the property presents a promising opportunity for residential development. Prior to the most recent ownership transfer in 2022, there were considerations to subdivide the lot into additional single-family dwelling lots, highlighting the recognition of its development potential. Notably, interior and exterior remodeling projects have been undertaken on the home, contributing to its enhanced value and appeal over recent years.

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[Table B-53: Description of 1875 East Ave](#)

Address	1875 East Ave. Hayward, CA 94541
APN	426 017000100
Parcel size (acre)	1.21
Community	Fairview Area
Current Zoning designation	Fairview Area Specific Plan – Single Family Residential, 6,000 square feet minimum building site area
Current General Plan designation	Fairview Area Specific Plan – Low Density Residential
Rezone? (Yes or no)	No.
Improvement to Land ratio	Land: \$ 121,997 Improvement: \$ 160,989 Ratio: 1.32
Income category, # of units	Above moderate income: 5



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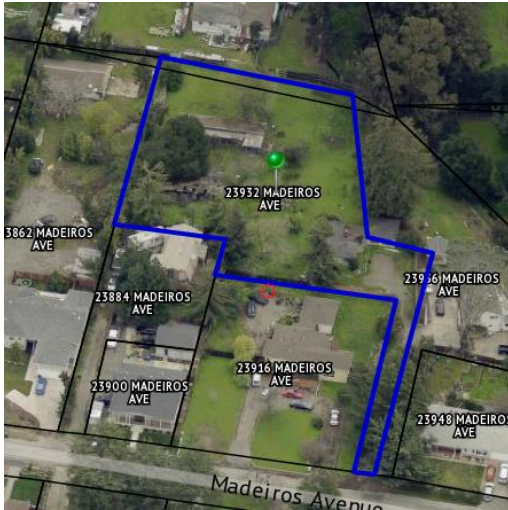
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The property contains a single-family house with a large vacant lot to the rear. Access to the rear of the parcel is provided by an existing wide driveway. The area has been subject to subdivisions from existing larger parcels such as this one to smaller single-family residential parcels off a private street. The area for potential developments is approximately one acre in size, but given the slope of the property, development would be limited to the flatter portions of the site.

Table B-54: Description of 23932 Madeiros Ave

Address	23932 Madeiros Ave, Hayward CA, 94541
APN	426 001006000
Parcel size (acre)	0.82
Community	Fairview Area
Current Zoning designation	Fairview Area Specific Plan – Single Family Residential, 6,000 square feet minimum building site area
Current General Plan designation	Fairview Area Specific Plan – Low Density Residential
Rezone? (Yes or no)	No.
Improvement to Land ratio	Land: \$ 13,601 Improvement: \$ 149,409 Ratio: 10.9
Income category, # of units	Above moderate income: 3



[The property is developed with a single-family house on a large 0.82-acre otherwise vacant parcel that has the potential for subdivision and/or the construction of Accessory Dwelling Units. The underutilized portion of the parcels measures approximately 26,000 sq.ft. in area. The existing house was constructed in the 1950s and has had no renovation improvements since. The land contains dilapidated shed buildings. There is an existing Code Enforcement case for a dilapidated shed at the rear of the property. An adjacent parcel located directly to](#)

[the north of the subject site recently received approval of a subdivision from one to four parcels. The subject parcel is therefore considered appropriate for higher density development for underutilized portions.](#)

[Table B-54: Description of D Street parcel](#)

Address	D Street, Hayward, CA 94541
APN	426 002000300
Parcel size (acre)	0.46
Community	Fairview Area
Current Zoning designation	Fairview Area Specific Plan – Single Family Residential
Current General Plan designation	Fairview Area Specific Plan – Low Density Residential
Rezone? (Yes or no)	No.
Improvement to Land ratio	Land: \$ 1,230
	Improvement: \$ 111,602
	Ratio: 0.01
Income category, # of units	Above moderate income: 2



[The property, which is vacant except for development of only two small sheds, is a through-lot with access both from D Street and Frum Sunnybank Lane. The property is owned by the same owner of the adjacent parcel to the east, and presents a unique opportunity for residential development with no need for internal](#)

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private street circulation. The housing development would fill in the gap in residential patterns in this neighborhood, and would increase the housing stock in an area which has recently experienced much development interest from local developers.

[Table B-55: Description of 19510 Hesperian Blvd](#)

Address	19510 Hesperian Blvd, Hayward CA 94541
APN	432 000402806
Parcel size (acre)	0.89
Community	Hayward Acres
Current Zoning designation	C-1 – Retail business
Current General Plan designation	Eden Area General Plan, General Commercial, Medium Density Residential allowed as a secondary use
Rezone? (Yes or no)	Yes
Improvement to Land ratio	Land: \$ 1,083,587 Improvement: \$ 768, 362 Ratio: 0.70
Income category, # of units	Above moderate income: 13



[The property consists of a single building accompanied by a substantial parking lot, providing potential space for future development. Notably, the parking lot exceeds the required amount, offering flexibility for potential residential uses or expansion.](#)

In recent years, there has been a noticeable ~~uptick~~ increase in mixed-use developments in other communities of unincorporated Alameda County (Castro Valley, San Lorenzo, Ashland/Cherryland). This property stands poised to capitalize on this trend, with its strategic location and versatile infrastructure.

The building has experienced a high turnover rate, with businesses ranging from retail to restaurant uses frequently occupying the space. This corner lot is accessible by a major street, Hesperian Blvd and a smaller street leading to residential uses, Bartlett Ave.

Situated in close proximity to a large park and various other commercial establishments, the property benefits from its prime location within the community. This proximity enhances its appeal and accessibility, furthering its potential for growth and development in the future.

[Table B-56: Description of 719 W A ST](#)

Address	719 W A ST, HAYWARD
APN	432 002000902
Parcel size (acre)	0.26
Community	Hayward Acres
Current Zoning designation	Planned Development, ZU-1487, allowing Neighborhood Business (CN) and Administrative Office (CO) District uses
Current General Plan designation	Eden Area General Plan, General Commercial, Medium-High Density Residential allowed as a secondary use
Rezone? (Yes or no)	No.
Improvement to Land ratio	Land: \$ 84,529 Improvement: \$ 0 Ratio: 0
Income category, # of units	Moderate income: 7



[The vacant land adjacent to both residential and commercial areas presents a unique opportunity for development or repurposing. Despite its current lack of signage indicating its specific use, it appears to be utilized primarily as parking, serving the needs of nearby businesses or residents.](#)

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The surrounding uses are predominantly residential, aligning with the same zoning district as the vacant land. This shared zoning designation suggests a harmonious blend of land uses within the vicinity, promoting compatibility and coherence in the built environment. Additionally, the presence of nearby commercial establishments adds vibrancy and convenience to the neighborhood, further enhancing the appeal of the area for potential development or investment opportunities.

[Table B-57: Description of 879 Grant Ave](#)

Address	879 Grant Ave, San Lorenzo, CA 94580
APN	412 002200702
Parcel size (acre)	3.76 portion of 9.90 acre site
Community	San Lorenzo
Current Zoning designation	R-1, Single Family Residential
Current General Plan designation	Eden Area General Plan, Medium Density Residential"School": Sites designated as "School" may also be developed as residential uses at a density comparable to surrounding uses if the school district which owns them determines that they are no longer needed for educational purposes.
Rezone? (Yes or no)	YesNo.
Improvement to Land ratio	Land: \$ 0 Improvement: \$ 0 Ratio: 0
Income category, # of units	Above Moderate income: 57



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The vacant land that is a portion of a school site owned by the San Lorenzo Unified School District is fenced off from the rest of the school. The school district currently does not utilize it, and has the burden of maintaining the site free of fire-hazards and potential trespassing. The 3.76-acre site is surplus portion of the 9.90-acre school site, Grant Elementary School.

The vacant site is surrounded by a mix of low density and medium density residential development, as well as commercial and community facilities. Access to the site is from a private street owned by a neighboring homeowner's association. The site is a great candidate for increasing density from the current single-family residential zoning to medium density zoning of up to 22 dwelling units per acre, which is a density comparable to surrounding residential uses. The 57 units described for these sites assume that 70% of the entire lot will be occupied by housing.

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B.2.9 Programs Incentivizing Housing Construction

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 for development:
 - [Program 1.M: Senate Bill 9 Compliance](#)
 - [Program 2.A: Density Bonus](#)
 - [Program 2.B Small Lot Consolidation](#)
 - [Program 3.H: Housing Element Overlay Combining](#)
 - [Program 4.H: Housing Opportunities for Persons with Disabilities](#)
- Fast-tracking Permits:
 - [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 3.H: Housing Element Overlay Combining District](#)
 - [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](#)
- Rezoning Programs:
 - [Program 1.A: Rezone Sites to Meet RHNA](#)
 - [Program 1.C: Facilitate Housing at Bay Fair and Castro Valley BART Sites](#)
 - [Program 1.D: Facilitating Sheriff's Radio Facility Development](#) [Program 1.M: Facilitating Sheriff's Radio Facility Development](#)
 - [Program 1.H: General Plan Consistency](#)
 - [Program 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](#)
 - [Program 1.O: Preparation of Castro Valley BART Station for future developmen](#)

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.

Section B.3 Adequacy of Residential Sites in Meeting RHNA

B.3.1 Summary

The following table summarizes the County's methods for satisfying its RHNA (Table B-[4458](#)). 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-[23-60](#) 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-[4559](#).

Table B-[4458](#): Residential Development Potential and RHNA

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,251	721	763	1976	4,711
ADUs	See Very Low	129 124	128 124	128 124	424 2	427 414
Entitled/Proposed Projects (new net units) ¹	0	0 0	230 255	65 64	602 544	897 860
Sum of ADUs and Entitled/Proposed Projects	See Very Low	129 124	358 379	193 185	644 586	1,324 1,274
Remaining RHNA	See Very Low	1,122 1,127	363 342	570 578	1,332 1,390	3,387 3,437
Site Inventory (new net units)	See Very Low/Low	75 178		297 245	357 608	729 1,034
Surplus / (Shortfall)	See Very Low/Low	(1,410) (1,291)		(273) (333)	(975) (782)	(2,658) (2,406)
¹ : Approved/Entitled Projects describe projects that are under review, have current preliminary applications, have been approved, or are under construction. Source: County of Alameda						

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Table B-4559: Residential Development Potential and RHNA – WITH POTENTIAL REZONING

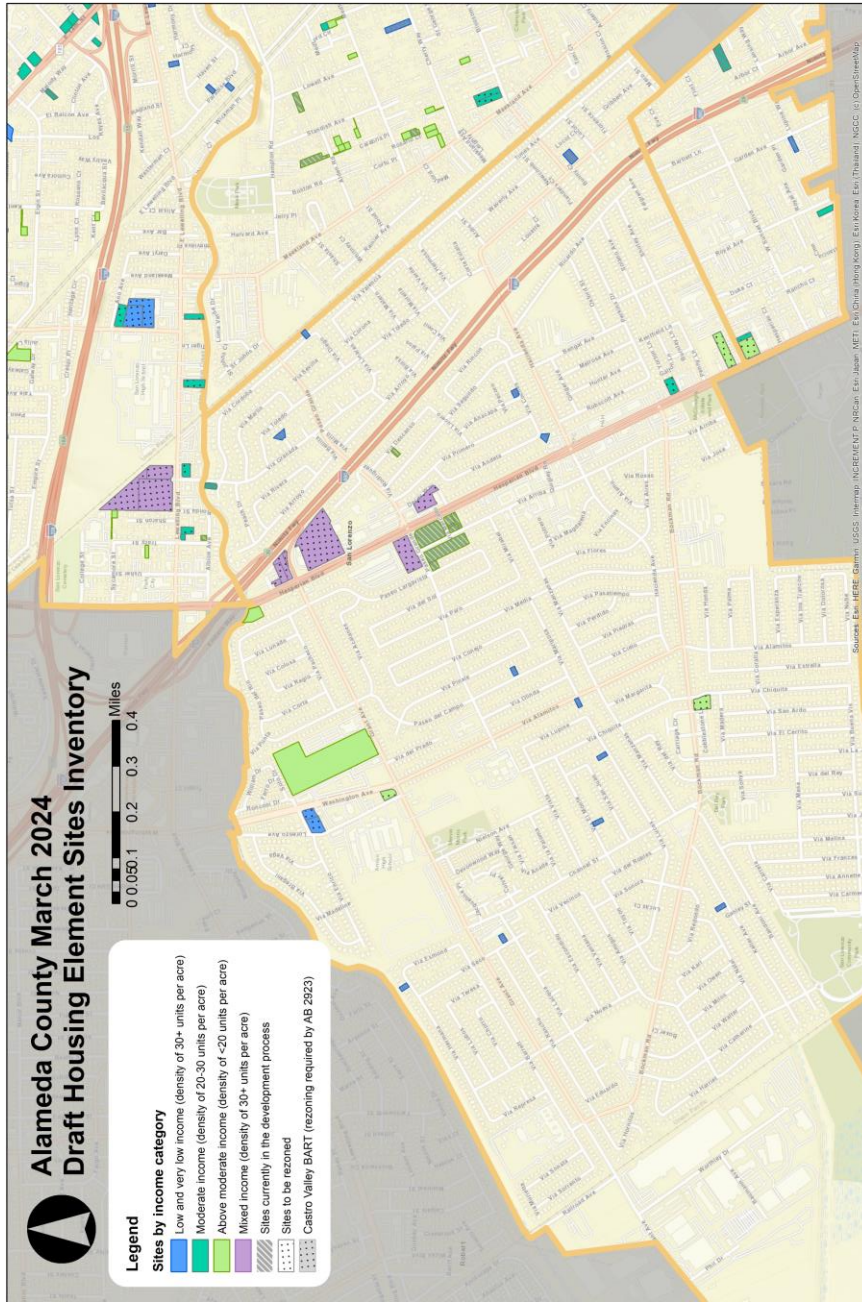
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	See Very Low	1,251	721	763	1,976	4,711
ADUs	See Very Low	129424	128424	128424	4242	427444
Entitled/Proposed Projects (new net units) ¹	0	00	230255	6564	602544	897860
Sum of ADUs and Entitled/Proposed Projects	See Very Low	129424	358379	193485	688586	1,3241,274
Remaining RHNA	See Very Low	1,1224,427	363342	570578	1,3324,390	3,3873,437
Site Inventory (new net units)	See Very Low/Low	75478		297245	357608	7914,034
Rezoning	-	1,4394,427		491434	1,192794	3,1222,664
Total Proposed Units	See Very Low/Low	2,0012,408		981864	2,2374988	5,2304,960
Surplus / (Shortfall)	See Very Low/Low	29436		218404	26112	526249

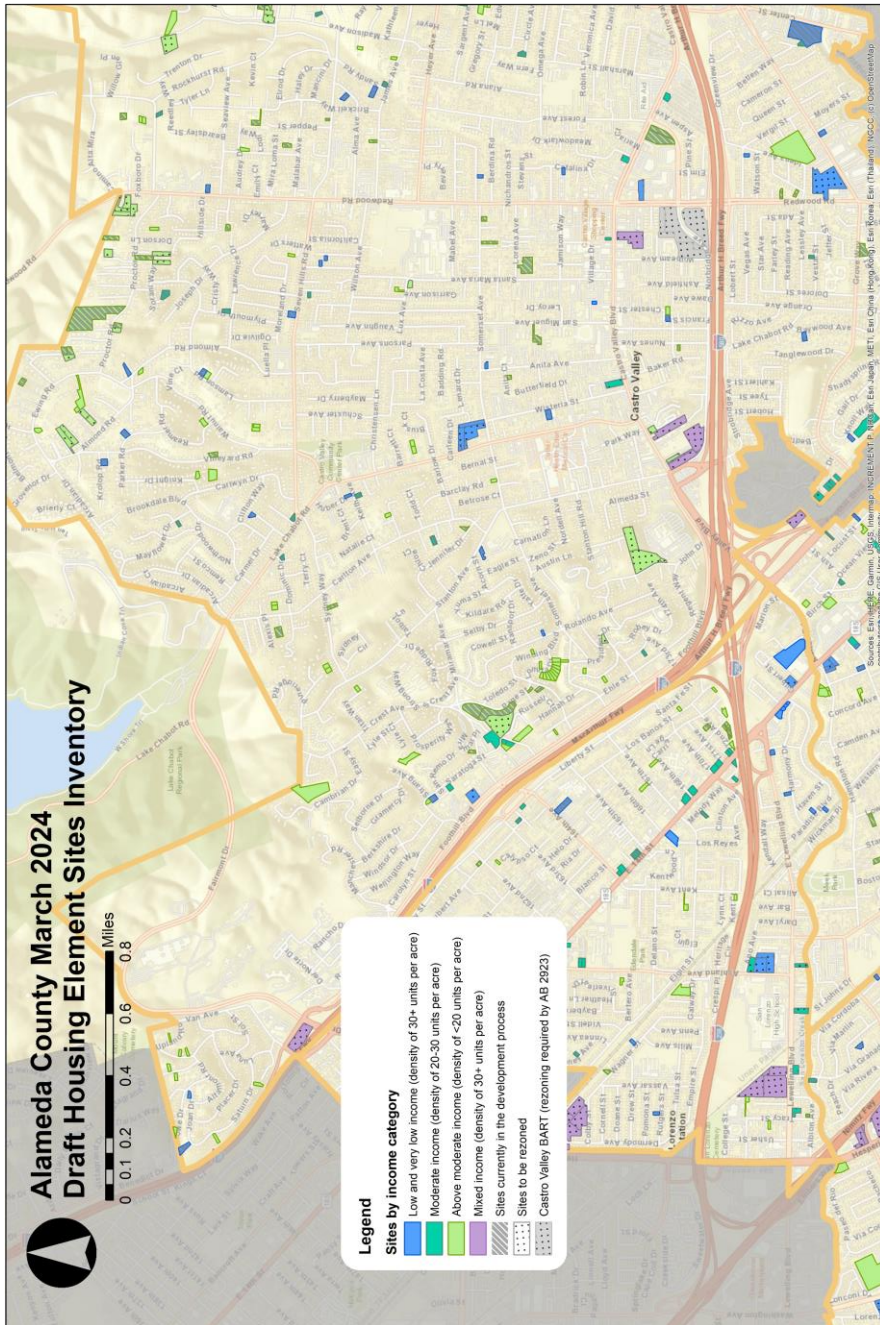
¹: Approved/Entitled Projects describe projects that are under review, have current preliminary applications, have been approved, or are under construction.

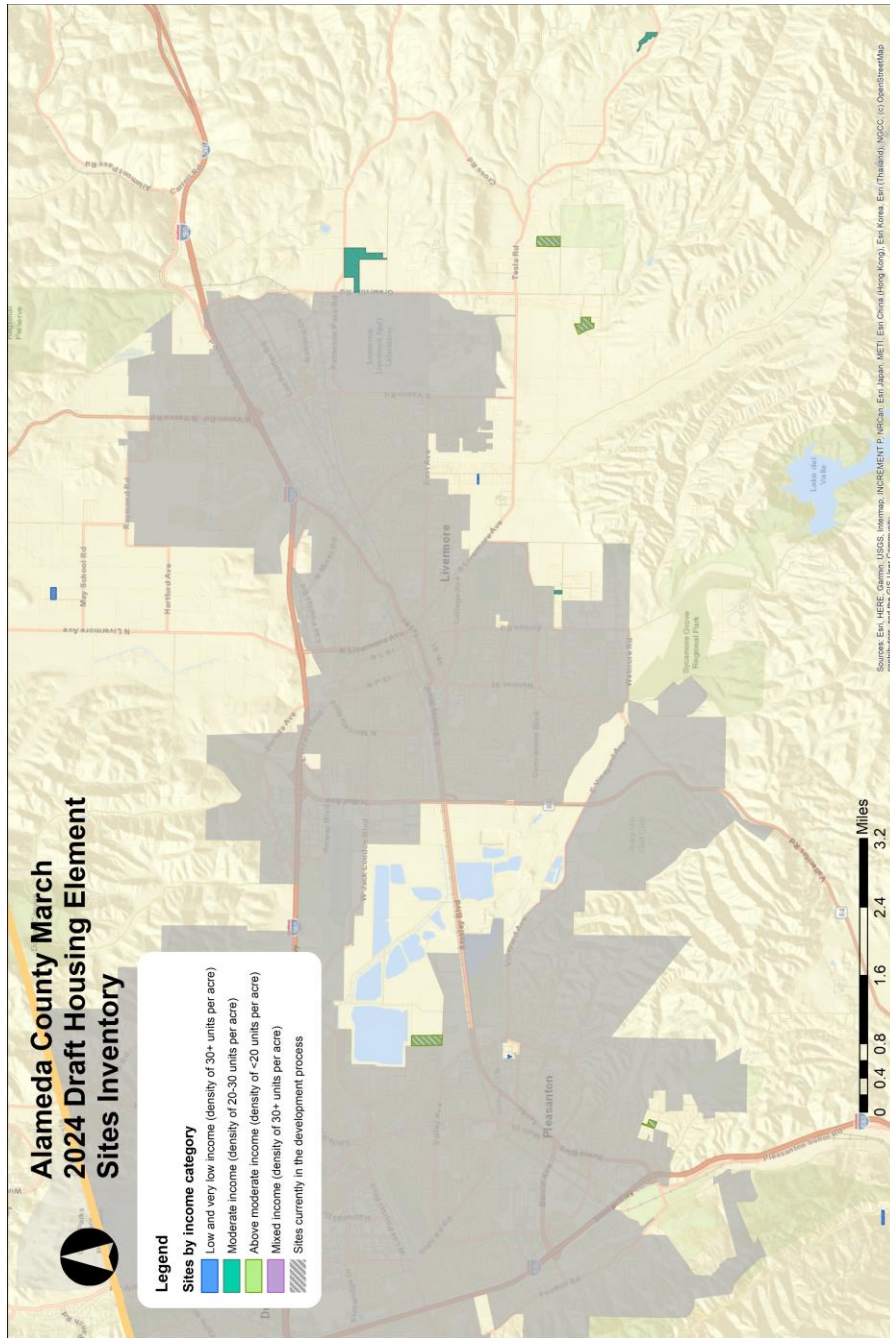
Source: County of Alameda

B.3.2 Housing Sites Maps – Rezoning

[The following figures](#) B-1 shows the location of every site proposed for rezones.







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.

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.



Figure B-2. Sheriff Radio Site

Table B-16	
APNs	080A015301200
Address	2000 150 th Ave, San Leandro, 94578
Current General or Specific Plan Designation	Public Facilities
Current Zoning Designation	Public Facilities
Proposed Rezoning	HE-HDR and P-86 (Housing Element Overlay, High Density Residential and Park, 86 units per acre)
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

Former Cherryland Place

Background and Description:

This site consists of five parcels at the corner of Mission Boulevard and Hampton/Mattex 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.

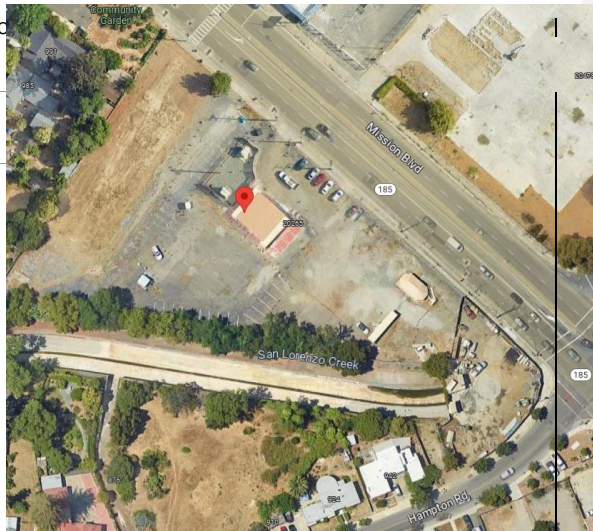


Figure B-3. Former Cherryland Place

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/TCAG 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, 414-002106000
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	HE-GC-HDR-86 (Housing Element Overlay, General Commercial, High Density Residential up to 86 units per acre)
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.



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.

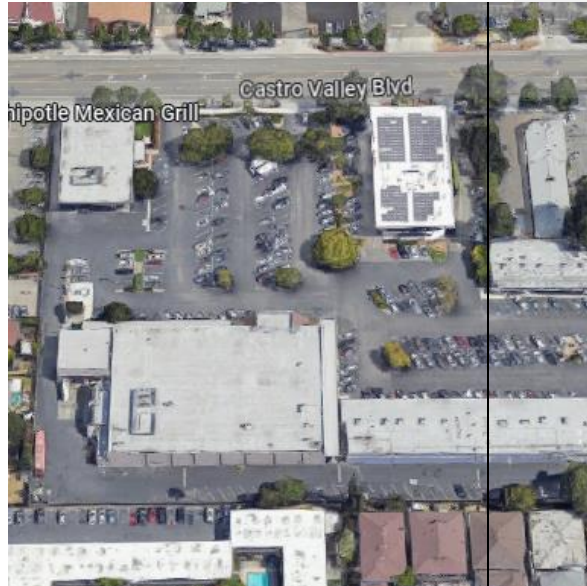


Figure B-5. Lucky's Parking Lot

Table B-18

APN	84A-60-4-3
Address	3443 Castro Valley Blvd.
Current General or Specific Plan Designation	Castro Valley Central Business District CBD-5 Core Pedestrian Retail
Current Zoning Designation	Castro Valley Central Business District Sub-Area 7 Intensive Retail Core
Proposed Rezoning	HE-CVBD-S07-60 (Housing Element Overlay, CVCBD Sub-Area 7, 60 units per acre)
New units/acre range	41-60 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.

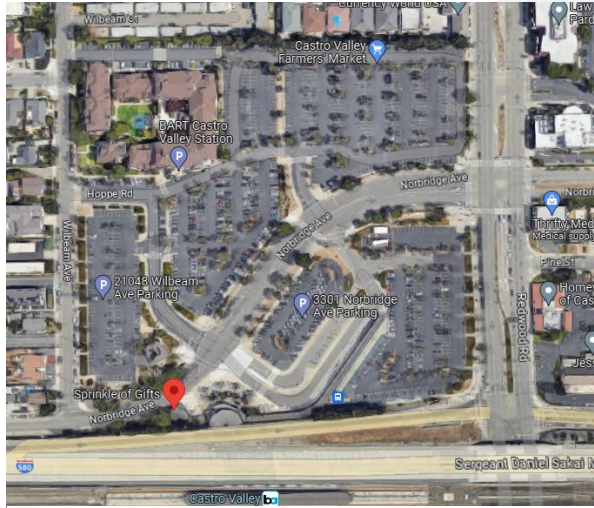


Figure B-6. Castro Valley BART Station

Table B-49

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	Castro Valley General Plan Central Business District Transit Oriented Development R&O
Current Zoning Designation	Castro Valley Central Business District, Sub Area 8 and Sub Area 9
Proposed Rezoning	HE-BART-CVBD-S08-86 and HE-BART-CVBD-S09-86 (Housing Element Overlay at BART site, CVCBD Sub Area 8 or 9, up to 86 units per acre
New units/acre range	75-86 units per acre
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 four parcels border single family homes.

Key Considerations and Feasibility for Site Development:

The Bay Fair BART station parking is accessible via a major arterial road, Hesperian Blvd. AB 2023, 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 met multiple times. San Leandro and county staff are working together to facilitate the development of both halves of the station.

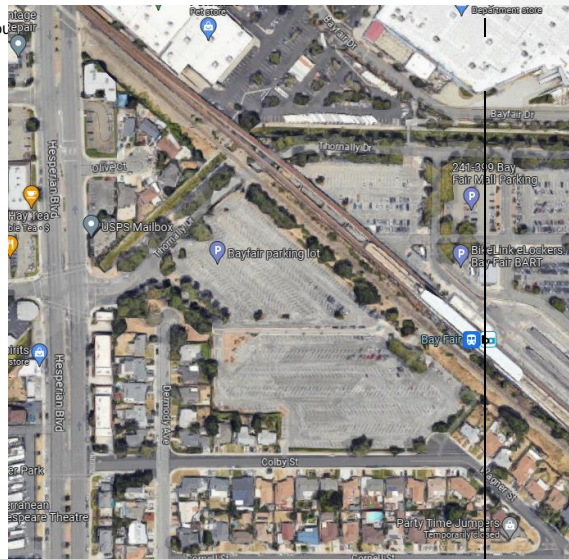


Figure B-7. Bay Fair BART Station

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	Eden Area General Plan — High Density Residential
Current Zoning Designation	Suburban Residential, 1,500 square foot minimum building site area
Proposed Rezoning	HE-BART-HDR / GC-86 (Housing Element Overlay at BART site, High Density Residential with General Commercial secondary use, 86 units per acre)
New units/acre range	75-86 units per acre
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.

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.



Figure B-8. Crunch Fitness

Table B-24	
APNs	413-0015-033-05, 413-0015-034-03
Address	1177 Lewelling Blvd and 85 Lewelling Blvd San Lorenzo 94580
Current General or Specific Plan Designation	Eden Area General Plan, General Commercial
Current Zoning Designation	Ashland Cherryland Business District Specific Plan—District Commercial
Proposed Rezoning	HE-DC-86 (Housing Element Overlay, District Commercial, 86 units per acre)
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-[23-60](#) describes all sites proposed for rezoning. Table B-[24-61](#) describes all nonvacant sites. Table B-[25-62](#) below shows details about all vacant properties included in the sites inventory.

Table B-[23-60](#): 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 ²	Criteria Met
20396 John Dr Castro Valley 94546	84A-240-2	G2	0.13	Vacant (back of lot)	Above Moderate	1	Residential Small Lot	RSL-CSU-RV	RSL-17-HE HE-RSL-17	v, 1, 3
20338 John Dr Castro Valley 94546 ¹	84A-250-9-3	G2	3.05	Vacant	Above Moderate	26	Residential Small Lot	RSL-CSU-RV	RSL-17-HE HE-RSL-17	v, 1
20396 John Dr Castro Valley 94546 ¹	84A-250-9-4	G2	1.53	Vacant	Above Moderate	12	Residential Small Lot	RSL	RSL-17-HE HE-RSL-17	v, 1
15776 Hesperian Blvd San Lorenzo 94580	412-14-39-2	G11	0.5	Parking	Mixed Income: Total # Above Moderate Moderate Low and Very Low	7 2 1 424	SLVSP	SLVSP-C2	SLZ-86- HEHE-SLZ-60	1
Hesperian Blvd San Lorenzo 94580	412-34-2-6	G11	0.12	Parking	Mixed Income: Total # Above Moderate Moderate Low and Very Low	30 10 4 165	SLVSP	SLVSP-C2	SLZ-86- HEHE-SLZ-60	1

Table B-~~2360~~: 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 ²	Criteria Met
45740 Hesperian Blvd San Lorenzo 94580	412-14-36-2	G34	0.24	Parking	Above Moderate	40	SLVSP	SLVSP-C2	HE-SLZ-60	3
5744 Peach Dr San Lorenzo 94580	412-14-37-3	G34	0.15	Parking	Mixed Income: Total # Above Moderate Moderate Low and Very LowAbove Moderate	8 3 1 46	SLVSP	SLVSP-C2	SLZ-86- HEHE-SLZ-60	1
15772 Hesperian Blvd San Lorenzo 94580	412-14-38-2	G34	0.42	Commercial (Tool rental)	Mixed Income: Total # Above Moderate Moderate Low and Very LowAbove Moderate	25 8 3 1448	SLVSP	SLVSP-C2	SLZ-86- HEHE-SLZ-60	1
15787 Washington Ave San Lorenzo 94580	411-24-5		0.36	Auto	Above Moderate	5	GC	C1	C1-22-HE HE C1-22	1, 3
1294 Bockman Rd San Lorenzo 94580	411-91-2		0.65	Vacant	Above Moderate	40 11	GC-MDR	PD-1209	MHDR-43- HE HE CM-22	v, 1
Peach Dr San Lorenzo 94580	412-14-36-3		0.34	Parking	Above Moderate	44	SLVSP	SLVSP-C2	HE-SLZ-60	4

Table B-~~2360~~: 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 ²	Criteria Met
Peach Dr San Lorenzo 94580	412-44-77		0.41	Parking	Above Moderate	17	SLVSP	SLVSP-C2	HE-SLZ-60	4
15800 Hesperian Blvd San Lorenzo 94580	412-34-39		0.53	Commercial	Above Moderate	22	GC	SLVSP-C1	HE-SLZ-60	1, 3
16020 Hesperian Blvd San Lorenzo 94580 ¹	412-39-24-3		0.98	Commercial	Mixed Income: Total # Above Moderate Moderate Low and Very Low Above Moderate	58 20 8 3044	GC	SLVSP-C1	SLZ-86-HE HE-SLZ-60	3
19390 Hesperian Blvd Hayward 94541	412-87-71-2		0.97	Vacant	Above Moderate	14	C1	RS-D25/C1	C1-22-HE HE-C1-22	v, 1, 2
165 Lewelling Blvd San Lorenzo 94580	413-15-33-2		2.39	Light Industrial	Mixed Income: Total # Above Moderate Moderate Low and Very Low Above Moderate	143 50 21 7236	PUB	ACBD-P	ACBD-DC- 86-HE HE-ACBD- R2-22	1, 3
East Ave Hayward 94541	425-170-2		0.8	Vacant	Above Moderate	611	FASP	C1	FA-CN-29- HE HE-FASP-C1- 22	v, 1

Table B-~~2360~~: 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 ²	Criteria Met
2637 East Ave Hayward 94541	426-140-9-2		2.39	Commercial	Above Moderate	36 17	CN	CN	FA-CN-22-HE HE-FASP CN-22	1, 3
19510 Hesperian Blvd Hayward 94541	432-4-28-6		0.89	Commercial (Restaurant)	Above Moderate	13	GC	C1	C1-22-HE HE-C1-22	1, 3
16290 Foothill Blvd San Leandro 94578	80A-188-2-7		0.71	Vacant	Above Moderate Low and Very Low	40 29	CNM and RLM	PD	CN-60-HE HE-CN-22	v, 1
166th Av San Lorenzo 94580	80A-209-4		0.09	Vacant	Above Moderate	1	RH	R1	RSL-17-HE HE-RSL-17	v, 1
2625 Castro Valley Blvd Castro Valley 94546	84A-12-2-2		1.69	Auto (Repair)	Mixed Income: Total # Above Moderate Moderate Low and Very Low Above Moderate	70 24 20 36 33	CBD - CD-2	CVBD-S02	CVBD-S02-60-HE HE-CVBD-S02-40	1, 3
2659 Castro Valley Blvd Castro Valley 94546	84A-12-3		0.3	Auto (Sales)	Above Moderate	51 2	CBD-3	CVBD-S02	CVBD-S02-60-HE HE-CVBD-S02-40	1, 3
20860 Wilbeam Ave Castro Valley 94546	84A-60-13-3		0.32	Parking	Above Moderate	43	CBD-5	CVBD-S07	HE-CVBD-S07-60	4

Table B-~~2360~~: 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 ²	Criteria Met
2515 Castro Valley Blvd Castro Valley 94546	84A-7-4		0.28	Commercial (Vet office)	Above Moderate	511	CBD - CD-2	CVBD-S02	CVBD-S02-60-HE-HE-CVBD-S02-40	3
2610 Norbridge Ave Castro Valley 94546	84A-7-5		2.63	Commercial (Car Dispatch)	Mixed Income: Total # Above Moderate Low and Very LowAbove Moderate	110 38 16 5673	CBD - CD-2	CVBD-S02	CVBD-S02-60-HEHE-CVBD-S02-40	1
2495 Castro Valley Blvd Castro Valley 94546	84A-7-6		1.36	Commercial (Lumber)	Mixed Income: Total # Above Moderate Moderate Low and Very LowAbove Moderate	61 21 9 3126	CBD-CD-2	CVBD-S02	CVBD-S02-60-HEHE-CVBD-S02-40	1, 3
20096 Mission Blvd Hayward 94544	414-21-60	G9	0.21	Paved lot	Low and Very Low	43	GC	DMU	HE-DMU-86	1, 2
20097 Mission Blvd Hayward 94544	414-21-61	G9	0.89	Paved lot	Low and Very Low	53	GC	DMU	HE-DMU-86	1, 2
20096 Mission Blvd San Lorenzo 94580	414-21-78	G9	0.84	Paved lot	Low and Very Low	54	GC	DMU	HE-DMU-86	1, 2

Table B-2360: 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 ²	Criteria Met
20095 Mission Blvd Hayward 94541	414-21-79	G9	0.32	Paved lot	Low and Very Low	49	GC	DMU	HE-DMU-86	1, 2
20095 Mission Blvd Hayward 94541	414-21-80	G9	0.19	Paved lot	Low and Very Low	44	GC	DMU	HE-DMU-86	1, 2
967 Hampton Rd Hayward 94541	414-41-30	G32 (includes both rezone and non-rezone sites)	0.21	Residential (Excess land on residential lot)	Low and Very Low	12	GC	RS	HDR-86-HE HE-HDR-86	1, 3
20525 Mission Blvd Hayward 94541	414-41-33	G32 (includes both rezone and non-rezone sites)	0.3	Commercial	Low and Very Low	18	GC-MHDR	ACBD-DMU	ACBD-DMU-86-HE HE-DMU-86	1
20102 Mission Blvd Hayward 94541	414-16-22		0.52	Commercial (Restaurant)	Low and Very Low	31	GC	DMU	ACBD-DMU-43-HE HE-DMU-86	1, 3
2889 Kelly St Hayward 94541	416-180-20		0.65	Church	Low and Very Low Above moderate	26 13	FASP	FASP-R1	FA-29-HE HE-FASP-MDR-22	1, 2, 3
2490 Grove Way Hayward 94546	416-30-14-3		4.19	Parking	Low and Very Low	260	CC	D20	CC-60-HE HE-CC-60	3

Table B-~~2360~~: 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 ²	Criteria Met
2000-150th Ave San Leandro 94578	80A-463-42		7.08	Public facility	Low and Very Low	304	PF	RS	HE-HDR and P-86HDR	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 -CVBD-S09-60- HE	1, 3
177 Lewelling Blvd San Lorenzo 94580	413-15-33-5	G21	3.17	Commercial	Mixed Income: Total # Above Moderate Moderate Low and Very Low	191190 5766 28 40696	GC	ACBD-DC	ACBD-DC-86-HEHE-DC-86	3
85 Lewelling Blvd San Lorenzo 94580	413-15-34-3	G21	1.05	Commercial	Mixed Income: Total # Above Moderate Moderate Low and Very Low	63 4822 9 326	GC	ACBD-DC	ACBD-DC-86-HEHE-DC-86	1
Dermody Ave San Leandro 94578 ¹	80D-563-17	G23	0.88	Parking	Mixed Income: Total # Above Moderate Moderate Low and Very Low	3643 159 56 224	HDR-GC	RS-D15	BTA-HDR-100 / GC-HE HE-BART-HDR / GC-86	1, <u>2</u>
Wagner St San Lorenzo 94580 ¹	80D-565-29	G23	1.99	Parking	Mixed Income: Total # Above Moderate		HDR-GC	RS-D15	BTA-HDR-100 / GC-HEHE-BART-HDR / GC-86	1, <u>2</u>

Table B-2360: 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 ²	Criteria Met
					Moderate Low and Very Low	8399 2434 4214 5147				
Wagner St San Lorenzo 94580 ¹	80D- 565- 30	G23	1.17	Parking	Mixed Income: Total # Above Moderate Moderate Low and Very Low	4958 2044 78 3028	HDR-GC	RS-D15	BTA-HDR- 100 / GC- HEHE-BART- HDR / GC-86	1,2
Wagner St San Lorenzo 94580 ¹	80D- 568- 30	G23	1.57	Parking	Mixed Income: Total # Above Moderate Moderate Low and Very Low	7866 2749 119 4038	HDR-GC	RS-D15	BTA-HDR- 100 / GC- HEHE-BART- HDR / GC-86	1,2
Wagner St San Lorenzo 94580 ¹	80D- 568- 31	G23	1.6	Parking	Mixed Income: Total # Above Moderate Moderate Low and Very Low	6780 208 129 4037	HDR-GC	RS-D15	BTA-HDR- 100 / GC-HE HE-BART- HDR / GC-86	1,2
Wilbeam Ave Castro Valley 94546¹	84A- 60- 14-2	G24	0.75	Parking	Mixed Income: Total # Above Moderate Moderate Low and Very Low	27 8 4 45	CVGP-CBD- TOD-R	CVCBD- CVBD-S08	HE-BART- CVBD-S08-86	4

Table B-2360: 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 ²	Criteria Met
21043 Redwood Rd Castro Valley 94546	84A-64-12-9	G24	0.89	Parking	Mixed Income: Total # Above Moderate Moderate Low and Very Low	32 9 4 19	CVGP-CBD-TOD-R	CVCBD-CVBD-S08	HE-BART-CVBD-S08-86	4
21049 Redwood Rd Castro Valley 94546	84A-68-9-8	G24	3.3	Parking	Mixed Income: Total # Above Moderate Moderate Low and Very Low	121 36 18 67	CBD-TOD-O	CVCBD-CVBD-S09	HE-BART-CVBD-S09-86	4
21094 Redwood Rd Castro Valley 94546	84A-68-9-9w	G24	4.05	Parking	Mixed Income: Total # Above Moderate Moderate Low and Very Low	148 44 22 82	CVGP-CBD-TOD-R	CVCBD-CVBD-S08	HE-BART-CVBD-S08-86	4
21048 Wilbeam Ave Castro Valley 94546	84A-72-9-5	G24	2.63	Parking	Mixed Income: Total # Above Moderate Moderate Low and Very Low	96 28 14 54	CVGP-CBD-TOD-R	CVCBD-CVBD-S08	HE-BART-CVBD-S08-86	4
3443 Castro Valley Blvd Castro Valley 94546	84A-60-4-3		2.1	Parking	Mixed Income: Total # Above Moderate Moderate	96 3328 14 5449	CBD-5	CVBD-S07	HE-CVBD-S07-60-HE	1, 3

Table B-2360: 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 ²	Criteria Met
					<i>Low and Very Low</i>					
507 Paseo Grande San Lorenzo 94580 ¹	412-31-92	G33	1.68	Paved Lot	Mixed Income: Total # Above Moderate Moderate Low and Very Low	66 23 9 3470	SLVSP	SLZSP-C1	SLZ-86-HE HE-SLZ-60	1
587 Paseo Grande San Lorenzo 94580¹	412-31-93	G33	0.55	Commercial	Moderate	23	SLVSP	SLZSP-C1	HE-SLZ-60	4
15600 Lorenzo Ave San Lorenzo 94580	411-21-5-2	G40	0.61	Residential (Excess land on residential lot)	Moderate Low and Very Low	36 48	MDR	R3	HDR-86-HE HE-MHDR-43	3
15601 Washington Ave San Lorenzo 94580	411-21-5-4	G40	0.4	Commercial	Low and Very Low	44 23	GC	C1	HDR-86-HE HE-C1-43	1
15800 Hesperian Blvd San Lorenzo 94580	412-34-36		4.99	Parking	Mixed Income: Total # Above Moderate Moderate Low and Very Low	05 36 15 5473	SLVSP	SLZSP-C1	SLZ-86-HE HE-SLZ-60	3
18600 Hesperian Blvd	412-87-79-2		0.45	Vacant	Moderate	43 27	GC	C1	C1-86-HE HE-C1-43	v, 1

Table B-2360: 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 ²	Criteria Met
Hayward 94541										
221 E Lewelling Blvd San Lorenzo 94580	413-63-6-3		0.31	Commercial	Moderate	9	GC	CN	HE -CN-43- HE	3
75 E Lewelling Blvd San Lorenzo 94580	413-67-5-2		0.5	Parking	Moderate	14	GC	CN	CN-43-HEHE- CN-43	1
98 Lewelling Blvd San Lorenzo 94580	413-70-6-4		0.33	Broken Pavement	Moderate	9	GC	DC	ACBD-DC- 43-HE HE-DC-43	1
268 Lewelling Blvd San Lorenzo 94580	413-93-2-2		0.27	Commercial (Empty Building)	Moderate	8	GC	DC	ACBD-DC- 43-HE HE-DC-43	3
21180 Mission Blvd Hayward 94541 ¹	414-81-7		0.31	Commercial	Moderate	9	MDR	AO-CMU-R	ACBD-CMU- R-43-HE-AO HE-AO-CMU- R-43	1
21222 Mission Blvd Hayward 94541 ¹	414-81-8		0.38	Commercial	Moderate	11	MDR	AO-CMU-R	414-81-8HE- AO-CMU-R- 43	1, 3
2701 East Ave Hayward 94541	425-170-1		0.25	Vacant	Moderate	5	FASP	PD-1656	HE-MDR-29	v. 1

Table B-2360: 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 ²	Criteria Met
770 Bartlett Ave Hayward 94541	432-4-30-2		0.2	Residential (Excess land on residential lot)	Moderate	5	MDR	RS-DV	MHDR-43-HE HE MHDR-43	1, 3
2746 Castro Valley Blvd Castro Valley 94546	84A-460-7-4		0.33	Commercial (Florist)	Moderate	6	GBD CD-2	CVCBD- CVBD-S05	HE-CVBD- S05-40	1, 3
Madeiros Ave, Hayward, 94541	426-50-10	G1	0.27	Vacant	Above Moderate	3		FASP-R1-BE 10000	FA-17-HE	v
25583 Madeiros Ave, Hayward, 94541	426-50-12	G1	0.65	Vacant	Above Moderate	7		FASP-R1-BE 10000	FA-17-HE	v
Kelly St, Hayward, 94541	416-180-10-3	G14	0.51	Vacant	Above Moderate	6		FASP-R1	FA-17-HE	v
Mansfield Ave, Hayward, 94541	416-180-1	G15	1.38	Vacant	Above Moderate	16		FASP-R1	FA-17-HE	v
Kelly St, Hayward, 94541	416-180-12	G15	0.35	Vacant	Above Moderate	4		FASP-R1	FA-17-HE	v
Kelly St, Hayward, 94541	416-180-14	G15	0.34	Vacant	Above Moderate	4		FASP-R1	FA-17-HE	v
Weir Dr, Hayward, 94541	426-160-91	G7	3.39	Vacant	Above Moderate	40		FASP-R1-BE	FA-17-HE	v

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Table B-2360: 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 ²	Criteria Met
Redwood Rd. Castro Valley, 94546	84D-1275-16-1	G4	.47	Vacant	Above Moderate	5		R1-BE-CSU-RV-HO	RSL-17-HE	v
20513 Mission Blvd Hayward 94541	414-41-32	G32	0.29	Car rental	Low and Very Low	17	GC-HDR	DMU	ACBD-DMU-86-HE	1,2,3
981 Hampton Rd Hayward 94541	414-41-31	G32	0.19	Parking	Low and Very Low	11	GC-HDR	DMU	ACBD-DMU-86-HE	v
Redwood Rd. Castro Valley	84D-1275-16-1	G4	0.47	Vacant	Above Moderate	5	RH	R1-BE-CSU-RV-HO	RSL-17-HE	v
Redwood Rd. Castro Valley	84D-1275-22	G4	0.48	Vacant	Above Moderate	5	RH	R1-BE-CSU-RV-HO	RSL-17-HE	v
Redwood Rd. Castro Valley	84D-1275-23	G4	0.54	Vacant	Above Moderate	6	RH	R1-BE-CSU-RV-HO	RSL-17-HE	v
Redwood Rd. Castro Valley	84D-1275-24	G4	0.56	Vacant	Above Moderate	6	RH	R1-BE-CSU-RV-HO	RSL-17-HE	v
2964 Somerset Ave Castro Valley 94546	84B-553-14-3	G42	1.37	Vacant	Low and Very Low	35	R1	R1-CSU-RV	R-60-HE	v
2974 Somerset Ave Castro	84B-550-1-1	G42	0.60	Vacant	Low and Very Low	8	R1	R1-CSU-RV	R-60-HE	v

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Table B-2360: 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 ²	Criteria Met
Valley 94546										
19634 Lake Chabot Rd Castro Valley 94546	84B-553-1-6	G42	0.75	Vacant	Low and Very Low	8	R1	R1-CSU-RV	R-60-HE	v
19628 Lake Chabot Rd. Castro Valley	84B-553-1-4	G42	0.12	Vacant	Low and Very Low	5	R1	R1-CSU-RV	R-60-HE	v
19672 Lake Chabot Rd. Castro Valley	84B-553-16	G42	0.14	Vacant	Low and Very Low	5	R1	R1-CSU-RV	R-60-HE	v
20104 Center St Castro Valley 94546	84C-1064-27	G43	1.23	Religious Facility	Above moderate	14	R1	R1-CSU-RV	RSL-17-HE	2, 3
20124 Center St Castro Valley	84C-1064-26	G43	0.39	Religious Facility	Above moderate	4	R1	R1-CSU-RV	RSL-17-HE	1, 2
20074 Center St Castro Valley 94546	84C-1064-28	G43	0.12	Religious Facility	Above moderate	1	R1	R1-CSU-RV	RSL-17-HE	2, 3
Meekland Ave Hayward 94541	429-10-59-2		0.30	Vacant	Moderate	9	GC-MDR	CN	GC-MHDR-43-HE	v

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Table B-2360: 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 ²	Criteria Met
140 Blossom Way Hayward 94541	429-10-61	G46	0.46	Residential	Moderate	6	MDR	RS-D35	MHDR-43-HE	Additional units exclude existing residence
126 Blossom Way Hayward 94541	429-10-60	G46	0.46	Residential	Moderate	6	MDR	RS-D3	MHDR-43-HE	Additional units exclude existing residence
Almond Rd. Castro Valley	84D-1250-14-2	G5	0.74	Vacant	Above moderate	8	RH	R1	RSL-17-HE	v
Ewing Rd. Castro Valley	84D-1250-15-4	G5	0.86	Vacant	Above moderate	10	RH	R1	RSL-17-HE	v
205 Ano Ave San Lorenzo 94580	413-23-67-4	G6	0.59	Vacant	Moderate	9	MDR	ACBD-R2	ACBD-R3-HE	v
16600 Ashland Ave San Lorenzo 94580	413-23-43-3	G6	1.28	Residential	Low and Very Low	30	MDR	ACBD-R2	ACBD-R3-HE	Majority of lot is vacant additional units exclude existing residence
East Ave. Hayward	426-170-13	G7	1.08	Vacant	Above moderate	12		FASP-R1-BE	FA-17-HE	v

Table B-2360: 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 ²	Criteria Met
East Ave. Hayward	426-170-14-2	G7	0.38	Vacant	Above moderate	4		FASP-R1-BE	FA-17-HE	v
East Ave. Hayward	426-170-16	G7	0.36	Vacant	Above moderate	4		FASP-R1-BE	FA-17-HE	v
4980 Jensen Rd. Castro Valley	85-5450-54		0.52	Vacant	Above moderate	4	R1	PD-1566	RSL-17-HE	v
Jensen Rd. Castro Valley	85-5475-2		0.28	Vacant	Above moderate	3	RR	PD-1489	RSL-17-HE	v
President Dr. San Lorenzo	80A-221-40		0.25	Vacant	Above moderate	2	RH	R1-RV-HO	RSL-17-HE	v
Bains Ct. Castro Valley	84C-885-31-3		0.31	Vacant	Above moderate	3	RR	R1-BE-CSU-RV	RSL-17-HE	v
Bains Ct. Castro Valley	84C-885-32-2		0.26	Vacant	Above moderate	3	RR	R1-BE-CSU-RV	RSL-17-HE	v
Madison Ave. Castro Valley	84C-885-33-4		0.42	Vacant	Above moderate	3	RR	R1-BE-CSU-RV	RSL-17-HE	v
4663 Proctor Rd. Castro Valley	84D-1403-4-14		0.27	Vacant	Above moderate	3	RH	R1-BE-CSU-RV-HO	RSL-17-HE	v
Almond Rd. Castro Valley	84D-1250-79		0.36	Vacant	Above moderate	4	RH	R1-BE-CSU-RV-HO	RSL-17-HE	v

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Table B-2360: 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 ²	Criteria Met
Almond Rd. Castro Valley	84D-1250-80		0.38	Vacant	Above moderate	4	RH	R1-BE-CSU-RV-HQ	RSL-17-HE	v
4748 Mira Vista Dr. Castro Valley	84D-1265-23		0.36	Vacant	Above moderate	4	RH	R1-BE-CSU-RV-HQ	RSL-17-HE	v
19271 Santa Maria Ave	84B-570-123-3		0.25	Vacant	Above moderate	2	R1	R1-CSU-RV	RSL-17-HE	v
23420 Maud Ave Hayward	417-210-72		2.49	Residential	Above moderate	15		R1	FASP-17-HE	1.3. Significant opportunity to subdivide land.
23470 Maud Ave, Hayward	417-220-40		0.88	Vacant	Above moderate	10		FASP-R1-BE	FASP-17-HE	v
23730 Maud Ave, Hayward	417-220-42		0.54	Vacant	Above moderate	6		FASP-R1-BE	FASP-17-HE	v
D St, Hayward	417-240-1-2		1.45	Vacant	Above moderate	17		FASP-R1-BE	FASP-17-HE	v
D St, Hayward	417-240-5-3		1.05	Vacant	Above moderate	12		FASP-R1-BE	FASP-17-HE	v
D St, Hayward	417-240-6-1		1.67	Vacant	Above moderate	9		FASP-R1-BE	FASP-17-HE	v

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Table B-2360: 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 ²	Criteria Met
Fairview Ave, Hayward	417-270-3		1.11	Vacant	Above moderate	13		FASP-R1-BE	FASP-17-HE	v
24830 Fairview Ave, Hayward	417-270-6		3.10	Residential	Above moderate	26		FASP-R1-BE	FASP-17-HE	Residence has been abandoned since 2006. 1.3
Fairview Ave, Hayward	425-10-6		0.74	Vacant	Above moderate	8		FASP-R1-BE	FASP-17-HE	v
Clover Rd, Hayward	425-50-22-1		2.68	Vacant	Above moderate	31		FASP-R1-L-BE	FASP-17-HE	v
Clover Rd, Hayward	425-50-23-6		3.02	Vacant	Above moderate	35		FASP-R1-L-BE	FASP-17-HE	v
Clover Rd, Hayward	425-50-25-2		2.57	Vacant	Above moderate	30		FASP-R1-L-BE	FASP-17-HE	v
East Ave, Hayward	425-90-44		0.25	Vacant	Above moderate	3		FASP-R1-BE	FASP-17-HE	v
East Ave, Hayward	425-90-45		0.25	Vacant	Above moderate	2		FASP-R1-BE	FASP-17-HE	v
E St, Hayward	426-120-17		.68	Vacant	Above moderate	8		FASP-R1-BE	FA-17-HE	v
Proctor Rd, Castro Valley	84D-1190-5-2		0.49	Vacant	Above moderate	5	RH	R1-BE-CSU-RV-HO	RSL-17-HE	v
4838 Proctor Rd.	84D-1270-33-2		0.44	Vacant	Above moderate	5	RH	R1-BE-CSU-RV-HO	RSL-17-HE	v

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Table B-2360: 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 ²	Criteria Met
Castro Valley										
East Ave. Hayward	426-170-9		0.92	Vacant	Above moderate	10		FASP-R1-BE	FA-17-HE	v
24391 Israel Ct. Hayward	426-180-44		0.51	Vacant	Above moderate	6		FASP-R1-BE	FA-17-HE	v
Bains Ct. Castro Valley	84C-885-34-2		0.56	Vacant	Above moderate	6	RR	MASP-R1-B40-CSU-RV	MASP-RSL-17-HE	v
4837 Proctor Rd. Castro Valley	84D-1190-18		0.52	Vacant	Above moderate	6	RH	R1-BE-CSU-RV-HO	RSL-17-HE	v
6132 Greenridge Rd. Castro Valley	85-1613-1		0.68	Vacant	Above moderate	8	RH	R1-BE-CSU-RV-HO	RSL-17-HE	v
Common Rd. Castro Valley	84C-895-40		0.83	Vacant	Above moderate	9	RR	MASP-R1-B40-CSU-RV	MASP-RSL-17-HE	v
Miramonte Ave. San Lorenzo	80A-199-1-5		2.83	Vacant	Above moderate	57	RMN	PD-1762	RMF-HE	v
16611 E 14th St. San Leandro	80B-300-11		0.65	Auto sales	Low and Very Low	39	GC	CMU-C	ACBD-CMU-C-86-HE	1, 2, 3
15001 Foothill Blvd. San Leandro, Ca 94578	80A-153-3-6		2.05	Public	Mixed Income	143	P	PF	HDR-100-HE	2

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Table B-2360: 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 ²	Criteria Met
2788 Castro Valley Blvd	84A-131-14-2		0.66	Restaurant	Moderate	17	CVGP-CBD-CE-1	CVBD-S05	CVBD-S05-60-HE	Back of lot is vacant. 1.3
3692 Castro Valley Blvd Castro Valley 94546	84C-724-91-2		0.29	Restaurant	Moderate	12	CBD-3	CVBD-S10	CVBD-S10-60-HE	2
21320 Oak St Hayward 94546	415-160-53		0.34	Vacant	Moderate	10	RLM	R4	R-60-HE	v
21112 Oak St Hayward	415-160-51		1.03	Vacant	Mixed	31	MHDR	RS-DV	HDR-86-HE	v
21406 Oak St. Hayward	415-160-14		0.17	Vacant	Moderate	7	RLM	R4	R-60-HE	v
21420 Oak St. Hayward	415-160-15		0.17	Vacant	Moderate	7	RLM	R4	R-60-HE	v
21408 Oak St. Hayward	415-160-16		0.17	Vacant	Moderate	7	RLM	R4	R-60-HE	v
21454 Oak St. Hayward	415-160-18		0.17	Vacant	Moderate	7	RLM	R4	R-60-HE	v
290 Lewelling Blvd San Lorenzo 94580	413-93-1-3		0.09	Vacant	Moderate	2	GC	ACBD-DC	ACBD-DC-43-HE	2

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Table B-2360: 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 ²	Criteria Met
15715 HESPERIAN BLVD SAN LORENZO 94580	412-14-34-2		0.63	Vacant (construction staging)	Above Moderate	9	LDR	PD-1468	R-9-HE	V
879 GRANT AVE SAN LORENZO	412-22-7-2		9.9 total: 3.76 considered for rezoning	Vacant field behind school	Above Moderate	57	S	R1	R-S-22-HE	V
Unit Count					Total	31122,664				
					Above Moderate	7941,192				
					Moderate	49140				
					Low and Very Low	1,427439				
Notes ¹ : These parcels were listed in the 5 th Cycle Sites Inventory. ² : Rezone categories are described in table B-11.										

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Table B-2461: 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 Ane 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	
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, 2	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, 2, 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

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Table B-2461: 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
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
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
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
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 (includes both rezone and non- rezone sites)	0.19	Parking	Low and Very Low	11	GC	DMU	1, 3	86	60.2
20513 Mission Blvd Hayward 94541	414-41-32	G32 (includes both rezone and non- rezone sites)	0.29	Parking (Car Rental)	Low and Very Low	17	GC	DMU	1, 3	86	60.2

Table B-2461: 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
D St Hayward 94541	426-20-3		0.46	Nonresidential structure	Above Moderate	2	FASP	R1	1	8.712	6.0984
15715 Hesperian Blvd San Lorenzo 94580	412-14-34-2	-	0.63	Vacant (construction staging)	Above Moderate	5	LDR	PD-1468	4	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
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	4	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

Table B-2461: 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
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 94544	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
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
16611 E 14th St San Leandro 94578			0.65	Auto (sales)	Low and Very Low	19	GC	CMU-C	1, 3	43	30.1
20634 Patio Dr Castro Valley 94546	84A-80-16-8	-	4	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
17066 E 14th St, Hayward	80A-108-9		0.22	Auto Sales	Moderate	7	EAGP-GC-MHDR	CMU-C	1	43	30.1
17000 E 14th St, San Lorenzo	80A-108-11-1		0.28	Auto Sales	Moderate	8	EAGP-GC-MHDR	CMU-C	1	43	30.1
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	43	30.1

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Table B-2461: 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
									Affordable Housing Opportunities Sites Map		
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
16151 E 14th St San Leandro 94578	80C-476-11-1		0.16	Commercial	Moderate	9	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-S97	1, 3	60	42
20925 Mission Blvd Hayward 94541	414-61-33		0.34	Commercial	Moderate	10	GC	DMU	1, 3	43	30.1
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		0.14	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
21495 Mission Blvd Hayward 94541	414-76-57		0.19	Commercial	Moderate	5	GC	CMU-C	1, 3	43	30.1

Table B-[2461](#): 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
3410 Castro Valley Blvd Castro Valley 94546	84A-80-19-1		0.09	Commercial	Moderate	3	CBD-5	CVBD-S07	1, 3	60	42
3889 Castro Valley Blvd, Castro Valley	84C-630-11-9		.27	Commercial (closed towing business)	Moderate	11	CBD-RMU	CVBD-S10		60	42
Unit Count				Total Units		504300					
				Above Moderate		46289					
				Moderate		463136					
				Low and Very Low		47675					

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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-2562: 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	4	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-HQ	RH	0.47		Above Moderate	3	G4	8.712	6.0984
Redwood Rd, Castro Valley	94546	84D-1275-22	R1-BE-CSU-RV-HQ	RH	0.48		Above Moderate	3	G4	8.712	6.0984
Redwood Rd, Castro Valley	94546	84D-1275-23	R1-BE-CSU-RV-HQ	RH	0.54		Above Moderate	3	G4	8.712	6.0984
Redwood Rd, Castro Valley	94546	84D-1275-24	R1-BE-CSU-RV-HQ	RH	0.56		Above Moderate	3	G4	8.712	6.0984
Almond Rd, Castro Valley	94546	84D-1250-14-2	R1-BE-CSU-RV-HQ	RH	0.74		Above Moderate	4	G5	8.712	6.0984
Ewing Rd, Castro Valley	94546	84D-1250-15-4	R1-BE-CSU-RV-HQ	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	426-160-01	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-2562: 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

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Table B-2562: 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
Castro Valley Blvd, Castro Valley	94546	84A-112-12-2	CVGP-CBD-5	CBD-5	0.09		Low and Very Low Moderate	2		40	
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	
Bains Ct, Castro Valley	94546	84C-885-32-2	R1-BE-CSU-RV	RR	0.26		Above Moderate	1		2	1.4

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Table B-2562: Vacant Housing Sites (Under Existing Zoning)

Address	ZIP Code	APN	Zoning	GPLU	Acres	5th cycle	Income Category	Unit #	Group	Max Density	70% Density
Baine Ct, Castro Valley	94546	84C-885-34-2	MASP-R1-B40-CSU-RV	RR	0.56		Above Moderate	4		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	4		0.2	0.14
Clover Rd, Hayward	94542	425-50-23-3	FASP-R1-L-BE		3.02		Above Moderate	4		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	4		0.2	0.14
Clover Rd, Hayward	94542	425-80-12	FASP-R1-L-BE		1.20		Above Moderate	1		1	0.7

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Table B-2562: 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	94544	417-240-1-2	FASP-R1-BE		1.45		Above Moderate	4		4.356	3.04
D St, Hayward	94544	417-240-5-3	FASP-R1-BE		1.05		Above Moderate	3		4.356	3.0492
D St, Hayward	94544	417-240-6-1	FASP-R1-BE		1.67		Above Moderate	1		4.356	3.0492
E St, Hayward	94544	426-120-17	FASP-R1-BE		0.68		Above Moderate	3		7.26	5.082
East Ave, Hayward	94544	425-90-44	FASP-R1-BE		0.25		Above Moderate	1		7.26	5.082
East Ave, Hayward	94544	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

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Table B-2562: 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		4.14		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	4		2.178	1.521
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	4		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

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Table B-2562: Vacant Housing Sites (Under Existing Zoning)

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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-2562: 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

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Table B-2562: Vacant Housing Sites (Under Existing Zoning)

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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-2562: Vacant Housing Sites (Under Existing Zoning)

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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-2562: 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	4		8.712	6.098
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

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Table B-2562: 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	4		4.356	3.04
23730 Maud Ave, Hayward	94541	417-220-42	FASP-R1-BE		0.54		Above Moderate	4		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

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Table B-2562: Vacant Housing Sites (Under Existing Zoning)

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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	4		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-2562: 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	3.04
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

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Table B-2562: 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

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Table B-2562: 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

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Table B-[2562](#): 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
Unit Count							Total Units	538429			
							Above Moderate	454268			
							Moderate	82161			
							Low and Very Low	20			

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Appendix C: Housing Constraints

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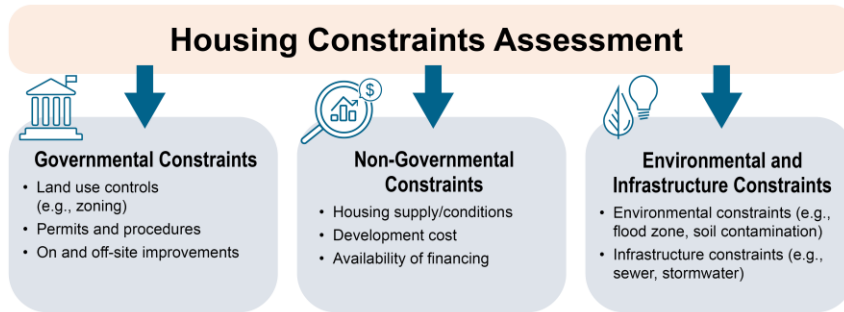
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Section C.1 Introduction and Summary

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.

Section C.2 Governmental Constraints

C.2.1 Introduction

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

This section provides an overview of the County's land use controls and their relation to the County's housing supply.

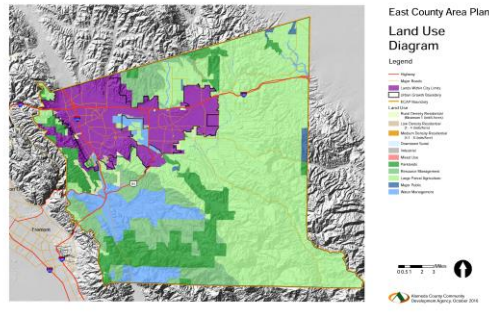
General Plan Land Use Designations

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.

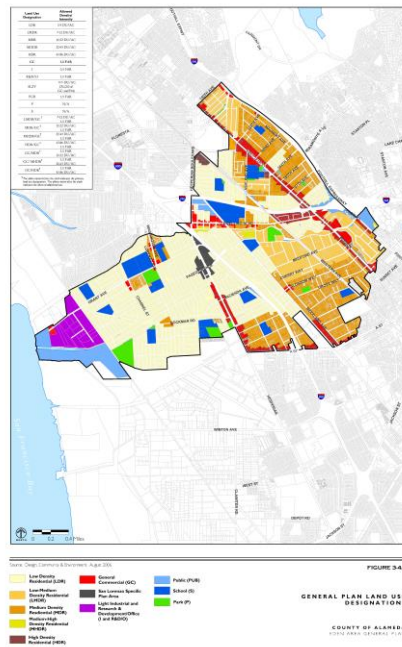


Source: Alameda County

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.



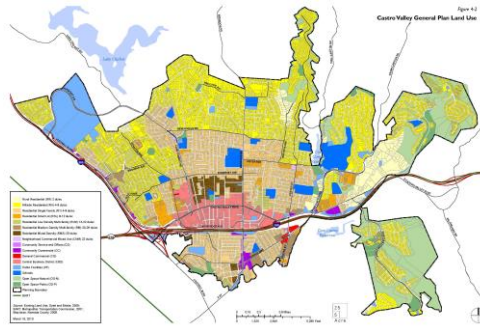
Source: Alameda County

Castro Valley General Plan (2012)

Castro Valley's Planning Area encompasses 6,880 acres, with 54 percent devoted to residential uses, of which single-family residential accounts for about 3,000 acres. Commercial uses are concentrated along Castro Valley Boulevard, along Redwood Road and Grove Way, and in several neighborhood shopping centers. Public and quasi-public uses are spread throughout the area. Action items in the General Plan's Land Use Element specify changes that need to be made to the existing Zoning Ordinance, Subdivision Code, and project review processes to implement the policies.

Because new growth will happen through smaller infill development projects, the policies are detailed and specific to certain neighborhoods, districts, and building types. The overarching goal for land use and development is to continue to allow infill housing and add new retail, restaurants, services, and employment, while preserving and enhancing Castro Valley's small-town character. The Castro Valley General Plan's Land Use Element includes a land use plan and goals regarding residential development; civic uses and community facilities; economic development; professional-medical district; other commercial districts; and special planning areas. Furthermore, the Castro Valley General Plan establishes policies for the central business district that are further detailed in the Castro Valley Central Business District Specific Plan.

The three plans described above include 30 land use designations that allow a range of residential development types (see Table C-1), at a variety of densities.



Source: Alameda County

Table C-1: General Plan Residential Land Use Designations

Name	Description
East County Area Plan	
Large Parcel Agriculture	Applies to areas appropriate for low intensity agriculture, grazing, and related uses and certain residential uses. Typical residential uses include single family homes, farmworker housing, and related accessory buildings.
Rural Density Residential	Applies to areas appropriate for single family residential lots and related limited agricultural uses. Additionally, single family detached homes, secondary residential units, limited agricultural, public and quasi-public, and similar and compatible uses may be allowed.
Low Density Residential	Applies to areas appropriate for residential uses. Typical residential land uses include single family detached and attached homes, and secondary residential units. Additionally, certain public and quasi-public, limited agricultural, community and neighborhood commercial, neighborhood support, and similar and compatible uses may be allowed.
Medium Density Residential	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,

Table C-1: General Plan Residential Land Use Designations

Name	Description
	community and neighborhood commercial, neighborhood support, and similar and compatible uses may be allowed.
Medium/High Density Residential	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.
High Density Residential	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.
Very High Density Residential	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.
Mixed Use	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.
Eden Area Land Use Plan	
Low Density Residential (LDR)	Applies to areas appropriate for the development of single-family and detached housing units.
Low-Medium Density Residential (LMDR)	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.
Medium Density Residential (MDR)	Applies to areas appropriate for the development of a mix of single-family, duplex, triplex, townhouse. Additionally, mobile home parks may be allowed.
Medium-High Density Residential (MHDR)	Applies to areas appropriate for the development of townhouses and multi-family buildings.
High Density Residential (HDR)	Applies to areas appropriate for the development of highly urbanized residential uses. Typical residential uses include multi-family residential buildings.
General Commercial (GC)	Applies to areas appropriate for certain commercial uses. Additionally, residential uses as a secondary use may be allowed.
Research and Development/Office (R&D/O)	Applies to areas appropriate for the live/work use.
San Lorenzo Village Specific Plan Area (SLZVSPA)	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, certain stores, public facilities, cultural, outdoor spaces and attractive streetscape environment uses may be allowed.
School (S)	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.
Castro Valley General Plan	
Rural Residential	Applies to areas appropriate for rural residential and agricultural uses. Typical residential uses include very low density, one-family detached housing. Additionally, certain

Table C-1: General Plan Residential Land Use Designations

Name	Description
	secondary residential uses related to agricultural uses (i.e., crops, orchards, and gardens, and limited animal-keeping) may be allowed.
Hillside Residential	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.
Residential - Single Family	Applies to areas appropriate for single-family dwellings and related accessory residential uses. Additionally, certain community facilities may be allowed.
Residential - Small Lot	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.
Residential - Low Density Multi-family	Applies to areas appropriate for multi-family residential uses. Typical residential uses are townhouses.
Residential - Medium Density Multifamily	Applies to areas appropriate for multi-family residential uses. Typical residential uses include apartments and condominiums.
Residential - Mixed Density	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.
Residential - Downtown Mixed Use	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.
Residential - Downtown Low Density	Applies to the downtown specific plan area suitable for residential uses. Typical residential uses include single-family detached dwellings and duplexes.
Residential - Downtown Medium Density	Applies to the downtown area suitable for a mix of residential housing types. Typical residential uses include townhouses, condominiums, and apartments.
Schools	Applies to publicly-owned 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
Neighborhood Commercial	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.
Core Pedestrian Retail	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.
BART Transit Village	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

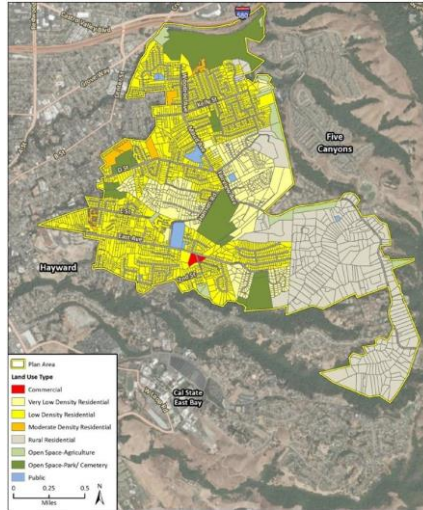
Specific Plans

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 6th 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.

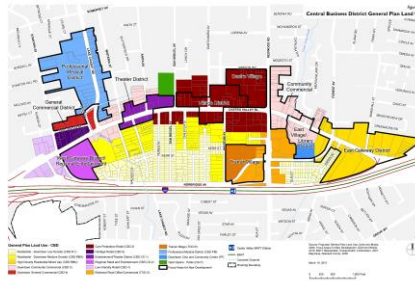
Although Fairview is served by the Eden Area General Plan, the Eden Area Plan explicitly defers to the Fairview Specific Plan as the source of “goals, policies, and zoning regulations that apply to this area.” In the past this created a policy gap, as the 1997 Specific Plan was structured as a regulatory 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 to preserve the natural environment, retain open space, reduce hazards, maintain neighborhood character, address traffic congestion and parking, and ensure quality community services.



Source: Alameda County

Castro Valley Central Business District Specific Plan (1993, update in-progress)

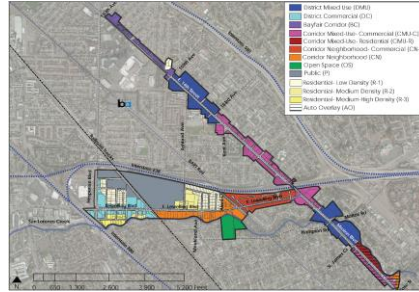
The Castro Valley Central Business District Specific Plan (CVBDSP), adopted in 1993, takes the general policies which the Castro Valley Plan establishes for the downtown commercial area of the community, expands on them, and puts them into regulatory form. Additionally, it provides for specific implementation 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.

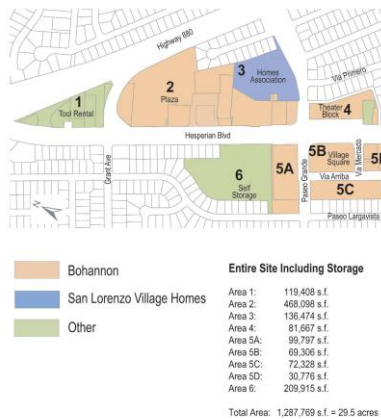


Source: Alameda County

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

Figure 1
SPECIFIC PLAN AREA BY SUBAREA
San Lorenzo Village Center Specific Plan



Source: Alameda County

well as encourage mixed retail/residential uses throughout the plan area. 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
Base Zoning Districts		
A	Agricultural	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.
R-1	Single-Family Residence	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	Two-Family Residence	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	Suburban Residence	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	Mixed-Use Residential Commercial	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	Four-Family Dwellings	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	Multiple Residence	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	Sunol Downtown	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	Planned Development	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"> A. Be in accord with the policies of the General Plan of the county; 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; C. Provide an environment that will encourage the use of common open areas for neighborhood or community activities and other amenities; D. Be compatible with and enhance the development of the general area; E. Create an attractive, efficient and safe environment.
Castro Valley Zoning Districts		
RSL	Residential Small Lot	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	Residential Medium Density Family	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.
RMX	Residential Mixed Density	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.
Combining Zoning Districts		
—B	Building Site	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.
—D	Density	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.
—DV	Density Variable	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.
—SU	Secondary Unit	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. No longer applicable after changes in state law enabled greater ADU construction.
—RV	Recreational Vehicle	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 mobile homes. 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. [As discussed in Appendix B, staff will bring the Housing Element Overlay Combining District to the Board of Supervisors with the adoption of this Housing Element Update to further incentive maximum density development and mitigate possible development proposals in the sites inventory at density levels below expected. Staff are committed to additional rezonings during the 6th cycle planning period as is needed to comply with No Net Loss rules.](#)

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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		
A	–	–	–	100 ac	–	30	10	10	–	–	–	–
R-1	–	–	–	5,000	50 Corner: 60	20	5 Corner: 10	20 ¹	25 ²	2	–	–
R-2	–	–	–	5,000 ³	50 Corner: 60 3	20	5 Corner: 10	20 ¹	25	2	20	–
R-S	–	–	Site area/5,000 sf	5,000	50 Corner: 60	20	10	20	25	2	20	600
M-U	–	–	Res site area/3,500 sf	5,000	50 Corner: 60	0 Abutting R District: 20	0	0 Abutting R District: 20 ⁴	–	–	35	200
R-3	–	–	1/2,000 sf Max 4 du	5,000	50 Corner: 60	20	5 ⁵	20	25	2	20	–
R-4	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 ⁶	600
	1,200	35										600
	1,100	30										500
	1,000	20										400
S-D	–	–	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	–	–

¹ Rear yard may be as little as 10 feet if compensated elsewhere. See Section 17.08.080.
² Up to 30 feet on large lots. See Section 17.08.100.
³ Except for mobile home parks. See Chapter 17.52, Sections 1000 – 1060.
⁴ Additionally, the building profile shall fit within a 45-degree angle measured at grade from the common property line.
⁵ At least one side yard shall have a width of at least 15 feet.
⁶ 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 ¹	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
¹ 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	—	—	—	—	—	—	—
	D-20	2,000	—	—	—	—	—	—	—
	D-15	1,000	—	—	—	—	—	—	—
	D-3	1,500	—	—	—	—	—	—	—
Density Variable	—DV	—	—	—	1/2,000 sf ¹	—	—	—	—
Secondary Unit ²	—SU	50% of existing dwelling living area, or 640 sf (whichever is less)			1 ADU	—	10 (from existing dwelling)		15
Recreational Vehicle	—RV	—	—	—	—	30	—	—	11

¹ 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.

² The SU combining district is no longer in use due to changes in state laws governing accessory dwelling unit construction.

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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			
Fairview Specific Plan														
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 ¹	4.3	–	–	30	15						
R-1-B-E-6,000	–	6,000	40	8.7	–	–	20	7-10 Corner: 10-15 ²						
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				20		
R-S-B-E-D-25	2,500			17.4										
Castro Valley Business District Specific Plan														
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.														
Ashland-Cherryland Business District Specific Plan														
DMU/DC	–	–	90	86	–	–	– ⁴	–	5 Adj to R: 15	75	5 ³	–	–	
BC	–	–	90	43	–	–		–	5 Adj to R: 15	55	4 ⁵	–	–	
CMU-R/ CMU-C	–	–	75	-R: 12 -C: 43	–	–		–	5 Adj to R: 10	45	4 ⁵	–	–	
CN/CN-C	–	–	70	22	–	–		–	20	35	2.5	–	–	
R	–	–	60	R-1: 9 R-2: 22 R-3: 43	–	–	– ⁶	5	20	35	2.5	–	–	
San Lorenzo Village Center Specific Plan														
	–	–	–	19.66 ⁷	–	–	– ⁸	– ⁹	–	50 ¹⁰	–	–	150	
¹ 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. ² Scales with lot width from 80 feet to 100 feet or more. ³ Additional stories allowed with a CUP. ⁴ See ACBDSP Section 6.3 (Frontage Standards). ⁵ Up to 5 stories allowed with a CUP. ⁶ Average of the setbacks of the two adjacent properties. ⁷ Total not to exceed 580 units for entire Plan Area. ⁸ Along Paseo Largavista and residential portions of Via Arriba, setback to match residential standard. ⁹ At boundary adjacent to a residential zone, setback to match residential standard. ¹⁰ 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).

Tables C-4 through C-7 show development standards in single-family zoning districts. 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.

The remaining base residential zoning districts, (i.e., R-1 and R-2) are designed for both small-lot single-family homes or duplexes/triplexes (see Table C-10). Additionally, some zoning districts which allow denser uses (e.g., R-3 and R-4) and commercial/mixed-use zoning districts (e.g., CMU-C and CMU-R) also allow single-family dwellings.

Tables C-4 through C-7 also show development standards in multi-family zoning districts. 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. Additionally, triplexes are allowed in the R-3 and R-4 base zoning districts, and all multi-family dwellings are allowed by-right in the R-S, R-3, and R-4 base zoning districts. ~~Otherwise, the remaining base residential zoning districts (e.g., R-1, R-2, R-3) limit residential development to single family homes or duplexes/triplexes~~

Height

As shown in Table C-4, heights in base multi-family zoning districts range from 25 feet (or two stories) in the R-S, R-3, and S-D districts, but go up to 45 to 75 feet in the R-4 depending on building lot coverage. As shown in Table C-7, 25 feet (or two story) height limits also apply in Fairview Specific Plan zoning districts based on the R-S base zoning district (i.e., R-S-B-E-D-3 and R-S-B-E-D-25). Height limits of 25 feet are relatively low for zoning districts designed to accommodate multifamily housing and likely constrain the ability to reach maximum densities by preventing three-story buildings.

Lot Coverage

As shown in Table C-4, maximum lot coverage in base zoning districts is only established for the R-4 district, where it ranges from 20 to 40 percent depending on the relation between lot area and residential density. The 40 percent maximum lot coverage is somewhat low, and due to its relation to both height (see above) and minimum open space (see below), it may pose an unnecessary constraint to the ability to achieve maximum densities in the R-4 zoning district.

As shown in Table C-7, maximum lot coverage in Specific Plan zoning districts designed for multi-family housing is only established in the ACBDSP districts (e.g., DMU/DC, R), where it is much less restrictive and ranges from 60 to 90 percent. These standards are significantly more supportive of denser housing and the ability to achieve maximum densities and have not been observed to be a constraint in the Ashland-Cherryland area.

Open Space

As shown in Table C-4, minimum open space requirements are established in the R-S, M-U, and R-4 base zoning districts, ranging from 200 to 600 square feet per unit. Additionally, as shown in Table C-7, this requirement is as high as 1,000 square feet per unit in all Fairview Specific Plan zoning districts, including those designed for multi-family housing. These minimums are relatively high and, when considered cumulatively with the height and lot coverage restrictions described above, may pose a constraint to the achievement of maximum densities in the R-S, R-4, R-S-B-E-D-3, and R-S-B-E-D-25 districts.

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
Fairview Specific Plan	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.
Castro Valley Business District Specific Plan	RDSG establishes special provisions for multi-family residential projects and mixed-use development projects in the Castro Valley Central Business District.
Ashland-Cherryland Business District Specific Plan	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).
San Lorenzo Village Center Specific Plan	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
Base Zoning Districts	
Single-family dwellings, duplexes, triplexes, multi-family dwellings	2 per dwelling unit
Accessory dwelling units (ADUs)¹	1 per unit or bedroom
Single-room occupancy (SRO) facilities	2

Residential care facilities, transitional and supportive housing	2, plus 1 for each 6 beds
Mobile home park	2 per mobile home site; plus 1 for each 10 mobile home sites
Emergency shelter	3, plus 1 for each 10 individual beds
Agricultural employee housing	1 per unit, or 1 for each 4 beds
Fairview Specific Plan	
New dwelling units	2
4-5 bedrooms	3
6+ bedrooms	4
Other uses	Consistent with Zoning Ordinance
Castro Valley Business District Specific Plan	
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.	
Ashland-Cherryland Business District Specific Plan	
Single-family dwellings	
DMU, DC, BC, CMU-C Districts	1 per dwelling unit
CMU-R, CN, CN-C, & R Districts	2 per dwelling unit
Multi-family dwellings	
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
Guest parking²	0.25 per dwelling unit
San Lorenzo Village Center Specific Plan	
Standard Housing	2 per unit
Senior housing	As determined by parking demand study
Guest parking	As determined by parking demand study
Residential Design Standards and Guidelines for Unincorporated Communities of West Alameda County	
Multifamily (Medium Density Residential and High Density Residential)³	
Studio	1
One Bedroom	1.5
2+ Bedrooms	2
Guest Parking (space per unit)	.5 in all zones
Townhome⁴	
All units	2
Guest Parking (units <= 1,000 sq ft)	0.5
Guest Parking (units >= 1,000 sq ft)	1
Small Lot Single Family⁵	
All Units	2

Guest Parking (units <= 1,000 sq ft)	0.5
Guest Parking (units >= 1,000 sq ft)	1
Single Family Subdivision⁵	
All Units	2
Guest Parking (per dwelling unit)	1
¹ 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. ² Only applicable in CMU-R, CMU-C, CN, CN-C, and R districts. ³ 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 spaces. ⁴ 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. ⁵ 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 SLVBDSF 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. Additionally, the RDSG classifications are not mutually exclusive and a number of community plans and specific plans that have reduced parking standards are below base line zoning requirements. A need to streamline reductions in parking is also recognized through this analysis. Furthermore, many residential areas in urbanized parts of the County are located within half-mile of high-quality transportation areas, and as a result may not use the Zoning Ordinance to mandate off-street parking requirements in these areas (AB 2097).

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;
- Reduce or remove guest parking requirements; and
- Reduce parking requirements Countywide for SROs and other similar housing types which support extremely low-income individuals to levels less than those of the RDSG.

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Cumulative Analysis of Land Use Controls

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Considering the impact of land use controls cumulatively, base zoning districts and those in the Fairview Specific Plan area intended for denser, multi-family housing utilize relatively restrictive development standards (Tables C-4 and C-7), including:

- Maximum building height (e.g., 25 feet or two stories in R-2, R-S, and R-3);
- Maximum lot coverage (e.g., 40 percent in R-4); and
- Minimum open space per unit (e.g., 600 square feet per unit in R-S and some sub-zones of R-4; 1,000 square feet per unit in the Fairview Specific Plan area)

These standards, alongside the required two parking spaces per multi-family dwelling unit (Table C-9), may impact the overall number of units that can be built and may constrain the ability for projects to either achieve maximum allowed density or provide a variety of housing types which are smaller and more affordable.

The County is committing to several program which will address and ameliorate the cumulative impact of land use controls, including:

- Program 1.A: Rezone Sites to Meet RHNA
- Program 3.A (Streamline Parking Requirements).
- Program 3.E (Objective Design Standards).
- Program 3.G (Minimum and Maximum Densities in Zoning Ordinance Updates to Community Plans)

To further facilitate higher density, the County will evaluate and modify building height, lot coverage, and open space standards in the zoning districts identified above as part of a suite of Zoning Ordinance and Specific Plan amendments (Program 3.H).

Provisions for a Variety of Housing

The County has adopted provisions in its Zoning Ordinance 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

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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 ¹	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 ²	P	–	P	P	P
Mixed-use	–	–	–	–	P	–	–	–	–	–	–
ADU/JADUs	P	P	P	P	P	P	P	P	P	P	P
Mobile home	P	P	P	P	CUP	P	P	P	P	P	P
Mobile home 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.

¹ 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.

² 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 ¹	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	P	P	P
Live/work unit	P	—	P	P	P	P	P	—	—	—	CUP
Mobile home	—	—	—	—	—	—	—	—	—	P	CUP
Mobile home 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.

¹ 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 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 base zoning districts. Multi-family dwellings are allowed by-right in the R-S, R-3, and R-4 base 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.” Per Section 17.08.060, uses in an R-1 district (including a single-family dwelling unit) require a minimum building site of 5,000 square feet, so site development review would be required in the R-4 district for a multi-family dwelling project on a building site of 25,000 square feet or more. See Section C.2.4 for more information on the Site Development Review process.
- 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. Therefore, the density allowed in the R-4 zoning district is $(43,560/1,250=)$ 34.8 dwelling units per acre. However, per Section 17.16.090, density may be increased up to approximately 43.5 dwelling units per acre if only 20 percent of the lot is developed upon.

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.

In the interim period until the County completes updating the Zoning Ordinance, the County recognizes and will comply with any State law that supersedes any local laws and regulations pertaining to multi-family dwellings in base zoning districts and specific plan areas.

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 (Combining 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 May 2023 and is available on the County's website.¹ In the interim period until the County completes updating the Zoning Ordinance, the County recognizes and will comply with any State law that supersedes any local ADU laws and regulations.

Under Program 1.K (ADU Ordinance Compliance), the County shall adopt its interim guidelines as amendments to the Zoning Ordinance and commit to regulating ADUs/JADUs in a manner compliant with State law. [This process was initiated in early 2024.](#)

¹ Alameda County, Community Development Agency, Planning Department. *Accessory Dwelling Units (ADUs)*. <https://www.acgov.org/cda/planning/landuseprojects/documents/Accessory-Dwelling-Units-ADU-Handout-Interim-Guidelines-May-2023.pdf>. (May 2023)

This also includes explicit standards stating that for new construction attached or detached ADUs, only one parking space is required per unit or bedroom, whichever is less, as is current standard practice by the County. 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 mobile home 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 mobile homes. Given the regulatory approach to mobile homes 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 mobile homes, 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. Additionally, in the interim period until the County completes updating the Zoning Ordinance, the County recognizes and will comply with any State law that supersedes any local laws and regulations pertaining to farmworker/employee housing in base zoning districts and specific plan areas. In addition, the County commits to amending its Zoning Ordinance to comply with Health and Safety Code Section 17021.8.

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 [if the supportive housing project complies with Government Code Section 65651. In addition, the County will amend its Zoning Ordinance to allow transitional and supportive housing independently of the number of persons served by right in all zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, so long as the supportive housing proposal complies with Government Code Section 65651.](#) ~~Additionally~~ Moreover, all Specific Plans should be revised to ensure compliance with State law, referring back to the Zoning Ordinance where appropriate. In the interim period until the County completes updating the Zoning Ordinance, the County recognizes and will comply with any State law that supersedes any local laws and regulations pertaining to farmworker/employee housing in base zoning districts and specific plan areas. [Lastly, the County commits to permitting these uses similar to other residential uses of the same type in the same zone.](#)

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 access. 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). As shown in Table C-9, the number of required parking spaces for an emergency shelter is lower compared to that required for multi-family uses elsewhere in the County, though parking spaces are not specifically set aside to accommodate staff. Under Program 3.F, the County will amend parking requirements for emergency shelters and specify that they must provide sufficient parking to accommodate staff in compliance with AB 139 (Emergency and Transitional Housing Act of 2019) and [Government Code §65583\(a\)\(4\)\(A\)](#).

According to the 2022 Point-in-Time (PIT) Count, there were an estimated 510 persons experiencing homelessness 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.²

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. Also as part of Program 4.A, the County will update its definition of "emergency shelters" to include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

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. In the interim period until the County completes updating the Zoning Ordinance, the County recognizes and will comply with any State law that supersedes any local laws and regulations pertaining to emergency shelters/low barrier navigation centers in base zoning districts and specific plan areas.

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.

² Alameda County Open Data, Zoning (updated November 1, 2022)

[Section 17.04.010](#) (Definitions) of the Alameda County Zoning Ordinance 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 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.

Also as part of Program 3.C, consistent with the County's intent to remove constraints to the development of housing for special needs households and to affirmatively further fair housing, the County will amend its Zoning Code to allow residential care facilities (regardless of licensing) for seven or more persons by-right in all zones allowing residential uses. Such uses shall be subject to procedures and objective standards similar to other residential uses of the same type in the same zone.

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 chapter is to provide a process for making a request for reasonable accommodation for 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 17.60.090 \(Appeal to the Board of Supervisors\) provides the process to appeal to the Board of Supervisors for requests for reasonable accommodations, which requires appeals to be submitted in writing within 10 days after the notice of the Planning Director's decision where the request does not require another planning permit or approval. Additionally, when a decision is part of another approval, the appeal process must follow the process for the underlying approval.](#)~~

~~[As described in Section 17.60.040 \(Process\), if the project for which the request is being made requires no other planning permit or approval, the Planning Director shall decide whether or not to grant the request. However, as described in Section 17.60.050 \(Notice of Request for Reasonable Accommodations\), if the request for reasonable accommodation involves conversion of a garage to living space, variance from the requirements of Chapter 17.60, or use of a recreational vehicle in a required setback, notice must be mailed to the owners of all properties within a 300-foot radius of the property which is the subject of the request. Otherwise, where the request does not require another planning permit or approval, notice must be mailed to the owners of all properties within a 100-foot radius. This notice is required to include the information listed above as required by Section 17.60.030 \(Required Information\), as well as indication that any person may request a hearing on the request.](#)~~

~~[As described in Section 17.60.060 \(Planning Director's Hearing\), this request for a hearing may be made by any member of the public for a request for reasonable accommodation. Such a request must be made in writing to the Planning Director within 15 days of the date of notice of request for reasonable accommodation. If a hearing is requested, the Planning Director must conduct a hearing within 30 days of the notice of request for reasonable accommodation. Additionally, if a hearing is requested, the Planning Director must mail a notice 10 days prior to the hearing to the owners of all properties within a 100-foot radius of the property which is the subject of the request.](#)~~

~~[Chapter 17.60 \(Reasonable Accommodation\) explains that while a public hearing is not required for requests for reasonable accommodations, any member of the public may request for the Planning Director to hold a public hearing within 15 days of the publicly shared written notice of a request for reasonable accommodation as outlined in Section 17.60.050 \(Notice of Request for](#)~~

~~Reasonable Accommodations). As stated in [Section 17.60.060](#) (Planning Director's Hearing), the Planning Director is required to hold a public hearing if requested to all properties within a 100-foot radius of the property which is the subject of the request. The Planning Director is required to make a notice of the decision the applicant, all interested parties, and to people notified of the request within 15 days of the public hearing.~~

[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.

[Section 17.60.090](#) (Appeal to the Board of Supervisors) provides the process to appeal to the Board of Supervisors for requests for reasonable accommodations, which requires appeals to be submitted in writing within 10 days after the notice of the Planning Director's decision where the request does not require another planning permit or approval. Additionally, when a decision is part of another approval, the appeal process must follow the process for the underlying approval. Since adopting Chapter 17.60 (Reasonable Accommodations) in 2006, the County has made available the [Reasonable Accommodation Application Supplement](#) form and followed the procedures described above.

~~The noticing requirement and ability of members of the public to request a public hearing and appeal process in and of itself has not posed a constraint to the approval of reasonable accommodation requests.~~

~~However, several features of the County's current process may present constraints on housing for persons with disabilities. California Code of Regulations Title 2, Section 12179 describes the limited reasons as to why a reasonable accommodation may be denied. Reasonable accommodation requests may be denied if:~~

- ~~• The applicant or person on whose behalf a reasonable accommodation request is being made does not have a disability;~~
- ~~• There is no nexus between the disability and the requested accommodation; or, if~~

- The requested accommodation would constitute a direct threat to the health or safety of others (i.e., a significant risk of bodily harm) or would cause substantial physical damage to the property of others, and such risks cannot be sufficiently mitigated or eliminated by another reasonable accommodation.

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~~Findings D through F~~ The three findings above are subjective, and therefore will be removed or modified under Program 4.L (Reasonable Accommodations) to only consider whether the requested accommodation would constitute a direct threat to the health or safety of others (i.e., a significant risk of bodily harm) or would cause substantial physical damage to the property of others, and such risks cannot be sufficiently mitigated or eliminated by another reasonable accommodation, consistent with California Code of Regulations Title 2, Section 12179.

In addition, under Program 4.L (Reasonable Accommodations) in order to remove possible governmental constraints on housing for persons with disabilities, the County will amend Chapter 17.60 (Reasonable Accommodations) to remove all written noticing requirements, the ability for members of the public to request a public hearing in Section 17.60.060, and the ability for members of the public to appeal to the Board of Supervisors in Section 17.60.090. ~~Moreover, Under Program 4.L (Reasonable Accommodations) the County will limit the scope of the grounds for appeals of reasonable accommodation requests by those same considerations specified in~~ The County will ensure that this program is consistent with California Code of Regulations Title 2, Section 12179 and Article 18 (Disability) of the California Code of Regulations more generally. ~~California Code of Regulations Title 2, Section 12179 and Article 18 of the California Code of Regulations more generally.~~ These measures are intended to increase approval certainty and reduce timing and cost impacts.

~~Overall, though the County's reasonable accommodation requests are adequate for addressing the needs of persons with disabilities, findings from Sections 17.60.070.D and E may act as a constraint due to the subjectivity of the requirements. In order to ensure that the findings for allowing reasonable accommodate requests do not result in constraints to benefit persons with disabilities, the County will implement Program 4.L (Reasonable Accommodations) to amend the Zoning Ordinance to remove the findings from Sections 17.60.070.D and E.~~

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 comply with State law.

Urban Growth Boundary

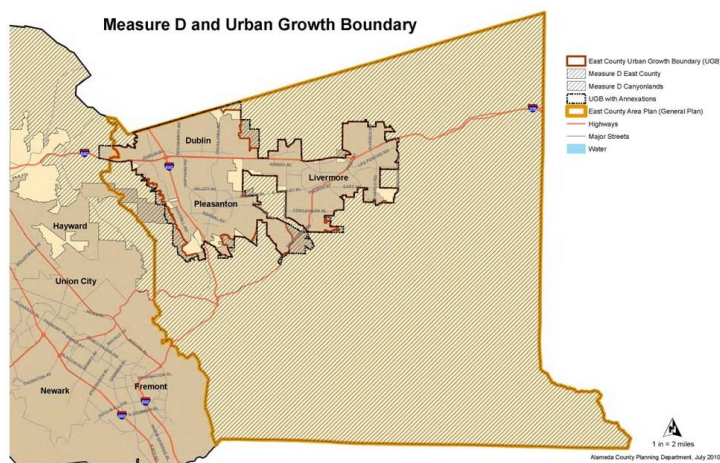
The East County Area Plan (ECAP) established an Urban Growth Boundary for Alameda County. Following a countywide vote, Measure D or the “Save Agriculture and Open Space Lands” Initiative took effect on December 22, 2000. By May of 2002, the County completed and adopted its corresponding amendments to 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. It 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 [provides an estimate of the typical approval timeline for single-family and multi-family residential development projects in Alameda County.](#)

~~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

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Table C-13: Typical Approval Timelines for Single-Family and Multi-Family Projects

Project Type	Typical Approval Timeline
Multi-Family (26-100 units)	Discretionary permit = 6 months
Multi-Family (100+ units)	Discretionary permit = 6 months

Source: County of Alameda

Table C-14 identifies approvals and/or permits that could be required for planning entitlements, their corresponding approval body, and the typical or estimated approval timeline number of public hearings required. It should be noted that each project would not have to obtain each permit/approval.

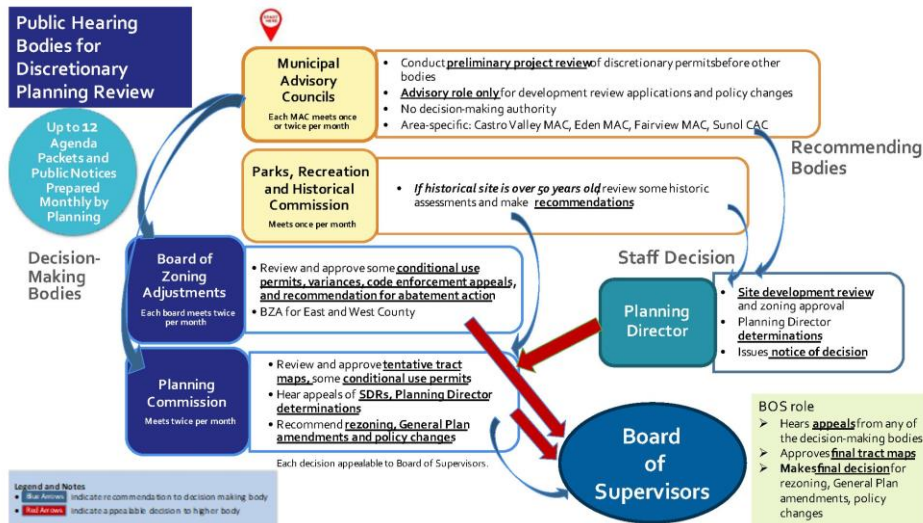
Table C-14: Approval Authorities, Public Hearings, and Estimated Approval Timelines

Permit/Approval Type	Approval Authority	Required Public Hearings	Estimated Approval Timelines ¹
Zoning Approval	Planning Director	N/A	Over-the-counter = one day to one week
Site Development Review	Board of Zoning Adjustments, Fairview Municipal Advisory Council, or Castro Valley Municipal Advisory Council Planning Director	0 – 1 ²	Discretionary permit = 4 to 6 months
Residential Cluster Permit	Planning Commission	1 ²	N/A ³ (we never get those)
Conditional Use Permit or Variance	Planning Commission/Board of Zoning Adjustments	1 ²	Discretionary permit = 4 to 6 months
Building Plan Check			
ADU and Single-Family/Duplex	N/A	N/A	Over-the-counter = one day to week
Multi-family and Mixed-Use	N/A	N/A	Over-the-counter = one day to one week
<p>Notes</p> <p>All permit/approvals are assumed to be subject to a Mitigated Negative Declaration/Negative Declaration or lower-level environmental review.</p> <p>¹ 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> <p>² Per Alameda County Municipal Code Section 17.54.220.A, the Planning Director may hold a public hearing or refer the site development review to another body for a public hearing. However, per Section 17.54.260, the Planning Director must approve or disapprove a site development review.</p> <p>³ Residential cluster permits are rarely received by the County, so an estimated approval timeline is difficult to determine.</p>			

Source: County of Alameda

The 2023 Development Services Process Review, discussed below in greater detail, includes several illustrations of the County's existing development process which contextualize the information provided in Tables C-13 and C-14. Figure C-1 displays the relationship between the County's public hearing advisory bodies and approval authorities.

Figure C-1: Alameda County Public Hearing Advisory Bodies



Source: Alameda County Development Process Review. 2023

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Representative Project Timeline

The time lapse between project approval and building permit issuance varies and depends on many factors outside the County's control, including the project's complexity, which can affect the time to prepare a full set of construction plans. Additionally, staff does not control the timing of application submittal relative to project entitlement. Recent housing projects in Alameda County have experienced time lapses varying from approximately four months for ADUs, approximately six months for single-family residences, and one a year for multifamily development.

The County issued building permits for 106 new housing units in 2022, including 83 for ADUs and JADUs of varying size and affordability levels and 19 for single-family residences. In that time, the County has been observing a lapse of approximately four to six months between project entitlement approval and building permit issuance. For example, the permits for an ADU project on 2838 Romagnolo Street was issued on July 21, 2022, and finalized on November 4, 2022. The permits for a JADU project on 15772 Via Represa was issued on May 24, 2022, and finalized on September 16, 2022.

Building permits issued in 2022 for single-family residences show a longer gap between entitlement and permit issuance. For example, a building permit for a single-family residence on 2235 Grove Way was issued on February 15, 2022 and finalized on November 8, 2022.

Development Review Process

~~On August 10, 2023, Baker Tilly (formerly Management Partners) presented a final report reviewing Alameda County's development services processes to the Transportation and Planning Committee of the Board of Supervisors. The report assesses and makes recommendations on the County's development review process. The report was commissioned in response to concerns over efficiencies, timeliness, accuracy, and coordination between the various County agencies, all who have a role in reviewing and approving a project. Staff are in the process of reviewing the report and will include recommendations from the report in subsequent Housing Element drafts as is appropriate.³~~

~~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.~~

~~2.1. Lot Size Consistency~~

³ "Alameda County, California, Development Services Process Review" completed by the staff of Baker Tilly, formerly Management Partners, can be accessed here: http://www.acgov.org/board/bos-calendar/documents/DocsAgendaReg-8-10-23/GENERAL%20ADMINISTRATION/Regular%20Calendar/Item_2_Baker_Tilly_Permit_Process_rpt.pdf

~~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 applicants 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.~~

~~3.1. 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 is expected these recommendations will 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.

As noted in Table C-14, zoning approval is a staff decision granted by the Planning Director and is not subject to any public hearings. Approval findings are limited to conformance with the Zoning Ordinance and General Plan. If a project is found to be consistent with the Zoning Ordinance and General Plan and does not require a use permit, variance, site ~~plan~~ development review approval.

subdivision map, or zoning change, the project has completed the entitlement process and progresses directly to plan check.

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.

As described in Section 17.54.220 (Site development review – Procedure) applications for site development review for non-garage conversions are received and decided on by the Planning Director. No public hearing is required by the Zoning Ordinance. However, as described on the County's guide to applying for site development review, County staff determine if a public hearing should be held. **Public hearing for Site Development Review is required by the Specific Plans.** If a hearing is held, it will be at the Municipal Advisory Council or Citizens' Advisory Council within the jurisdictional area that the project lies. If the property lies outside such an area, then the Planning Director may hold a staff-level hearing on the site development review. The Municipal Advisory Council or Citizens' Advisory Council will make a recommendation to the Planning Director whether to approve or deny the site development review. The Zoning Ordinance does not establish any approval findings for an application for site development review.

Site Development Review is required in all multi-family zoning districts whenever the area of a building in an R-S district equals or exceeds five times the area required for one dwelling unit. For example, In all multi-family residential zoning districts, the R-4 zoning district, per Section 17.16.20 (Permitted Uses) of the Alameda County Municipal Code, 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." As an example, Per Section 17.08.060, uses in an R-1 district (including a single-family dwelling unit) require a minimum building site of 5,000 square feet, and therefore, site development review would be required in the R-4 district for a multi-family dwelling project on a building site of 25,000 square feet or greater. Given that 25,000 square feet is over a half-acre in size, requiring a site development review for such a multi-family development project does not in and of itself present a constraint. Additionally, going forward the County will review multi-family housing developments against the objective standards proposed in Program 3.E (Objective Design Standards), further streamlining project 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.~~

Field Code Changed

Field Code Changed

The Fairview Specific Plan and the Castro Valley Business District Specific Plan also include provisions related to 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. Per Chapter 17.51 (Castro Valley) of the Municipal Code, site development review is also required in Castro Valley in the RSL (Residential Small Lot), RMF (Residential Medium Density Family), and RMX (Residential Mixed Density) districts for residential projects with five or more units are possible.

In addition to site development review for non-garage conversion, ~~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.

Field Code Changed

Field Code Changed

As shown in Table C-14, the site development review process can take four to six months, and as described in this section, does not contain explicit approval findings, which could constrain housing development. An overly lengthy design and development review and approval process may increase the cost of housing development (such as accrued interests on financing, increases in construction material and labor costs).

Therefore, to streamline the housing development process, ensure approval certainty, and reduce costs, the County will only require a site development review when a housing project does not comply with the General Plan, applicable Specific Plan, or Design Guidelines, as described in the

Housing Element Overlay Combing District to be brought for adoption with the updated Housing Element. Moreover, going forward the County will review housing developments against the adopted objective standards proposed in Program 3.E (Objective Design Standards) as is applicable.

These programs are intended to cumulatively generate significant time savings for housing development projects which previously required discretionary site development review, reducing overall development costs.

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.

As noted in Table C-14, residential cluster permits are reviewed and approved by the Planning Commission. This requirement is established in Section 17.54.320 (Preliminary cluster development plan – Application). As described in Section 17.54.400 (Cluster permit plan – Findings and action by the planning commission), the Commission must make the findings that the cluster permit plan is found to be in compliance with the intent and standards of the district in which it is proposed.

It is worth noting that the clustering provision of the Zoning Ordinance rarely is utilized by developers, ~~for reasons not apparent to County staff,~~ but the provision does not appear to be a constraint to the development of housing.

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.

Recent Streamlining Efforts

Several efforts have been made in recent years to evaluate and improve the County's processing and permit procedures. Action on the findings of these evaluations will be crucial to ensure compliance with State law, especially SB 330, AB 2011, and AB 2234.

~~Development Review Process~~ Development Services Process Review

On August 10, 2023, Baker Tilly (formerly Management Partners) presented a final report reviewing Alameda County's development services processes to the Transportation and Planning

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Committee of the Board of Supervisors.⁴ The report assesses and makes recommendations on the County's development review process. The report was commissioned in response to concerns over efficiencies, timeliness, accuracy, and coordination between the various County agencies, all who have a role in reviewing and approving a project. ~~Staff are in the process of reviewing the report and will include recommendations from the report in subsequent Housing Element drafts as is appropriate.~~⁵ A couple of Several recommendations from that report are pertinent to the topic of housing and are presented below.

As recommended in the Development Services Process Review report, (The Planning Department is 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. This online permitting system increases transparency and communication with applicants for housing projects to provide clarity on where their application is in the process. The online system has the added benefit of replacing paper submissions, thus increasing the efficiency of the process for applicants and reducing costs for both applicants and the County.

In addition, as recommended by the Development Services Process Review report, staff is preparing an online comprehensive application checklist to ensure applicants clearly understand all application materials that must be submitted for processing of housing projects. See Program 1.F (Online Permitting and Streamlining) for more information.

Planning Commission Permit Streamlining Subcommittee

In the 2022 the Planning Commission created a Permit Streamlining subcommittee tasked with looking at reviewing various regulations that are considered hinderances to development projects. A subcommittee consisting 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.

⁴ Baker Tilly, *Alameda County, California: Development Services Process Review*, July 2023.
⁵ "Alameda County, California: Development Services Process Review" completed by the staff of Baker Tilly, formerly Management Partners, can be accessed here:
http://www.aecgov.org/board/bos-calendar/documents/DocsAgendaReg-8-10-23/GENERAL%20ADMINISTRATION/Regular%20Calendar/Item_2_Baker_Tilly_Permit_Process_rpt.pdf

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1. Site Development Review (SDR)

Recommendation: Only require an SDR when a project does not comply with the General Plan, Specific Plan, and 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 applicants 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 code for minimum lot sizes.

3. Private Streets

Develop a clearer policy on Public vs. Private roadsStreets. 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 roadsStreets 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 is expected these recommendations will 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 implements the recommendations of this subcommittee, for the County to only require a site development review for projects that do not comply with the General Plan, Specific Plan, or Design Guidelines.

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: 4 units	Multi-Family: 50 units
Planning Review	If SDR is required, \$4,000.00	If SDR is required, \$2,500.00	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	\$3,400.00	\$7,600.00	\$95,000.00
School Impact ^{1 2 3}	\$11,975.00	\$11,975.00	\$47,900.00	\$598,750.00
Total Fees	\$103,525.00 - \$109,525.00 ⁴	\$47,045.00 - \$53,045.00 ⁴	\$200,620.00 - \$206,620.00 ⁴	\$2,343,070.00 - \$2,349,070.00 ⁵
Total Fees per Unit	\$103,525.00 - \$109,525.00	\$47,045.00 - \$53,045.00	\$50,155.00 - \$51,655.00	\$46,861.40 - \$46,981.40
Total Estimated Development Cost per Unit	\$676,128			
Estimated Proportion of Fees to Development Costs Per Unit	15% - 16%	7% - 8%	9%	8%
¹ Assumes a 3-bedroom, 2,500 square foot single-family house. ² Assumes a 2-bedroom, 1,250 square foot multi-family units. ³ School Impact Fee is \$4.79 per square foot. ⁴ Assumes a SDR is required. ⁵ Assumes ADU are less than 750 sq. ft. ⁶ Estimated development costs use market-driven cost assumptions for land and exclude developer profit and financing costs.				

Source: Alameda County, LWC

As shown in Table C-17, the total fees per unit for single-family and multi-family market-rate housing development for Alameda County is lower than Pleasanton and higher than San Leandro. The fees do not pose as a constraint for housing development compared to neighboring jurisdictions.

Table C-17: Estimated Fees for Single-Family and Multi-Family Market-Rate Housing Developments for Neighboring Jurisdictions

Estimated Fee Types	Alameda County		Pleasanton		San Leandro	
	Single-Family ¹	Multi-Family: 50 units	Single-Family	Multi-Family: 100 units	Single-Family	Multi-Family: 62 units
Total Fees	\$103,525.00 - \$109,525.00	\$200,620.00 - \$206,620.00	\$140,471	\$10,531,529	\$73,725.12	\$1,783,988.70
Total Fees per Unit	\$103,525.00 - \$109,525.00	\$50,155.00 - \$51,655.00	\$140,471	\$105,315	\$73,725.12	\$28,774.01
Total Estimated Development Cost per Unit	\$676,128	\$566,335	\$676,128	\$566,335	\$788,250.12	\$244,789.17
Estimated Fee Cost as a Portion of Total Development Cost	15% - 16%	8%	20.8%	18.6%	9.35%	11.75%
¹ Based on single-family homes with sewer and municipal water. These numbers are for EBMUD Zone 2, which includes Castro Valley.						

Source: Alameda County, LWC, Cities of Pleasanton and San Leandro 6th Cycle Housing Element Updates

C.2.5 On and Off-site Improvements

New development is required to provide public improvements to serve new residents consistent with County standards. Required improvements are described in Chapter 16.16 (Design Requirements) and Chapter 16.20 (Improvements). 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.

Required street right-of-way widths are based on street classification and location, ranging from 20 feet (driveway/private street in new residential subdivisions⁶) to 93 feet (portions of A Street⁷). Generally, the widths of streets are based on the width of streets of which they are a continuation of. The County provides street design regulations to improve the minimum right-of-way of streets, as well as providing block standards in [Chapter 16.16](#) (Design Requirements). The County allows deviations from these standards for special cases based on the Director's discretion.

While these types of requirements result in additional development costs, these improvements provide the necessary facilities and services for a safe and quality living environment. The County's standards coupled with the allowance for deviations has accommodated residential development throughout Alameda County and has not been demonstrated to constrain housing supply and affordability.

C.2.6 Summary

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 [down the](#) 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 use, parking, etc. in an inconsistent manner and in certain cases not compliant with State law.

⁶ Alameda County, Community Development Agency, Planning Department, *Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County*. <https://www.acgov.org/cda/planning/design.htm>. (2014)

⁷ Alameda County, Title 17 (Zoning), Chapter 17.100 (Future Width Lines), Section 17.100.060 (A Street). https://library.municode.com/ca/alameda_county/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.100FUWILI_17.100.060AST

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

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 2009.⁸ 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.

⁸ Federal Home Loan Mortgage Corporation (Freddie Mac), [Primary Mortgage Market Survey®](#)

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

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 2018.⁹ 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.

⁹ 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-18 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-18: 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 Development Densities

This section considers possible future requests to develop housing at densities below those anticipated in the sites inventory, specifically as a hindrance on the completion of RHNA.

Staff will work with all project applicants to maximize project densities within what is allowed by local zoning, relevant design standards, and state laws, regardless of whether those projects occur on sites listed in the Sites Inventory.

With the implementation of the Housing Element Overlay Combining District, staff do not anticipate development densities significantly below what is proposed. Per Appendix B's Table B-59, there is a 526 unit surplus in the sites inventory, and per Program 1.K: ADU Ordinance Compliance and Facilitation staff anticipate 29 more ADUs constructed per year than what is described in Table B-59.

Additionally, there is a track record of significant developments from the 5th Housing Element cycle being developed at greater densities than initially anticipate, as described in Table C-19 below.

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Table C-19: 5 th Cycle Projects approved at densities higher than anticipated										
	APN	Zone	Allowable Density	Lot Size (acre)	Existing Use	Existing Units	Max Capacity	Realistic Capacity	Net Yield	Units Approved
Ruby Street (Crescent Grove)	415 023001100	R-S D-20	21.78	0.17	Residential, Public Agency, Exempt	1	3.75	2.81	1.81	
	415 023001200	R-S D-20	21.78	0.17	Residential, Public Agency, Exempt	1	3.75	2.81	1.81	
	415 023001300	R-S D-20	21.78	0.33	Vacant, Public Agency, Exempt	0	7.18	5.39	5.39	
	415 023001600	R-S D-20	21.78	0.15	Vacant, Public Agency, Exempt	0	3.24	2.43	2.43	
	415 023001700	R-S D-20	21.78	0.17	Vacant, Public Agency, Exempt	0	3.74	2.80	2.80	
	415 023001900	R-S D-20	21.78	0.19	Vacant, Public Agency, Exempt	0	4.15	3.11	3.11	
	415 023001400	R-S D-20	21.78	1.18	Pub. Public Agencies, Exempt	0	25.70	19.27	19.27	
	415 023001500	R-S D-20	21.78	0.15	Pub. Public Agencies, Exempt	0	3.28	2.46	2.46	
										72

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Table C-19: 5 th Cycle Projects approved at densities higher than anticipated										
	APN	Zone	Allowable Density	Lot Size (acre)	Existing Use	Existing Units	Max Capacity	Realistic Capacity	Net Yield	Units Approved
Ruby Street Total	-	-	-	2.52	-	2	54.78	41.09	39.09	
Village Green	412 003900103	C1	19.66	1.56	Shopping Center	0	31	23	23	138
	412 004211300	C1	19.66	1.63	Shopping Center	0	32	24	24	
	412 003900402	C1	19.66	0.25	Shopping Center	0	5	4	4	
	412 003900300	C1	19.66	0.28	Shopping Center	0	6	4	4	
	412 003900200	C1	19.66	1.64	Shopping Center	0	32	24	24	
Village Green Total	-	-	-	5.36	-	0	105	79	79	
Mercy Housing	412 003400908	C1	19.66	0.90	One story store	0	18	13	13	77
	412 003400809	C1	19.66	0.60	Shopping Center	0	12	9	9	
Mercy Housing Total	-	-	-	1.5	-	0	30	22	22	

The parcels involved in Crescent Grove, Village Green, and Mercy Housing were anticipated at much lower densities in the 5th Cycle Housing Element than what staff ultimately approved.

However, various nongovernmental constraints such as changes to the housing insurance market or Not In My Backyard (NIMBY) values may create situations where less than the anticipated density of housing units is proposed. Planning staff are committed to ensuring that there is adequate capacity for the county's RHNA allocation in compliance with No Net Loss rules, as described in Programs 1.A and 1.I, should lower than anticipated developed densities on Housing Element sites lower Alameda County's capacity to meet RHNA. Please see Appendix B section B.2.3 for further discussion of why staff anticipate nonvacant sites to develop without commercial uses.

G.3.4C.3.5 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

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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.

Section C.4 Environmental and Infrastructure Constraints

C.4.1 Environmental Constraints

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 areas 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 5th 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 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.

Environmental Constraints and Identified Sites Inventory

There are no other known environmental constraints that would preclude development in the planning period of sites identified in Appendix B (Sites Inventory and Methodology) with regard to contamination, relocation, or title conditions.

Below, several other areas of concern are addressed specifically.

Parcel Shape

The sites inventory (Appendix B, Section B.3.3) contains two instances where parcel shape may impact development during the planning period. Table C-19 describes these two instances and steps taken to increase the likelihood of development in the planning period and remove environmental constraints related to parcel shape.

Table C-19: 6th Cycle Housing Element Sites by Environmental Constraints (Parcel Shape)

Group	APN	Address	Acres	Parcel Shape Details
G9	414-21-60	20095 Mission Blvd Hayward	0.21	As described in greater detail in Appendix B, Section B.3.2 (Housing Sites Maps – Rezoning), the former Cherryland Place site (Group G9) consists of five parcels. There is a small PG&E substation located adjacent to these parcels, creating a unique buildable area. The site is large (2.23 ac), was previously under contract to develop as a mixed-use project, and is located in close proximity to bus lines, highway entrances, and other community amenities. To increase the likelihood of development in the planning period, these parcels will be rezoned to a higher density, from District Mixed-Use to HE-GC-HDR-86 (Housing Element Overlay, General Commercial, High Density Residential up to 86 units per acre). However, the anticipated unit capacity of 147 units has been conservatively projected given parcel shape.
	414-21-61	20097 Mission Blvd Hayward	0.89	
	414-21-78	20095 Mission Blvd San Lorenzo	0.84	
	414-21-79	20095 Mission Blvd Hayward	0.32	
	414-21-80	20095 Mission Blvd Hayward	0.19	
n/a	415-15-33-2	165 Lewelling Blvd. San Lorenzo	2.39	This parcel is composed of two “stacked triangles” of land, a shape which makes maximizing housing capacity difficult. Though the parcel is large , and rezoning is proposed to HE-ACBD-R2-22 with a maximum density of 22 units/ac, estimated capacity is set at 36 units given parcel shape.

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Access

As described in Appendix B, Section B.2.4 (Methodology), the County used a detailed process to select and screen parcels for development during the 8-year planning period. In Phase 1 of the process, parcels without adequate frontage were excluded *unless* they could be consolidated with parcels with access to a road. Table C-20 describes the three groups, all in the Fairview Specific Plan area, which may require consolidation to ensure access. Consolidating the lots as proposed will ensure appropriate lot access and greatly increases the likelihood of development in the planning period.

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Table C-20: 6th Cycle Housing Element Sites by Environmental Constraints (Access)

Group	APN	Address	Acres	Access Details
G7	426-170-16	East Ave. Hayward	0.36	Of the four lots in Group G7, only the largest lot (APN 426-160-91, 3.39 ac) has frontage. The three smaller lots without frontage are owned by different members of the same family. All parcels are large enough to construct new units under existing development standards (minimum 6,000 square feet per unit). However, development of the sites without frontage is only possible through APN 426-160-91.
	426-170-14-2	East Ave. Hayward	0.38	
	426-170-13	East Ave. Hayward	1.08	
	426-160-91	Weir Dr. Hayward	3.39	
G14	416-180-61	22866 Mansfield Ave, Hayward	0.41	Of the two lots in Group G14, only one (APN 416-180-61) has frontage. Both parcels are large enough to host new units under existing development standards (minimum 5,000 square feet per

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Table C-20: 6th Cycle Housing Element Sites by Environmental Constraints (Access)

Group	APN	Address	Acres	Access Details
	416-180-10-3	Kelly St. Hayward	0.51	unit). However, development of the site without frontage is only possible through APN 416-180-61.
G15	416-180-12	Kelly St. Hayward	0.35	Of the three lots in Group G15, only the largest lot (APN 416-180-1) has frontage. All parcels are large enough to host new units under existing development standards (minimum 5,000 square feet per unit). However, development of the sites without frontage is only possible through APN 416-180-1.
	416-180-14	Kelly St. Hayward	0.34	
	416-180-1	Mansfield Ave, Hayward	1.38	

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Historic Preservation

[Between 2005 and 2008, the County conducted a comprehensive survey of possible historic resources. From the survey, 11 structures were added to the Alameda County Register of Historic Resources. There are also five buildings in unincorporated Alameda County on the National Register of Historic Places. Staff ensured that none of these properties were listed in the sites inventory.](#)

Easements

[All parcels considered in Appendix B with known easements were either removed from the sites inventory or, utilizing staff understanding of site-specific conditions, had the projected number of units only consider buildable land outside the easement area.](#)

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C.4.2 Infrastructure Constraints

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.¹⁰

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

¹⁰ Alameda County Community Development Agency, [2015-2023 Housing Element](#)

River.¹¹ 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.¹² 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.¹³ In Alameda County, EBMUD generally supplies water to the western, urban unincorporated areas. The areas EBMUD 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 2030.¹⁴ 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.¹⁵

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.¹⁶ 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. 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.¹⁷

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.

¹¹ EBMUD, [Water Supply Management Program 2040](#)

¹² [ABMUEBMUD, About Your Water](#)

¹³ Ibid.

¹⁴ Alameda County Community Development Agency, [2015-2023 Housing Element](#)

¹⁵ Ibid.

¹⁶ Ibid.

¹⁷ [ABMUEBMUD, About Your Water](#)

Sewer and Stormwater

Five wastewater treatment service providers serve Alameda County's cities and unincorporated areas: 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.¹⁸ 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.¹⁹

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 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

¹⁸ Alameda County Community Development Agency, [2015-2023 Housing Element](#)

¹⁹ Castro Valley Sanitary District, [Who We Are](#)

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 5th 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 5th cycle Housing Element for Unincorporated County addressed these communities in the following ways:

- Alameda County is a part of the Oakland-Berkeley-Alameda County Continuum of Care, a 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 and the Home Together 2026 Community Plan in 2021.
- 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
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.					
Residential Sites Inventory	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.	<ul style="list-style-type: none"> Continue to provide adequate sites to accommodate the County's RHNA of 1,769 units. Maintain an up-to-date inventory of vacant/underutilized residential sites as funding permits and make the inventory readily available to potential developers. Highlight small sites that may be consolidated to accommodate additional housing units and maximize their development potential. 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. After the Housing Element has been adopted, post sites 	Community Development Agency - Planning	Update the Residential Sites Inventory for the 6 th cycle.	Modify - Modify to rezone adequate sites to accommodate the 6 th cycle RHNA obligation and to reflect monitoring requirements of No Net Loss rules.

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.			
Web Based Zoning and Planning Information	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"> Provide a centralized, accessible, web-based information service for each parcel in Unincorporated Alameda County. 	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.	Continue - Alameda County Planning will continue to maintain and update the Public Access Map.
Annual Progress Report	<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"> The "status of the plan and progress in its implementation;" The "progress in meeting its share of regional housing needs determined pursuant to Government Code Section 65584;" and Local efforts to "remove governmental constraints to the maintenance, improvement and development of housing pursuant to Government Code Section 65583(c)(3)." 	<ul style="list-style-type: none"> Prepare an annual report for submission to State HCD by April 1st of each year during the planning period; Initiate implementation activities as prescribed in the adopted Housing Element, and ensure an effective program of ongoing monitoring to track housing needs and achievements; Monitor legislation and issues related to the maintenance and development of housing; Report on the development of mixed use sites identified in the Sites Inventory to confirm compliance with Government Code Section 65863; and Monitor changing circumstances on a continuous basis and make adjustments to programs as necessary to maximize progress toward established goals and objectives. 	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.	Delete - 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.					
Affordable Housing Development	The Housing and Community Development Department (CDA-HCD) and the Economic and Civic Development Department (CDA-ECD) will	<ul style="list-style-type: none"> Develop a housing strategy (2015-17); 	Community Development Agency - Housing &	Only two projects have been planned in Unincorporated	Delete - 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"> • Priority to processing subdivision maps that include affordable housing units; • Waiver of Park Dedication Fees or Dedication requirements; • 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 • Modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case by-case basis. 	<ul style="list-style-type: none"> • Identify and complete 4 to 6 new affordable housing projects during the planning period (2015-23); and • 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) 	Community Development Department and Community Development Agency - Economic & Civic Development	Alameda County during the planning period. However, housing has also been built with Measure A1 funding in adjacent jurisdictions.	into other programs in the Housing Element.
Density Bonus Program	<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"> • Continue to ensure that the County's Ordinance reflects State law. • Create and distribute brochures and other materials necessary to promote the County's Density Bonus Program to developers. 	Community Development Agency - Planning	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.	Modify - conform density bonus ordinance to current state law; develop communications on the density bonus ordinance.

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"> 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. 2. Government-assisted financing, including, but not limited to, mortgage revenue bonds issued by the County; 3. A reduction in site development standards 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"> • Waiver or reduction of certain county fees applicable to restricted units in a housing development, • Reduction of interior amenities • Priority processing of a housing development which provides restricted units. 				
Small Lot Consolidation	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.	<ul style="list-style-type: none"> • Promote lot consolidation to facilitate housing development. 	Community Development Agency - Planning	This policy has been minimally effective. Staff will consider modifying Density Variable incentives	Modify – Modify Density Variable incentives to promote lot consolidation to facilitate housing

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.
Secondary Units	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"> Promote the Secondary Unit. Program to increase public awareness. Review applications for secondary units. Periodically review the Zoning Ordinance to maintain consistency with State law. 	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.	Delete – the County has included programs that promote ADU development.
Park Fee Waiver	<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"> Promote affordable housing development and ensures financial feasibility. 	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.	Continue
HIV/AIDS Housing and Services	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"> Address the housing and needs of low income people with HIV/AIDS and their families. 	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	Modify – 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
	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).		of AIDS Administration	assistance, short-term housing and housing placement. Notably, Measure A1 funding served 32 individuals county-wide as of 2020.	
First Time Homebuyer Resources	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.	<ul style="list-style-type: none"> Continue to provide resources for first time homebuyers; and Periodically update the website as new information and programs become available. 	Community Development Agency - Housing & Community Development Department	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.	Modify - this program is very important and will be continued. The program text has been updated to describe current progress.
Mortgage Credit Certificate	<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"> Assist 5-7 low and moderate income first time homebuyers in the unincorporated areas annually. 	Community Development Agency - Housing & Community Development Department	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.	Modify - this program is very important and will be continued. The program text has been updated to describe current progress.
Section 8 Housing Programs	The Housing Authority of the County of Alameda (HACA) operates the programs listed below in Unincorporated Alameda County and	<ul style="list-style-type: none"> Provide rental assistance to 600 extremely low and very low income households in the 	Housing Authority of County of Alameda	Assistance to qualified applicants is ongoing. This	Modify - this program is very important and will be continued. The

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>	unincorporated areas during the planning period.		program is administered county-wide but is very important in the unincorporated communities.	program text has been updated to describe current progress.
Family Self Sufficiency Program	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.	<ul style="list-style-type: none"> Assist 20 Section 8 recipients in the unincorporated areas to achieve self-sufficiency during the planning period. 	Housing Authority of County of Alameda	Assistance to qualified applicants is ongoing. This program is administered county-wide but is very important in the unincorporated communities.	Modify - 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>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>				
Housing Opportunities for Persons with Disabilities	<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"> 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; 	<ul style="list-style-type: none"> Facilitate housing development for persons with disabilities. 	<p>Health Care Services Agency, Regional Centers, Planning, Community Development Agency - Housing & Community Development Department, and Community Development Agency - Economic & 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>Modify - 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"> Reaching out to developers of supportive housing, and as funding becomes available, encourage 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. 				
Housing Opportunities for the Homeless	<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"> Identify additional sites that are now available or easily made available for shelters for homeless persons and families; Continue to provide assistance as described in the County's 10-Year Plan to End Homelessness and Continuum of Care program (now known as Oakland-Berkeley-Alameda County Continuum of Care); and 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. 	<ul style="list-style-type: none"> Facilitate housing for homeless persons. 	Community Development Agency - Housing & Community Development Department, BHCS, Planning, and EveryOne Home	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.	Modify - 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.
Affordable Housing Trust Fund "Boomerang" Program	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.	<ul style="list-style-type: none"> Support the development of affordable housing. 	Community Development Agency - Housing & Community Development Department	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	Modify - 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

Table D-1: Existing Housing Element Programs Review

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
				homelessness programs, and 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.	been updated to describe current progress.
Goal 3: Mitigate governmental constraints or mandates to housing development and affordability.					
Ordinance Review Committee	<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"> Review reasonable accommodation procedures to ensure their compatibility with fair housing laws, State Housing Element law, and the Health and Safety Code (2015-17); Evaluate the County's Ordinance with respect to Secondary Units and 	<ul style="list-style-type: none"> 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. Coordinate efforts with other County agencies as needed. 	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	Delete – 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
	<p>amend it as necessary for consistency with State law (2015-17);</p> <ul style="list-style-type: none"> Evaluate the Park Dedication fee structure to ensure that it does not pose a constraint to the development of affordable housing (2015-17); Analyze the 25-foot height requirement in medium density residential zones and other zones, and consider modifications to these requirements, as appropriate (2015-17); 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); Monitor the comprehensive Zoning Ordinance Update to ensure that proposed amendments do not pose an undue constraint on housing development (2015-23); and 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) 			housing policies and guidelines, given the capacity limits of County Counsel. However, the Ordinance Review Advisory Committee was not maintained, and staff do not anticipate convening the group again.	
Environmental Review Streamlining	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"> Support the development of housing near transit. 	Community Development Agency – Planning	Alameda County adopts CEQA exemptions, and planning staff attempt to identify as many as possible.	Modify – continue to use Class 32 CEQA exemptions for infill housing development

Table D-1: Existing Housing Element Programs Review

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
Intergovernmental Coordination	<p>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 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"> 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; Ensure coordination between different County departments and provide for parallel review of different permits associated with projects; Continue to coordinate multiple agency reviews of residential development proposals when more than one level of government is required for project review; Increase the efficiency and accuracy of information disseminated by County agencies to members of the public; and 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 	<ul style="list-style-type: none"> Expedite and simplify housing development by improving the efficiency of permit processes. 	Community Development Agency – Planning, Alameda County Fire Department, Alameda County Public Works Agency, and others	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. Planning staff will continue to partner with neighboring jurisdictions to consider residential developments.	Delete. -

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"> grading, that will make the project more consistent with the various regulations which may apply to a given project. 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. 				
Goal 4: To ensure a supply of sound housing units in safe and attractive residential neighborhoods.					
Minor Home Repair	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"> Continue to provide rehabilitation grants to qualified lower income homeowners. Assist 150 lower income households over the planning period. 	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.	Modify - The program text has been updated to continue to provide rehabilitation grants to qualified lower income homeowners.
Accessibility Grants	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"> Continue to provide accessibility grants to qualified persons. Assist 20 households over the planning period. 	Community Development Agency - Neighborhood Preservation and Sustainability, Community Development Agency - Housing & Community Development Department, and Community Development	Of the rehabilitation funding offered through CDBG, none was used for accessibility rehabilitations in unincorporated.	Continue

Table D-1: Existing Housing Element Programs Review

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
			Agency - Economic & Civic Development		
Rehabilitation Loans	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"> Provide loans to qualified lower income homeowners Distribute information on the program. Assist 14 homeowners during the planning period. 	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.	Modify – this program has been updated to include the current range of available loans and to refer to Renew AC.
Foreclosure Prevention	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"> Provide up to date information about avoiding and dealing with foreclosure. 	Community Development Agency - Housing & Community Development Department	This program has been effective.	Modify – program updated to refer to Housing and Economics Rights Advocates (HERA) Foreclosure Prevention Program.
Healthy Homes Program	<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</p>	<ul style="list-style-type: none"> Prevent childhood lead poisoning and other health-related environmental problems. 	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.	Modify – 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>health of families. It soon became clear that many clients had multiple housing conditions that affected their health; pests, mold, and 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>				
Code Enforcement	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	<ul style="list-style-type: none"> Continue to enforce applicable sections of the Alameda County Ordinance and related land use regulations. 	Community Development Agency - Planning, Code Enforcement Division	Code Enforcement is a valuable part of Alameda County CDA and is one of the most public-	Modify – program text has been modified, but Code Enforcement will continue to enforce the Alameda County Municipal Code and

Table D-1: Existing Housing Element Programs Review

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	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; as current staffing is not adequate to seek out violations.	<ul style="list-style-type: none"> Investigate the cost of housing code enforcement. Seek additional funding opportunities to increase staffing. 		facing departments in the agency.	other State and federal codes to promote safe housing conditions.
Goal 5: Seek to preserve units at risk of losing their affordability restrictions.					
Preservation of At Risk Housing	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"> 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; 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; 	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.	Modify – 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
		<ul style="list-style-type: none"> Provide technical assistance to tenants to access other affordable housing resources. 			
Condominium Conversion	<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"> Continue to enforce the Condominium Conversion Guidelines. 	Community Development Agency – Planning and Alameda County Public Works Agency, - Development Services	This program has been effective.	Modify – program language has been slightly modified to continue the program language.
Goal 6: To ensure equal housing opportunity for all persons without discrimination in accordance with State and Federal.					
Fair Housing Services	<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"> Dissemination of materials pertaining to tenant rights; Investigation of housing discrimination complaints; Administration or judicial enforcement efforts related to individual or systemic forms of discrimination, conciliation by the fair housing agencies themselves, and follow-up; 	<ul style="list-style-type: none"> Reduce housing discrimination through the provision of fair housing and landlord/tenant services. Pursue and allocate CDBG funds to support fair housing opportunities for all residents. 	Community Development Agency - Housing & Community Development Department	Alameda County's partnership with ECHO Housing has somewhat effective and the county will continue to work with ECHO Housing.	Modify – this program has become three, more focused programs - Fair Housing Referrals, Fair Housing Services, and Displacement Protection.

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"> Public education and targeted outreach; Management training on fair housing laws; Tester recruitment and training for investigating complaints; Studies or audits to uncover patterns of discrimination; Counseling likely and actual victims of discrimination, housing providers, homeowners, insurers, lender and other industry representatives; and Landlord/tenant referrals. <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>				
Goal 7: To minimize the adverse environmental impacts of new residential development.					
Implement the Community Action Plan	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.	<ul style="list-style-type: none"> Implement the Community Climate Action Plan. 	Community Development Agency - Planning	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.	Modify – 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.
StopWaste.org	StopWaste.Org is a public agency formed in 1976 by a Joint Exercise of Powers Agreement among the County of Alameda, each of the	<ul style="list-style-type: none"> Provide strategic planning, research, education and technical assistance to the 	StopWaste.org	This program has been fairly effective.	Delete – although the program has been fairly effective, the

Table D-1: Existing Housing Element Programs Review

Program Name & Number	Program Description	Objectives	Responsible Party	Evaluation	Modify / Delete / Continue
	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 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>public, businesses, and local governments.</p> <ul style="list-style-type: none"> Initiate innovative programs and facilities to maximize waste prevention, recycling, and economic development opportunities. Serve as a pro-active public policy advocate for long term solutions to our challenges. Partner with organizations with compatible goals. 			program is out of scope for the Housing Element Update.
Infill, Mixed Use, and Transit-Oriented Developments	<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"> Efficient use of existing infrastructure and facilities; Encouraging investment in existing urban centers; 	<ul style="list-style-type: none"> 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) 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); Investigate incentives to support infill, mixed use and 	Community Development Agency – Planning and Community Development Agency - Economic & Civic Development	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	Delete – various programs throughout the Housing Element more particularly address the objectives of this 5 th cycle program' other objectives; objectives not addressed by other programs have been satisfied during the 5 th cycle.

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"> Reducing urban sprawl by using infill lots and applying compact development patterns; Minimizing traffic congestion by providing housing close to employment centers and child care facilities; Creating sufficient density to support adjacent businesses; Lowering greenhouse gas emissions by encouraging the use of public transportation; and Improving public health by offering safe routes for pedestrians and cyclists <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>	<ul style="list-style-type: none"> transit oriented developments (Annually); Work with BART and the City of San Leandro to develop a station area plan that would facilitate transit oriented development adjacent to the Bayfair BART Station (2015-17); 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); Publicize parcels with the Density Variable (DV) zoning designation to encourage the redevelopment of small infill sites (Annually); Complete the update of the Ashland Cherryland Business District Specific Plan (2015-17); and Pursue SB 375 funding opportunities (Annually) 		<p>participated in creation of San Leandro's Bay Fair TOD Specific Plan, 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.]

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Introduction

Engagement for the 6th Housing Element began in 2021 and continued through the completion of public comment period on September 21, 2023. Upon receiving comments from State HCD in January 2024, CDA staff have continued to the extent possible to engage with residents over the Housing Element, particularly changes to the Sites Inventory and to proposed programs. The following sections describe the public meetings, surveys, interviews, and other techniques utilized to engage the public on the draft Housing Element. The final section contains a record of all comments received during the Housing Element Process as well as updated staff responses to those comments.

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.

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- 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.

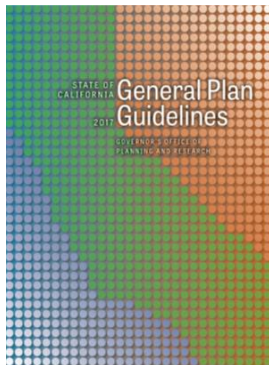
November 18, 2021 Meeting Presentation

Housing Element Update & RHNA Allocation



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

NOVEMBER 18, 2021

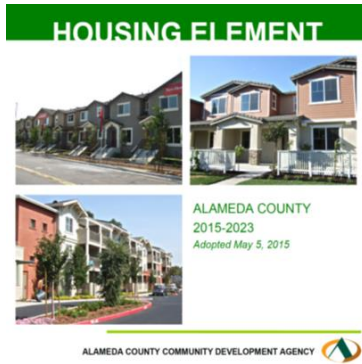


General Plan Required by State Law (Government Code Section 65300 et seq.)

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
AREA PLANS								
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	
COUNTYWIDE ELEMENTS								
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

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 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

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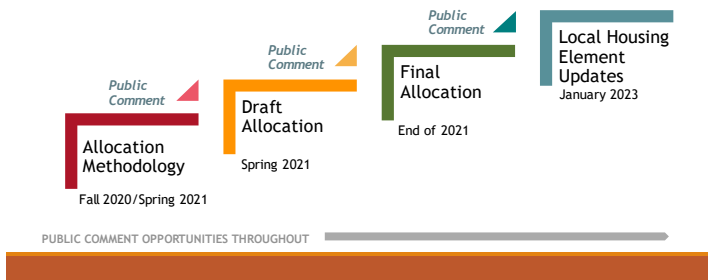
How does HCD calculate the Regional Housing Need Determination?



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	145%	128%	118%	138%	135%

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

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 jurisdictions 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

- 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:

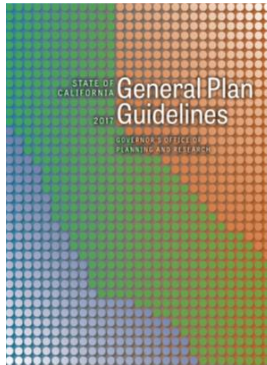
Update on General Plan Projects Housing Element, Environmental Justice Element, and Safety Element/Community Climate Action Plan

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
AREA PLANS								
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	
COUNTY-WIDE ELEMENTS								
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								
Scenic Route Element								
Park and Recreation 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

Housing Element Update Process

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

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	145%	128%	118%	138%	135%

Unincorporated Alameda County RHNA Increase from Current Cycle

CYCLE	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
2015-2023	430 units	227 units	295 units	817 units	1,769 units
2023-2031	1,251 units	721 units	763 units	1,976 units	4,711 units
% Increase	191%	218%	159%	142%	166%

Comparison with Other Counties

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 jurisdictions 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, housing for agricultural employees, transitional and supportive housing, single room occupancy units and emergency shelters.

Housing Element Schedule

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]).

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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

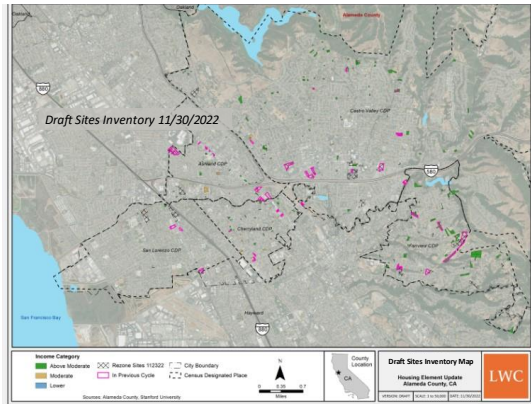
CYCLE	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
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Income Categories for Alameda County

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

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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 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 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 510-670-6120

Contact our team:housingelement@acgov.org

Planning Department Website:
<http://www.acgov.org/cda/planning/>

Housing Element Website:
<http://www.acgov.org/cda/planning/housingelement/housingelement.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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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
- Addressing potential displacement within unincorporated
- Rezoning sites to meet the RHNA
- Tracking ADU permit issuance to build accountability
- Passing an inclusionary zoning ordinance or other community benefit program
- 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

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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

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.

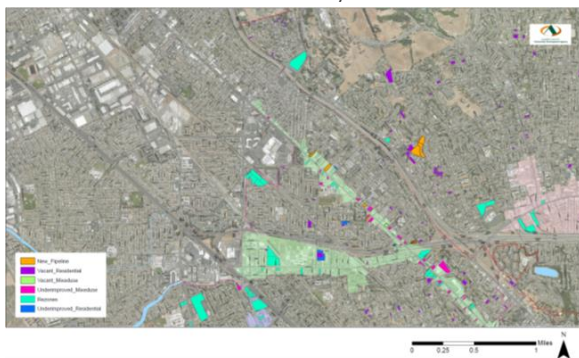
Methodology for Identifying Sites

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



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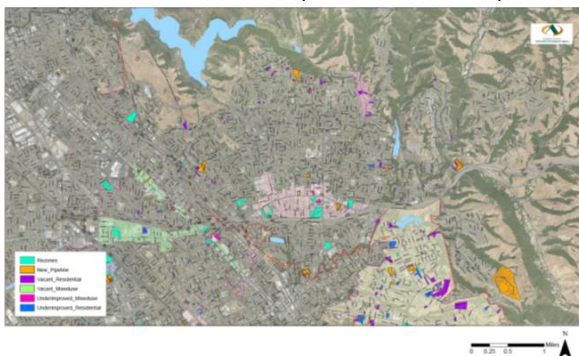
Draft Sites Inventory for Cherryland



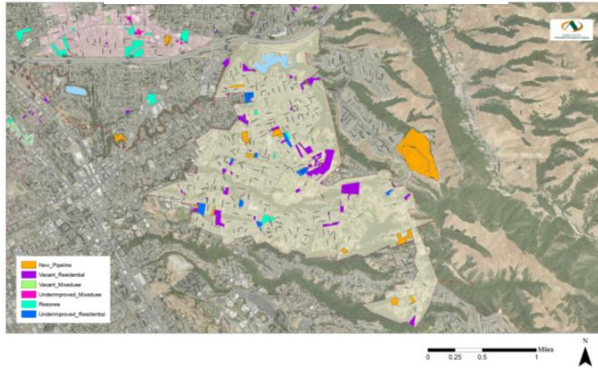
Draft Sites Inventory for San Lorenzo



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

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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 <ul style="list-style-type: none"> Community Workshops Presentations to EMAC, CVMAC, FVMAC, Sunol CAC, AAC USC, PC, T&P, BOS

Current Meeting Schedule

February 7 Fairview MAC

February 14 Eden MAC

February 21 Planning Commission

February 22 Board Unincorporated Services Committee

February 27 Castro Valley MAC

Comments Received at Recent Meetings

Fairview MAC

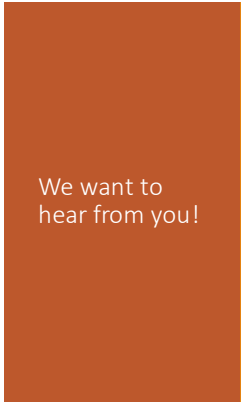
- Concerns about inadequate private streets and lack of parking.

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 9th cycle RHNA of 1,769.



Email our team: 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.

Public Meetings July-August 2023

From late July through August of 2023, County staff presented the Public Review Draft of the County Housing Element and requested input from decision-makers and the public at the following meetings:

- Board Unincorporated Services Committee – July 26, 2023
- Eden Area MAC – August 8, 2023
- Fairview MAC – August 10, 2023
- Castro Valley MAC – August 14, 2023
- Public Meeting (San Lorenzo Library) – August 21, 2023
- Agricultural Advisory Committee – August 22, 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 explained the various sections of the Public Review Draft Housing Element. Information provided included a summary of the goals, policies, and programs, maps showing properties on the draft sites inventory, and multiple ways for the public to submit comments on the draft.

Summary of Comments Received at July-August 2023 Meetings:

July 26, 2023 Unincorporated Services Committee

Supervisors:

- Stressed the need to encourage housing by keeping the cost of construction per unit low.
- Stressed the need to make the public aware of the consequences of not fulfilling the County's RHNA

Members of the public:

- Expressed concern about fear of displacement among renters and the lack of a safety net.
- Expressed the need to address equity and fair housing issues in the Eden Area.
- Opposed the potential loss of commercial sites in San Lorenzo to housing.

August 8, 2023 Eden Area MAC

Council Members:

- Voiced concern about proposed increased density in Eden Area, specifically Ashland and San Lorenzo Village

- Voiced concern about assignment of additional low-income housing in Eden Area, especially Ashland
- Voiced concern about net export of jobs and possible replacement of commercial areas with housing
- Desire to have commercial first floors, specifically at former Cherryland Place
- Voiced concern about affordable and senior housing projects being exempt from Park Fee (Program 2.D)
- Noted that regional population is in decline
- Desire for additional tenant rights to be present in the Housing Element

Members of the public:

- Against the possibility of Crunch Fitness (APNs 413-15-33-5 and 413-15-34-3) being rezoned to enable housing
- Against removal of housing cap in San Lorenzo Village area
- Against addition of high-density housing in Ashland; for the addition of high-density housing in Castro Valley
- Expressed desire to maintain the suburban nature of existing community, particularly San Lorenzo

Fairview Municipal Advisory Council, August 10, 2023 (Special Meeting)

Council Members:

- Voiced concern about additional housing in Fairview overall (323 proposed units of housing)
- Voiced concern over constrained access to water and parking
- Voiced concern over minimum public notice period for development projects
- Voiced support for the development of the Castro Valley and Bay Fair BART sites
- Disappointed in program to limit use of site development review to only noncompliant projects (see Program 3.B)
- Expressed desire for Fairview to remain a rural place

Members of the public:

- Voiced concern about additional housing in Fairview overall
- Voiced concern over constrained access to water
- Voiced concern over the impact on traffic in Fairview and access to surrounding communities
- Voiced concern over possible development at the Bayhill Foods location (note: staff are currently reviewing an application for a development with 19 units and several commercial spaces for this site)
- Voiced concern over minimum public notice period for developments

Castro Valley Municipal Advisory Council, August 14, 2023

While the Eden Area MAC had fewer than 15 attendees, the Castro Valley MAC had approximately 190 virtual attendees in addition to a full in-person meeting room. Twenty-nine people gave comments; many commenters expressed similar ideas. Comments received at the Castro Valley MAC meeting are summarized below.

Council Members:

- Voiced concern about Unincorporated Alameda County's RHNA (4,711) and the percentage allocated in Castro Valley (42%)
- Voiced desire for RHNA process to be redone with more recent data
- Expressed desire to move the Urban Growth Boundary in order to allocate new units to East County
- Expressed desire to hear from school districts, the Sheriff's office, and various utility providers in relation to the Housing Element
- Voiced concern about how the existing infrastructure in Castro Valley could support additional housing
- Expressed concern about higher crime levels and lower property values in relation to new housing
- Multiple county departments should be considered constraints for Appendix C
- Voiced concern about affordable and senior housing projects being exempt from Park Fee (Program 2.D)

Members of the public:

- Both support and protest of higher densities in the Castro Valley Business District, specifically near BART and the Lucky grocery store. Reasons for include: increased walkability, more foot traffic, lower greenhouse gases, increased efficiency, and supporting public transit. Reasons against include all other concerns listed in this section.
- Both support and protest of future development at the Castro Valley BART site, particularly at the density set by AB 2923
- Voiced concern about existing Castro Valley infrastructure being able to support new housing. Infrastructure included: parking capacity; road capacity for future traffic; Castro Valley and Hayward USDs' respective capacities; and the sidewalk network.
- Voiced desire for RHNA process to be redone with more recent data
- Voiced desire for county staff to focus on job creation before housing creation
- Supported addition of housing so that existing and future residents can afford to stay in Castro Valley
- Expressed concern about higher crime levels and lower property values in relation to new housing
- Expressed concern about the future quality of life in Castro Valley with additional housing
- Expressed desire to maintain suburban quality of Castro Valley community
- Called for a financial study to determine impact on property values or impact on county tax revenues with addition of new housing

Public Workshop, August 21, 2023

The following are comments received in person at the August 21st workshop held at the San Lorenzo Library.

- Voiced support for inclusionary zoning and universal design policies
- Voiced support for the Housing Element as part of the County's response to climate change
- Voiced support for more lower income housing to support families and workers
- Voiced desire for higher densities (fourplexes) to be allowed in single family zoning by right
- Voiced concern over disjointed planning processes of Hayward Unified School District and the county regarding community growth and school closures
- Against the development of the Bay Fair BART station, especially in relation to parking
- Voiced concern over removal of commercial in downtown San Lorenzo and general lack of commercial to support new housing
- Voiced concern over the amount of above moderate-income level housing required and the large cost to build it
- Voiced concern over insufficient commitment to change over AFFH findings

Agricultural Advisory Committee, August 22, 2023

Committee Members:

- Voice appreciation for the element creating programmatic space for their future work (see program 4.E)

Members of the Public:

- Explained how very little housing can be built in East County
- Explained how Alameda County did not reach its RHNA in the previous cycle; compared to the units actually constructed in the 5th cycle, the new RHNA is 6 times bigger.

Example July-August 2023 Meeting Presentation:

Housing Element Public Review Draft

Castro Valley MAC

August 14, 2023



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Project Status

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

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

September 21st, the Board will be asked to authorize sending the Draft Element to State HCD for a 90day review as required by state law.

After revisions to address state comments another round of public meetings will be held and the Board will be asked to approve the final Housing Element.

Contents of the Draft Element

Section I

- overview of the document and relevant regulations.

Section II

- summary of the projected housing need

Section III

- summarizes adequacy of available housing sites and housing resources

Section IV

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

Housing Element Appendices



Appendix A: Housing Needs Assessment – analysis of the existing and projected housing needs of the community, including groups with special needs.



Appendix B: Sites Inventory and Methodology – inventory listing adequate sites zoned for residential uses and available for development within the planning period to meet the County's fair share of regional housing needs across all income levels.



Appendix C: Housing Constraints – contains an assessment of impediments to housing production across all income levels covering both governmental and nongovernmental constraints.



Appendix D: Existing Programs Review – evaluation of the results of the goals, policies, and programs adopted in the previous Housing Element that compares projected outcomes with actual achieved results.

Housing Element Appendices cont'd.



Appendix E: Public Participation Summaries – includes a detailed summary of public outreach conducted during the preparation of the Housing Element. Not yet complete since the outreach process will continue through adoption of the Element.



Appendix F: Affirmatively Furthering Fair Housing Assessment – assesses accessibility to jobs, transportation, good education, and health services relative to the housing sites identified in Appendix B to determine how the inventory affects fair housing conditions and access to opportunity.



Appendix G: Housing Resources – provides a list of financial, administrative, and other resources at the local, regional, state, and federal levels to help the County address its housing needs.

Unincorporated Alameda County RHNA Increase from Current Cycle

	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
2015-2023	430 units	227 units	295 units	817 units	1,769 units
2023-2031	1,251 units	721 units	763 units	1,976 units	4,711 units
% Increase	191%	218%	159%	142%	166%

Income Categories for Alameda County

Income Category	Percent of median income	Annual income (1-person household)	Annual income (3-person household)	Annual income (4-person household)
Extremely low - income	30%	\$28,800	\$37,000	\$41,100
Very low-income	50%	\$47,950	\$61,650	\$68,500
Low income	80%	\$76,750	\$98,650	\$109,600
Median income	100%	\$87,900	\$113,050	\$125,600
Moderate income	120%	\$105,500	\$135,650	\$150,700

Consequences of Not Fulfilling RHNA

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



Sites Inventory

- State law requires each city and county to demonstrate that zoning & general plan designations allow enough housing development capacity to accommodate RHNA.
- Inventory sites have been identified in every Unincorporated Community.
- Property owners will decide whether to develop their properties.
- Applications for housing developments still need to go through an approval process.
- As required by State HCD, assigning properties to an income category is generally based on density, assuming higher density units will be more affordable.

Methodology for Identifying Sites

1. Identified projects in the development pipeline.
2. Identified vacant public and privately owned parcels, using assessor's data, satellite imagery, and local knowledge.
3. Identified underimproved parcels, defined as property where the value of the land is higher than the value of the existing improvements (pavement, buildings, etc.)

Inventory Sites Identified

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

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

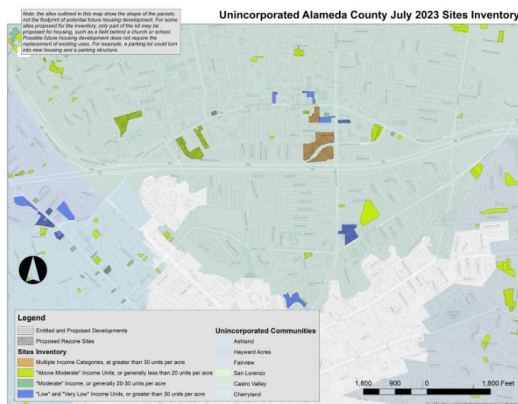
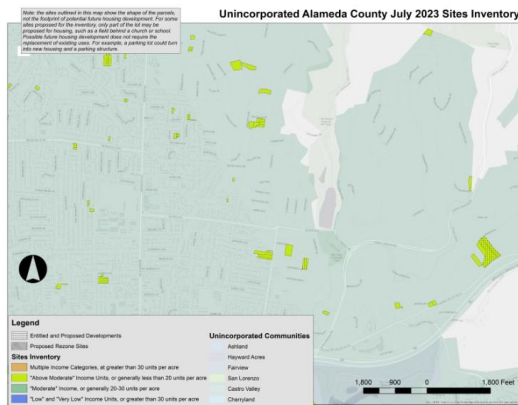
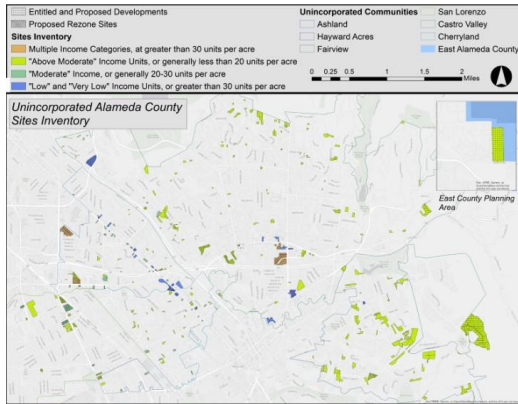
Key Inventory Sites

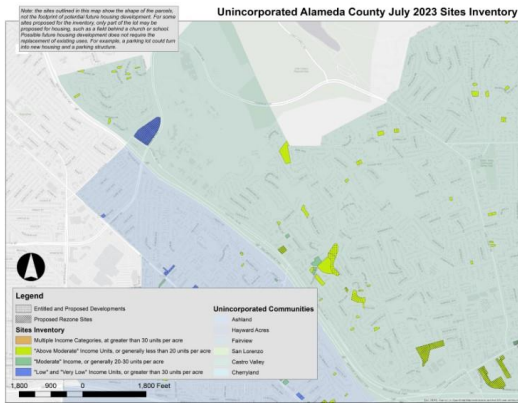
- Bay Fair & Castro Valley BART station parking lots
- County Radio Communications Station at Foothill Boulevard and 150th Avenue in Castro Valley.
- First Presbyterian Grove Way site, adjacent to Trader Joe's in Castro Valley.
- San Lorenzo Village area
- Pipeline site in East County inside the Urban Growth Boundary east of the City of Pleasanton.

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Affirmatively Furthering Fair Housing

Compliance with the state statute requires:

- analyzing historical and existing fair housing and segregation issues in unincorporated communities
- identifying fair housing goals,
- developing strategies to implement these goals, and
- ensuring sites in the inventory are identified in such a way that promotes AFFH



Section IV -Draft Housing Plan

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

Draft Goals

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

Current Meeting Schedule

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

We want to
hear from you!

Housing Element Website (access draft document after August 3rd & sign up for email notices.):
<http://www.acgov.org/cda/planning/housing-element/housing-element.htm>

Submit comments by email: housingelement@acgov.org

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

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

Planning Commission, September 5, 2023

At its September 5, 2023 meeting, the Planning Commission received a presentation from Planning Department staff on the Public Review Draft Housing Element and voted to recommend that the Board of Supervisors authorize staff to submit the draft to the State Department of Housing and Community Development. The meeting was held in-person with the option to participate virtually on Zoom or by phone. In addition to members of the Planning Commission, 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.

Comments received from Commissioners:

- Commented that the sites inventory analysis was very thorough.
- Inquired how SB 9 was considered in the sites inventory
- The item should be continued because the community did not have adequate opportunity to review the sites inventory during the public comment period.
- The consultant's report regarding permit streamlining is not adequately addressed in the draft element.

Comments received from Members of the Public:

- Objected to loss of commercial uses in San Lorenzo if developed with housing. Supported keeping San Lorenzo suburban.
- Expressed concern that Ashland is already overburdened and the sites inventory would continue to concentrate populations of poverty in the area.
- Affordable housing developers should be required to pay park dedication fees since people living in their housing will use parks.
- Expressed support for the housing element but noted concern about concentration of low-income housing along East 14th Street.
- The County should prioritize resources in the unincorporated areas, including a new Office of Unincorporated Services, expanding funding for housing by supporting the regional housing bond, and providing permanent supportive housing for the homeless.

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- The housing element should include more specific timeframes for implementation of the programs and should state explicitly how programs relate to AFFH findings.

Board of Supervisors, September 21, 2023

At its September 21, 2023 meeting, the Board of Supervisors received a presentation from Planning Department staff on the Public Review Draft Housing Element and voted to authorize staff to submit the draft to the State Department of Housing and Community Development. The meeting was held in-person with the option to participate virtually on Zoom or by phone. In addition to members of the Planning Commission, 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.

Special Joint Meeting of the Three Municipal Advisory Councils (Castro Valley, Eden, and Fairview), March 21, 2024

On March 21, 2024 a Special Joint Meeting of the Municipal Advisory Councils (MAC) Workshop was organized by the Alameda County Planning Department staff. At a special joint meeting of the Castro Valley, Eden, and Fairview Municipal Advisory Councils, the Alameda County Planning Department staff presented the proposed changes to the County's Draft Housing Element to respond to comments received from the State Housing & Community Development Department, Project Schedule, and Sites Inventory Update. The meeting was held in-person with the option to participate virtually on Zoom or by phone. In addition to members of the Municipal Advisory Council, the meeting was open to the public who had the opportunity to provide public comments. The workshop was recorded, and the recording is available on the County website. There were forty-two (42) virtual attendees, twenty-four (24) in-person attendees, and seven (7) Planning Department Staff members in attendance.

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Comments Received from Castro Valley MAC Members:

- Highlighted the need for better outreach and communication, particularly to ensure diverse representation and input from renters, low-income residents, and communities of color.
- Expressed concerns regarding traffic and congestion, especially with the addition of ADUs and higher-density housing, and inquired about plans to mitigate this.
- Concerns raised on the feasibility of the Housing Element, particularly given the ambitions goals, high-interest rates, and current development climate.
- Inquired about strategies to incentivize developers to build affordable housing units.
- Concerns raised about overcrowding and inquired about the County's plans to address this issue.
- Questions raised on whether the Housing Element looks at project costs when determining sites to accommodate housing.

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Comments Received from Eden MAC Members:

- Echoed concerns about the lack of awareness and inadequacy of public notification regarding the Housing Element process and this meeting specifically.

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- Concerns with infrastructure and environmental impacts and recommended the County couple the sites inventory with placed based strategies for community revitalization and displacement risk mitigation measures.
- Expressed frustrations with affordable housing development not being required to pay certain fees.
- Expressed support for a robust just cause eviction ordinance that protects all tenants including those in mobile home parks, single-family rentals, and newer apartments.
- Expressed concern about the concentration of lower-income housing units in Ashland and Cherryland and urged the County to identify more sites in higher-income areas of Castro Valley to address fair housing and displacement concerns.

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Comments Received from Fairview MAC Members:

- Echoed concerns about the lack of awareness and inadequacy of public notification regarding the Housing Element process and this meeting specifically.
- Concerns raised about the implications of not getting the Housing Element certified.
- Highlighted concerns about the impact of increased density on environment.
- Concerns also raised on how higher density will impact water and sewer capacity, traffic congestion and evacuation routes in Fairview based on the limited infrastructure.
- Questions on what happens if a property owner would like to be removed from the Sites Inventory list.
- Also expressed support for a robust just cause eviction ordinance that protects all tenants including those in mobile home parks, single-family rentals, and newer apartments.
- Noted that there are many vacant homes and questioned whether these properties have been explored.
- Questions raised on the development review process, particularly what an expedited review means and concerned with developer taking shortcuts with this process.

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Key Concerns/Issues/Comments Received from Members of the Public:

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Overall, the meeting underscored the need for a Housing Element Update that balances the state-mandated housing goals with the specific needs and concerns of Unincorporated Alameda County communities. Improved public engagement, careful consideration of site suitability, and a focus on infrastructure, environmental protection, and tenant rights are crucial for developing a plan that is both equitable and sustainable which are further discussed below.

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- Insufficient Public Engagement and Outreach: A number of attendees expressed frustration with the lack of awareness and inadequate public notification regarding the Housing Element update process. They called for more robust and inclusive outreach efforts to ensure diverse community representation and input, particularly from renters, low-income residents, communities of color, and non-English speakers. Several individuals highlighted the difficulty in accessing information about the meeting and the Housing Element itself, suggesting improvements to website accessibility and clarity. There were

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also concerns about the lack of representation from specific communities, like Cherryland, on the MAC.

- Concerns Regarding Specific Sites Inventory Locations: Significant opposition emerged against the inclusion of certain sites in the Housing Element inventory, particularly the former Sheriff Substation property, and vacant lots on Madison Avenue. Concerns revolved around issues such as flooding, inadequate infrastructure, limited emergency access, environmental impact, and incompatibility with existing community character. Participants advocated for the removal of these sites from consideration and suggested exploring alternative locations that are more suitable for higher-density housing.
- Emphasis on Infrastructure and Environmental Impact: Community members consistently stressed the importance of addressing infrastructure limitations and potential environmental impacts alongside housing development. They highlighted concerns about water and sewer capacity, traffic congestion, wildfire evacuation routes, and the loss of green space and critical habitat in order to meet the County's housing needs.
- Emphasis on Tenant Protections: There were strong calls for robust tenant protections, including a comprehensive Just Cause eviction ordinance covering all renters and measures to protect residents of mobile home parks from displacement. Some participants

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also advocated for exploring alternative affordability solutions, such as direct financial assistance and tenant purchase programs.

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- Support for Affordable Housing: Staff received comments from members of the community who expressed their support to increase affordable housing in Unincorporated Alameda County.

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Update on the Draft Housing Element

Eden Area, Castro Valley, and Fairview
Municipal Advisory Councils

March 21, 2024



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

Housing Element Update Process

The Housing Element is a state-mandated process where local jurisdictions are required to designate possible sites for future housing and programs to support the construction of additional housing.

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.

Regional preparation for the 2023-2031 Housing Elements began in 2021

Alameda County began preparation in Fall of 2021.

Staff published the first draft in September 2023 and received comments from the state in January 2024

Staff anticipate submitting a second draft in April 2024.

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Required Components of Housing Element

- 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 & Non-governmental Constraints
- Evaluate existing Housing Element policies & programs
- Affirmatively Further Fair Housing
- Community Engagement

Comments from State HCD & Staff responses

Comment	Staff response
Describe efforts to combat the gap in fair housing enforcement and outreach services and add or modify programs, as appropriate (p3)	Planning staff are coordinating with County HCD staff to ensure there is no gap in fair housing services.
Discuss the differences between racially concentrated areas of affluence (RCAs) and racially or ethnically concentrated areas of poverty (R/ECAPs), especially differences in zoning (pg3)	Staff are further analyzing these areas and will add to policies and programs accordingly.
Further analyze education, economic, transportation and environmental components of the Tax Credit Allocation Committee's opportunity scores (pg3-4)	Staff are further analyzing these topics and will add to policies and programs accordingly.
Further analyze how development at sites inventory sites will impact existing socio-economic patterns. Will development improve the quality of life for existing neighbors or exacerbate displacement? (pg4)	Staff will conduct a new analysis based on the new sites inventory and commit to policies and programs to improve exiting conditions for current and future residents, including reference to the Environmental Justice (EJ) Element.

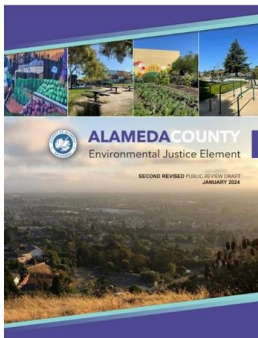
Comments from State HCD & Staff responses

Comment	Staff response
Add additional programs to meet Affirmatively Furthering Fair Housing (AFFH) requirements and affect meaningful change.	After updating the AFFH analysis based on the updated sites inventory, staff and consultants will add additional programs based on the analysis, including reference to the EJ Element.
Add programs to increase tenant protections, housing mobility through expanding housing choices in lower-density areas of the County, and new housing opportunities in relatively higher income or higher resourced communities.	Staff and consultants are adding programs reflecting the tenant protections proposed by Supervisor Miley. Staff are proposing increasing densities on vacant residential lots in parts of Castro Valley and Fairview to enable additional construction.
Further explain how many possible housing units could fit in sites in the sites inventory, including commercial or mixed-use sites	Staff are adding descriptions of the Housing Element Overlay and the history of developments in the unincorporated area.
Further explain how possible redevelopment is	Staff are adding descriptions of the Housing Element Overlay, further discussing local market trends, and further describing why sites are likely to redevelop.

Comments from State HCD & Staff responses

Comment	Staff response
Continue to engage the community	Staff will continue to engage with residents about the Housing Element process.
Further analyze development permit procedures to minimize constraints (pg7)	Staff and consultants are further describing the Site Development Review process, other development processes, and the Baker Tilly Report findings. Staff and consultants will add additional programs to minimize governmental constraints to development.
A variety of program changes, including earlier timelines, discrete timing, concrete commitments, changes to county reasonable accommodations policies, changes to zoning requirements around emergency shelters, permanent and transitional supportive housing, ADU programs, and others (pg8-10).	Staff and consultants are working to update programs listed in the main body of the Housing Element to comply with necessary changes, to speed up timelines, and to quantify more concrete commitments. This includes reflecting commitments made in the EJ Element.

The Draft Environmental Justice Element



Anticipated adoption by the BOS in June of this year
Commits the county to pursuing a variety of improvements in the Unincorporated areas including increasing access to public parks, improving communication and community engagement practices, and pursuing policies to decrease traffic violence and air pollution.

Housing Element Overlay

- Goal: create an overlay combining district to facilitate housing production in the sites inventory
- Applies to all sites in inventory not currently under development
- Permit streamlining at all density levels/all income levels
- The Administrative Modification: specific development standards such as building height, setbacks, open space, landscaping, and parking requirements can be altered to meet the projected number of units on a given site
- Will mitigate future need for additional rezonings to comply with the No Net Loss Rule.



Sites Inventory

- State law requires each city and county to demonstrate that zoning & general plan designations allow enough housing development capacity to accommodate Regional Housing Needs Assessment (RHNA).
- Inventory sites have been identified in every Unincorporated Community.
- Alameda County does not construct housing; property owners decide whether to develop their properties.
- Applications for housing developments still need to go through an approval process.
- As required by State HCD, assigning properties to an income category is generally based on density, assuming higher density units will be more affordable.

Unincorporated Alameda County Residential Housing Need Assessment (RHNA) Allocation

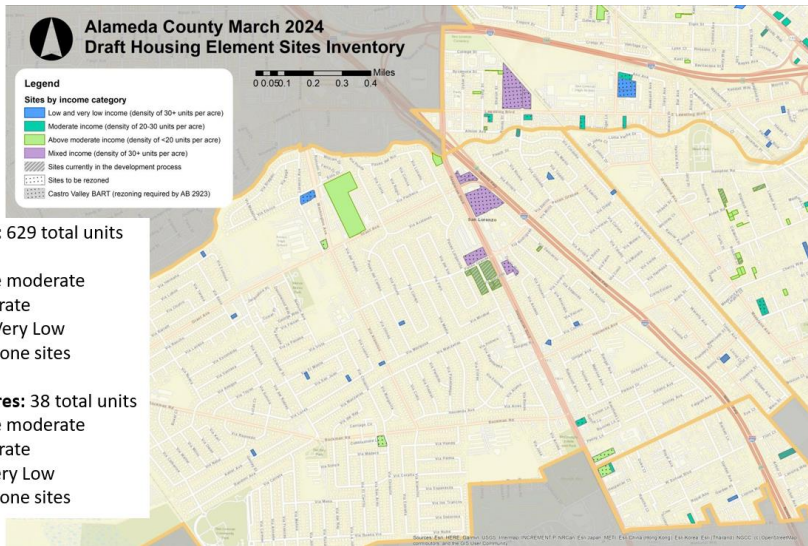
Housing Element Cycle	Very Low Income (<50% of Area Median Income)	Low Income (50-80% of Area Median Income)	Moderate Income (80-120% of Area Median Income)	Above Moderate Income (>120% of Area Median Income)	Total Required Units
2015-2023	430 units	227 units	295 units	817 units	1,769
2023-2031	1,251 units	721 units	763 units	1,976 units	4,711
% Increase	191%	218%	159%	142%	166%

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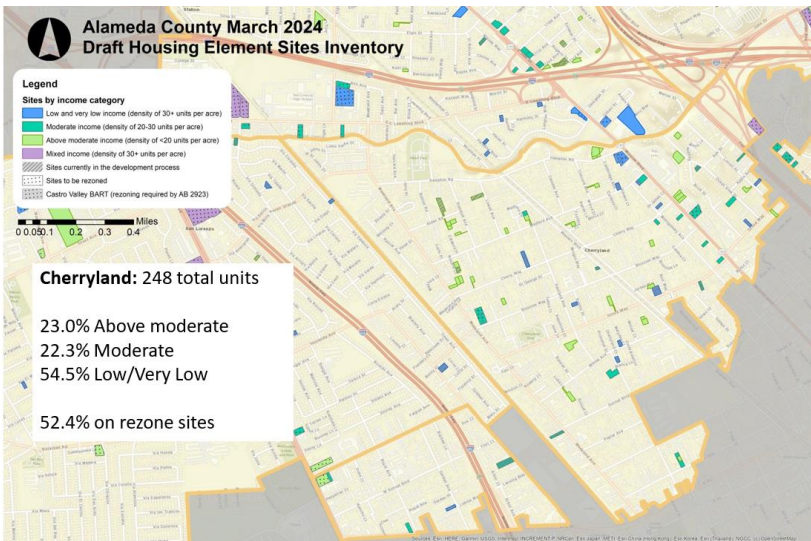
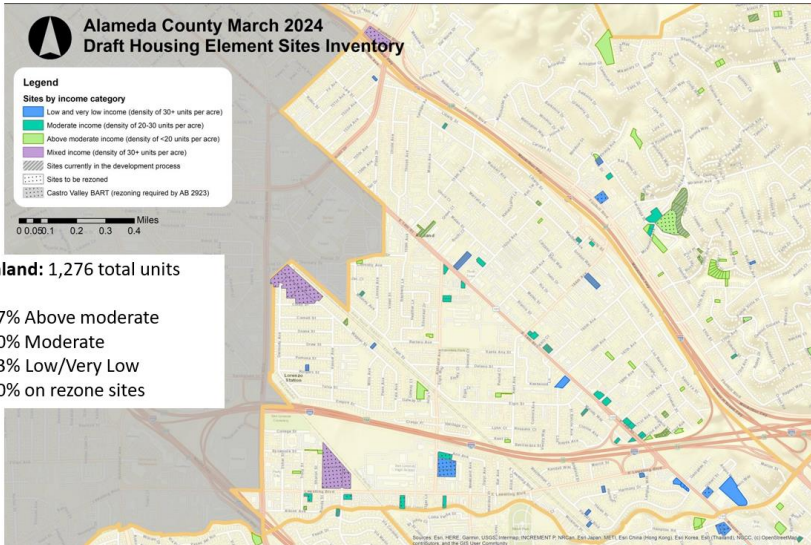
Sites Inventory by community

Communities	Total Housing Units		Above Moderate Income Units (<20 units/acre)		Moderate Income Units (20-30 units/acre)		Low and Very Low Income Units (>30 units/acre)		Units Currently Under Development		Units in Sites Proposed for Rezoning	
Eden Area	2,191	45.5%	703	33.2%	467	55.9%	1,019	54.8%	334	37.2%	1,463	47.1%
Ashland	1,276	26.5%	295	13.9%	285	34.1%	696	37.4%	150	16.7%	900	29.0%
Cherryland	248	5.2%	57	2.7%	89	10.6%	100	5.4%	19	2.1%	130	4.2%
Hayward Acres	38	0.8%	13	0.6%	24	2.9%	1	0.1%	13	1.4%	18	0.6%
San Lorenzo	629	13.1%	338	16.0%	69	8.3%	222	11.9%	152	16.9%	415	13.4%
Castro Valley	1,875	38.9%	722	34.1%	351	42.0%	802	43.1%	318	35.5%	1,249	40.2%
Fairview	544	11.3%	494	23.3%	15	1.8%	35	1.9%	41	4.6%	395	12.7%
East County	204	4.2%	197	9.3%	3	0.4%	4	0.2%	204	22.7%	-	-
Total	4,814	100%	2,116	100%	836	100%	1,860	100%	897	100%	3,107	100%



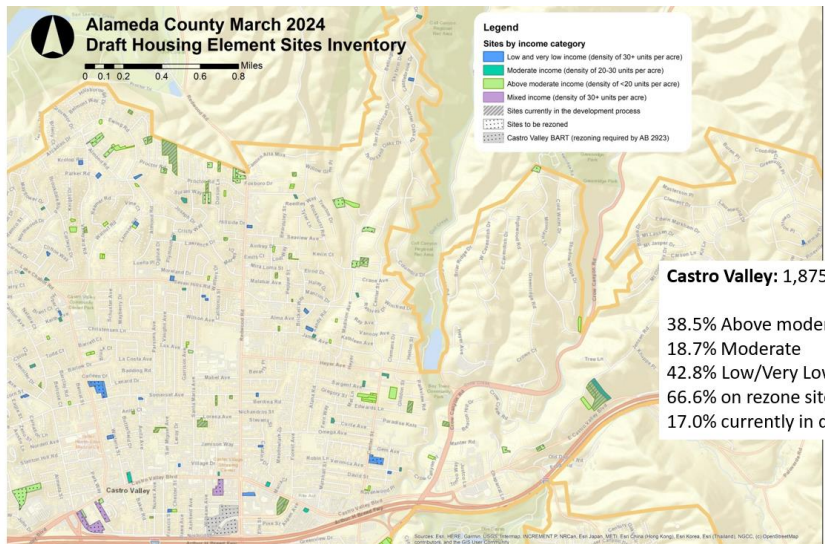
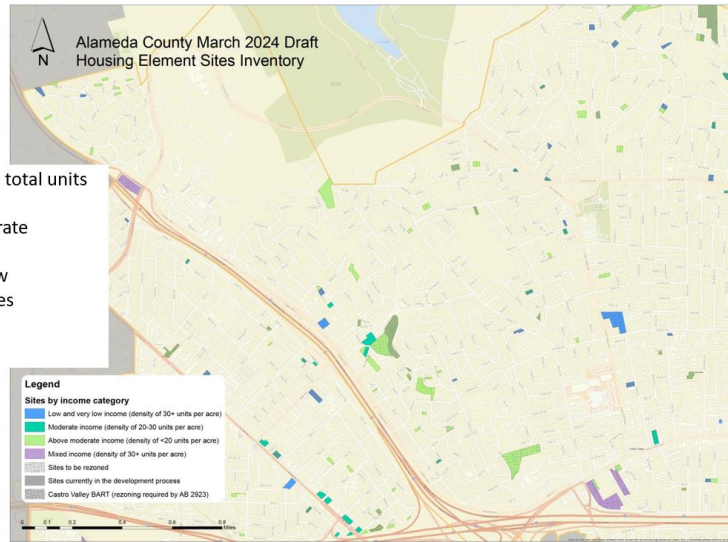
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Castro Valley: 1,875 total units

38.5% Above moderate
18.7% Moderate
42.8% Low/Very Low
66.6% on rezone sites
17.0% currently in development

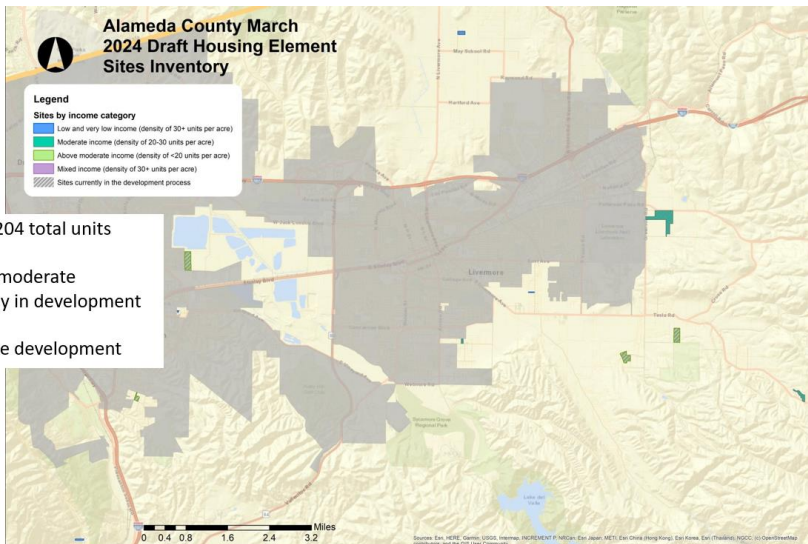
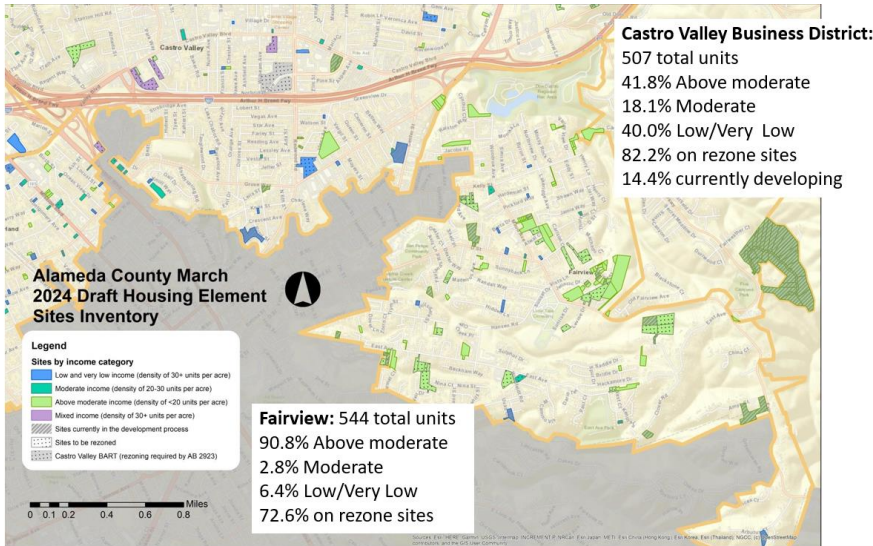


Castro Valley: 1,875 total units

38.5% Above moderate
18.7% Moderate
42.8% Low/Very Low
66.6% on rezone sites
17.0% currently in development

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Sites removed from the Inventory

Mission Boulevard and E 14th Street: There are now fewer sites, fewer units, and fewer proposed rezonings along the corridor. This is due to the loss of the Cherryland Place site (potential future sheriff substation) and in response to community and state comments.

	Number of parcels	Total # of Units	Above Moderate Units (Low Density Housing)	Moderate Units	Low and Very Low Income units (Higher Density Housing)	# of Parcels Proposed for Rezoning	Total # of Rezone Units
First Draft	43 sites	477 units	6 units	140 units	331 units	9 sites	216 units
Second Draft	26 sites	222 units	6 units	121 units	95 units	5 sites	86 units

Sites changed and removed in the Inventory

- Sheriff Station: staff were updated that the substation will be relocated, potentially to the corner of Mission Boulevard and Hampton Road, and that the building currently containing the Radio Dispatch facility will remain in use.
- Castro Valley BART: BART informed staff that they will not be able to develop this site before 2031.
- Rite Aid: Was not in the first Sites Inventory but is often asked about. Current owners have stated they do not intend to build housing and are pursuing different commercial/retail spaces at the site.

Additional rezonings: vacant lots in Castro Valley and Fairview

- 'Above moderate' housing require more land because there are fewer housing units per acre.
- State comments requested additional sites in High Opportunity areas (much of northern Castro Valley) and lower density areas (Fairview and much of northern Castro Valley).
- Staff selected the majority of currently vacant residentially-zoned lots in Fairview and northern Castro Valley to propose rezoning to allow 17 units per acre.
- Units at this density are considered above moderate housing.

Bay Fair BART

- AB 2923 and MTC's Transit Oriented Communities Policy require rezoning of BART sites to increase density and reduce development constraints.
- County staff are partnering with BART and City of San Leandro staff to pursue funding to move development forward.
- San Leandro will soon begin engagement for a plan for the Bay Fair BART site – stay tuned if you live in the area and want to participate!

What happens next

- Staff anticipate publishing the second Housing Element draft in early April.
- There will be a minimum 7-day comment period.
- If you'd like to be informed about when that comes out, please add your email address to the form in the back!

Thank you!

Contact Us:

Albert Lopez, Planning Director: albert.lopez@acgov.org

Elizabeth McElligott, Assistant Planning Director:
elizabeth.mcelligott@acgov.org

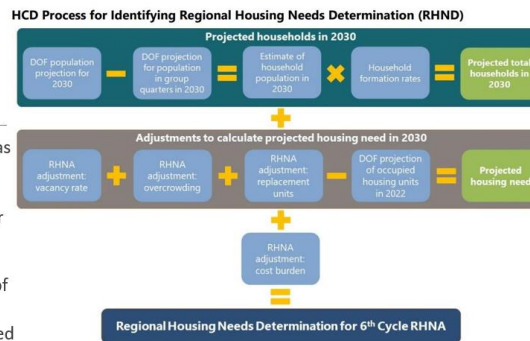
Olivia Ortiz, Planner 3: olivia.ortiz@acgov.org

Or: housing.element@acgov.org

Additional Background slides

RHNA

- Regional Housing Needs Assessment (RHNA) was a 2-year, multi-agency process.
- the most recent RHNA numbers are meant to account for previous unit needs that were never met.
- State HCD completed Regional Housing Needs Determination (RHND) with state Department of Finance (DOF) data.
- ABAG Housing Methodology Committee included representatives from every county, decided methodology for assigning RHNA to every locality.
- Only successful RHNA number change was a correction in county boundaries.
- No precedent for updating RHNA outside petition process.



For more information about ABAG's Housing Methodology Committee, see here: <https://bit.ly/4718gMk>

Income Categories for Alameda County

Income Category	Percent of median income	Annual income (1-person household)	Annual income (3-person household)	Annual income (4-person household)
Extremely low-income	30%	\$28,800	\$37,000	\$41,100
Very low-income	50%	\$47,950	\$61,650	\$68,500
Low income	80%	\$76,750	\$98,650	\$109,600
Median income	100%	\$87,900	\$113,050	\$125,600
Moderate income	120%	\$105,500	\$135,650	\$150,700

Consequences of Not Fulfilling RHNA

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

For more details on the consequences of non-compliance with state Housing Element law,



<https://abag.ca.gov/sites/default/files/documents/2021-10/Consequences-of-Non-Compliance-with-Housing-Laws.pdf>

October 2021

New State Housing Unit Set to Enforce Local Housing Mandates



"A housing element is no longer a paper exercise – it's a contract with the state of housing commitments for eight years, and the Housing Accountability Unit will hold jurisdictions to those commitments," said Megan Kırkeby, deputy director for housing policy, California Housing and Community Development department in an October 2021 press release.

Local governments have much to lose if they fail to bring their housing elements into compliance with state requirements. With a staff of 16 in the new Housing Accountability Unit, California's Housing and Community Development (HCD) department is resourced and ready to enforce state mandates on local housing plans and policies. In April 2020 guidance to cities and counties, HCD stated that it is authorized to "review any action or failure to act by a local government that it finds inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions to not comply with state law." "Noncompliant housing elements could also impact local general plans, as they are a required part of these foundational blueprints for land use planning. Localities that fail to comply are subject to a range of penalties, including:

Legal Suits and Attorney Fees: Local governments with noncompliant housing elements are vulnerable to litigation from housing rights' organization, developers, and HCD. If a jurisdiction faces a court action stemming from its lack of compliance and either loses or settles the case, it often must pay substantial attorney fees to the plaintiff's attorneys

in addition to the fees paid to its own attorneys. Potential consequences of lawsuits include: mandatory compliance within 120 days, suspension of local control on building matters, and court approval of housing developments.

Loss of Permitting Authority: Courts have authority to oversee local government residential and nonresidential permit processes to bring the jurisdiction's General Plan and housing element into substantial compliance with state law. The court may suspend the locality's authority to issue building permits or grant zoning changes, variances, or subdivision map approvals – giving local governments a strong incentive to bring their housing element into compliance.

Financial Penalties: Local governments are subject to court-issued judgments directing jurisdictions to bring a housing element into substantial compliance with state housing element law. If a jurisdiction's housing element continues to be found out of compliance, courts can fine jurisdictions up to \$500,000 per month, and if they are not paid, multiply that by a factor of six.

Court Receivership: Courts may appoint an agent with all powers necessary to remedy identified housing element deficiencies and bring the jurisdiction's housing element into substantial compliance with housing element law.

Streamlined Ministerial Approval Process: Proposed developments in locations that have not yet made sufficient progress towards their allocation of the regional housing need are now subject to less rigorous "ministerial" approvals in order to hasten the production of housing and bring a jurisdiction into compliance with its state-determined housing need allocation.

OVER ▼

How will new housing affect public safety and property values?

From the conclusion (page 12):

"The siting of affordable housing does not negatively affect housing prices in Orange County.

"In fact, we see modest increases in both sales prices and price per square footage county wide, with the most pronounced impact in places categorized with higher rates of poverty.

"The siting of affordable housing reduces most types of crime, especially violent crime. The overall impact is best described as 'null', as the changes in crime are measured in a fraction of a single crime per year.

"... The results from our analysis for Orange County add to what has been found elsewhere: The placement of affordable housing does not negatively impact the surrounding community, and in many ways, it enhances both local property values and increases public safety."

THE IMPACT OF AFFORDABLE HOUSING ON HOUSING & CRIME IN ORANGE COUNTY

John Hipp, Charissa Riff, Emily Owens, George Tila and Seth Williams
Department of Criminology, Law and Society
School of Social Ecology
University of California – Irvine
Produced by the Livable Cities Lab



<https://bit.ly/3E4838j>

AB 2923 requirements + TOC policies

For 'Neighborhood and Town Center' stations like Castro Valley and Bay Fair:

- Minimum 75 dwelling units per acre
- Minimum 5 stories allowable height
- Minimum FAR of 3.0
- No required vehicle parking
- Maximum residential vehicle parking of 1 space per unit
- Maximum office vehicle parking of 2.5 spaces per 1,000 square feet
- Minimum one bicycle parking spot per unit

Alameda County Housing Element April 2024 Draft

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Below is an additional attachment on the All-MAC March 21, 2024 agenda. The same information was made available online.

March 2024 Draft Sites Inventory for Unincorporated Alameda County Summary Analysis

March 14, 2024

Below is a brief analysis of the March 2024 Draft Sites Inventory for Unincorporated Alameda County. A few notes:

- Of the 228 sites listed in the sites inventory as under development, 129 include the construction of an ADU. Currently, planning staff rely on regional assumptions about the income level associated with an ADU. A regional study concluded that approximately 30% of all ADUs are affordable to very low income households, 30% of all ADUs are affordable to low income households, 30% of all ADUs are affordable to moderate income households, and the remaining 10% of ADUs are only affordable to above moderate income households. Staff have randomly allocated ADU income categories throughout the unincorporated areas and look forward to having better data in the future.
- All sites listed in unincorporated East County are under development.

Ashland

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- 1,276 units total
- This is an overall decrease from the first sites inventory, when there were 1,358 units proposed for Ashland.
- 869 units are in the Ashland Cherryland Business District (ACBD), or about 68% of all of the units in Ashland.
 - o The majority of units currently under development are in the ACBD (131 of 150 units).
 - o 542 units are on sites proposed for rezoning in the ACBD. A significant amount of these projected units are allocated to Crunch Fitness and the property behind it (396 units total)
- The ACBD is one of the few places in the jurisdiction that has existing zoning allowing for high density housing, which (on parcels at least .5 acres in size) CA State Department of Housing and Community Development (State HCD) expects us to assume will be low income. There are 505 low or very low-income units in the ACBD in Ashland.
- Outside the ACBD, there are 407 housing units. 358 of those units are anticipated to be built on the southern Bay Fair BART lot; the northern lot is in San Leandro and is also expected to develop. To comply with regional planning policy and ensure Public Works can receive future funding, staff has increased the proposed rezoning to up to 100 units per acre at the Bay Fair station southern parking lot.
- In response to both landowner request and a re-evaluation of nonvacant sites, 19 properties in Ashland were removed from the sites inventory list. This includes Cherryland Place. CDA has been told that the Sheriff's department is considering building a substation there.

Cherryland

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- 240 units total
- This is a slight increase from the first sites inventory, which proposed 215 units for Cherryland.
- The lower unit count compared to Ashland and San Lorenzo largely reflects a lack of land appropriate to rezone.
- The largest number of units (58 units) is on .99 acres of land owned by the same person at the corner of Mission and Hampton.
- The second largest number of units (31 units) is on a lot proposed for rezoning owned by the City of Hayward. County staff are in conversation with City staff regarding the property.
- The two sites mentioned above constitute the majority of the 130 units projected on rezone sites.
- In response to both landowner requests and a re-evaluation of nonvacant sites, 9 properties in Cherryland were removed from the sites inventory list.

San Lorenzo

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- 629 units total
- This is a slight increase from the first sites inventory, when there were 591 units proposed for Cherryland.
- About a quarter (152 units) of those are units under development now. This includes the Village Green project.
- 69.5% of San Lorenzo units are in the San Lorenzo Village Specific Plan area.
- One of the biggest changes between the rezonings proposed in the first Housing Element draft and this second Housing Element draft is that properties proposed for rezoning in the San Lorenzo Village area will be rezoned to up to 86 units per acre, not 60. This is in line with the 'high density residential' designation available in Ashland and Cherryland.
- County staff are in discussions with Bohannon Properties, who own significant amounts of land in the San Lorenzo Village, and they have not objected to an increase in density.

Hayward Acres

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- 38 units total
- This is a slight decrease from the first sites inventory, when there were 47 units proposed for Hayward Acres
- The low number of units reflects (1) limited existing vacant land and (2) limited underutilized commercial or residential land, based on our months of sites inventory research.

Castro Valley

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- 1,876 total housing units
- This is an overall decrease from the first sites inventory, when there were 1,978 units proposed for Castro Valley.
- Less than a third of these units (507 housing units) are projected for the Castro Valley Business District (CVBD). The overwhelming majority of these units are on sites proposed for rezoning.
- Since the first draft, 17 parcels were removed from the sites inventory. The majority of those are in the downtown area and include the BART station and the Sheriff's Radio Dispatch site
- 1,331 units are outside of the CVBD area. Of those, 18.2% (242 units) are units currently under development. 60% (799 units) of the units outside of the CVBD are proposed for rezoning.

- There are 38 projected units in the Madison Avenue Specific Plan area, a reflection of 1 vacant residential site, 2 projects currently under development, and 3 vacant sites we're proposing to rezone to 17 units per acre.
- The majority of low and very low income units in Castro Valley are outside of the CVBD.

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- Some of the most dense sites in Castro Valley include:
 - o The First Presbyterian Church of Hayward affordable development, which would be next to the existing Trader Joes
 - o The sheriff substation, which we're proposing rezoning to up to 100 units per acre, matching densities allowed at the Bay Fair BART area.
 - o Lucky Supermarket's Parking lot
 - o The Ruby Street development
- The biggest changes since the first draft sites inventory include:
 - o Changing the density on a handful of downtown parcels from up to 40 units per acre to up to 60 units per acre.
 - o The Castro Valley BART site: staff need to rezone it to comply with state law. However, BART has informed staff that it won't be developed before 2031 so the County cannot count the potential units on the site toward our Regional Housing Needs Allocation.
 - o And increasing the allowed density on a number of parcels in northern Castro Valley to up to 17 units per acre. This is the same density as existing residential small lot zoning in Castro Valley. Staff are proposing this zoning change for 28 parcels, and it accounts for about 172 above moderate units.

Fairview

- 544 total units
- This is an increase from the first sites inventory, when there were 323 units proposed for Fairview.
- The majority of these units (395 units) are on sites proposed for rezoning. 341 units are projected for sites staff are proposing to rezone to up to 17 units per acre. Staff are proposing this for 27 vacant or majority vacant parcels.

For comments and questions, please reach out to Alameda County Planning staff at athousing.element@acgov.org or leave a voicemail at 510-670-6523.

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Other Public Outreach Activities and Events

Website

The County's website has 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.

Interviews

During the public comment period, staff specifically reached out to the school districts and utility providers who serve unincorporated Alameda County for comments and to discuss future capacity, largely in response to public comments concerning school and utility capacity. Staff met with Castro Valley Sanitary District (CVSan), Castro Valley Unified School District, and Hayward Unified School District. Staff also communicated with San Lorenzo Unified School District and EBMUD.

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.

Staff then returned to update ACHCC members on September 5, 2023, to let them know about specific programs in the Housing Element.

Interviews

In addition to those attending ACHCC meetings, County staff reached out to the following organizations while writing the Housing Element Draft:

- 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 for First Housing Element Draft

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 at 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 1

Table F-3. Communities of Survey Responders		
Community	Number of Responses	Percentage of Responses
Castro Valley	21	40.4%
Eden Area	24	46.2%
Ashland	7	13.5%
Cherryland	3	5.8%
Hayward Acres	3	5.8%
San Lorenzo	11	21.2%
Fairview	2	3.8%
Neighboring municipalities	5	9.6%
Total	52	100.0%

A housing needs survey was offered in Spanish and English on the County website while staff were drafting the Housing Element. 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 14th 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 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.

Online Survey 2

During the public comment period, staff used the online survey tool 'Consider.It' to gain community perspectives on how to prioritize different programs and policies. This platform allows participants to both weigh in on existing ideas as well as post their own. The tool was promoted through public meetings and the email listserv. Community members with La Familia reached out to staff to ask for the survey to be rephrased in a less technical way so that it could be shared with their clients. Ultimately, no post received more than 15 responses, so the tool was not used to inform program prioritization.

The following is a summary of the responses provided:

- 8 participants agreed that Castro Valley has a disproportionate number of low income units compared to Fairview. This idea was submitted by a participant.
- 7 residents disagree with the sites inventory overall
- 8 participants agree with the development of the Sheriff Radio Dispatch site, and 7 agree with the addition of housing in the San Lorenzo Village area
- 13 participants were of mixed feelings regarding the development of BART station parking lots
- Participants generally agreed with staff prioritizing policies and programs that further fair housing
- 10 participants were of mixed opinion on allowing taller buildings in transit-oriented areas.

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.

Comments and Responses

The following is a complete list of comments from community members, advocates, Municipal Advisory Council (MAC) Members, Planning Commission Members, and the Board of Supervisors as well as ~~are~~ county staff's responses to ~~comments received during the public comment period.~~ these comments. Comments are listed in chronological order. The full text of some comments are included as additions to this Appendix.

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	Commenter	Comment	Response
1	Claudia Albano	Wanted to give you a comment on the draft housing element and ask a question. You describe the unincorporated area and it talks about the census designated communities, but I think that it should include a few sentences that there are non census designated communities in the unincorporated area, Ashland, Cherryland, Hayward Acres that have very high poverty rates and you know it's important I think to include them, I mean to call them out. otherwise it just focuses the readers attention that there's an unincorporated area and there's these census designated places, but it doesn't talk about the non census designated places. So that's my comment.	In response to this comment, staff and consultants added additional description of Hayward Acres in the program section of the Housing Element draft. Additionally, Hayward Acres is discussed alongside all other communities in Appendix F, which discusses AFFH.
		The second one was I'm wondering about. We have some overlap between the tenant protections that are being talked about and this document. and I'm wondering is there kind of, I know it's coming forward, but is there any kind of conscious effort to kind of think about some of those things. Like for example, I know that there's the demand for rental inspection but there isn't a proactive rental inspection. And so are you just waiting for that to be as well as other as whether other tenant protections or is that just really not covered in this document?	Staff are committed to accurately representing the County's commitment to renters in the Housing Element. This includes representing Code Enforcement's rental inspection pilot and future developments before the adoption of the 6th Housing Element, <u>including Program 6.O: Renter Protections.</u> The following programs pertain to tenants' rights: Program 2.K: Preserve At-Risk Housing, Program 2.L: Protect Existing Affordable Housing Units, Program 5.D: Rental Inspection Pilot, Program 5.E: Condominium Conversion, Program 6.B: Fair Housing Referrals (ECHO Housing), Program 6.C: Rent Review Program, Program 6.F: Displacement Protection, Program 6.G: Fair Housing Services, Program 6.I: Mobile Home Rent Stabilization Ordinance

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		And then the other question was there's the EJ element that is a draft form now. I'm wondering if any of those policies around housing, should be referenced at least you know should redo these metrics at least thought about it in the and maybe there asking about and maybe they should be referenced to an equity issue. And I do think the whole equity issue should be called out, and maybe that's part of my thinking and wanting to call out Ashland, Cherryland, Hayward Acre because you know they kind of get lost between the zip code stuff and not being sense of designated places and I don't want their needs because they are so great to get lost	Comments and policy ideas generated through the Environmental Justice Element process are reflected in the Housing Element. <u>Implementing the Environmental Justice Element is now reflected in program 7.D: : Environmental Justice Element Implementation.</u> Equity and the differences between the Eden Area and other unincorporated communities are the primary topic of Appendix F, Affirmatively Furthering Fair Housing.
2	Serena Weed	In regard to putting low income housing in CV I have a few thoughts I would like to share: First and foremost I would be much more accepting of this if it was affordable housing for all and not just section 8. I imagine a facility where we can create jobs to make sure this is a safe and clean living environment. This would be beneficial to moms raising children, college students, middle aged and elderly. Almost everyone is a paycheck away from being homeless due to the increased costs.	Any household with an income that meets the low income threshold could qualify to live in the low income housing contemplated in the HE. No Section 8 voucher would be required. Section 8 vouchers provide a rent subsidy that allows the voucher holder to rent market rate housing.
		The increase of people living in CV would be dramatic and cause traffic (Streets and street lights would need to be altered to accommodate traffic)	Traffic considerations will be a part of each development, as is required by CEQA.
		Do these units have garages? I am against street parking meters.	Details of future units will be determined by the relevant design guidelines. <u>However, parking management such as requiring some form of payment for parking is an important component of managing traffic and ensuring that there are available parking spots in high-traffic areas.</u>
		Castro Valley needs places for teens and young adults to hang out and socialize. Some of the proposed sites could be used for this.	Thank you for your comments. They have been received.
		Rite Aide use to have a huge selection of fabrics, yarn and crafting materials. Now one has to travel outside of CV to find these items. These items are essential because they allow people of all ages to be creative and unique. These items are often required in school projects.	Thank you for your comments. They have been received. <u>As of summer 2023, the Rite Aid is not a part of the sites inventory.</u>

		<p>Furthermore I do not see low income housing having a positive impact for CV. Affordable housing for everyone. Thanks for taking the time to read this. I will think positive thoughts for the future of CV.</p>	<p>As discussed in Appendix F, there are current residents of Castro Valley who are rent burdened or mortgage burdened, meaning that they pay 30% or more of their monthly income to keep housing. Future low income housing will help these residents stay in Castro Valley.</p> <p><u>As discussed elsewhere in these responses, research on a variety of communities has shown that housing for lower income households has a neutral-to-positive impact on the community.</u></p>
3	M. A. Caruso	<p>Please preserve Lucky Castro Valley, it's the only good grocery store in Castro Valley.</p> <p>Safeway is overrun with crime and overcharging, the CV natural market has little in the way of essentials</p>	<p>Staff envision future development at this site as including both retail and housing.</p>
4	Ally Wilson	<p>Hi, We are residents of Castro Valley and we opposed reducing CV BART parking lot for housing. We rely on BART for work commute and leisure activities. Prior to pandemic, CV BART parking is full around 9:30am. This add to unfair burden on parents that have to drop off kids at school and cannot arrive at CV BART parking lot in time. As a result, I have to drive far away to another station or commute to work.</p> <p>CV should not have to solely burden 1/2 of Alameda unincorporated affordable housing quote, this responsibility should be spread out.</p> <p>Alameda planning department can also approve variance for increased density for the proposed affordable apartment. BART can be save by adding 2 stories to the proposed apartment, rather than making the whole community suffers by reducing the effectiveness of BART.</p> <p>Let's not create new problem with shortsighted strategies.</p> <p>Lastly, we request to view the Housing Element plan that is not available on your website.</p>	<p>Thank you for your comments. They have been received.</p> <p>Commenter was sent Housing Element draft completion of the draft.</p> <p><u>As of the March 2024 BART Transit Oriented Development Work Plan, the Castro Valley BART station will not be considered for development before 2031. However, Alameda County staff will be working on necessary predevelopment studies to ensure the station's development at a later date, as reflected in Program 1.O: Preparation of Castro Valley BART Station for future development</u></p>

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4	Kevin Burke	<p>My wife's grandparents are over 90 years old and live in a home on Sydney Circle in Castro Valley. There are no amenities in walking distance. They need to drive a car to get anywhere, which is becoming more and more precarious for them.</p> <p>I'm extremely concerned for their well being, as well as the well being of other people on the road.</p> <p>Smaller housing options for seniors near downtown, within walking distance of amenities would help them avoid being isolated.</p> <p>I am encouraged by the rezonings in downtown Castro Valley which would help facilitate this, and would encourage Alameda County to further reduce constraints (parking, setbacks, heights, egress requirements) to facilitate the development of housing that can increase mobility for seniors.</p> <p>Alternatively, Alameda County could consider permitting commercial development (corner stores, accessory commercial units) in single family zones.</p>	Thank you for your comments. They have been received.
5	Ann and John Fagliano	<p>I cannot believe what I have read about the housing element plan... are you crazy? We are all already dealing with high traffic, crowded schools, no bus transportation for our children in our community</p> <p>Wanting to add to our community more people, when we already cannot support what we have.</p> <p>Getting rid of Luckys supermarket and leaving us with just Safeway that is insane. Have any of you tried to shop at these stores now, you circle the parking lot forever to get a space.</p> <p>Parking will be insane. Just dropping off and picking up at any of the school sites is insane.</p> <p>Canyon Middle school has Heyer Street backed up to Redwood at any given morning or afternoon, that includes the high school also.</p> <p>Perhaps on paper it looks good but for our community it is not!!!! I think our tax dollars can be spent more wisely of course being unincorporated our hands are tied.</p> <p>Hopefully we will pack your meeting on August 14, 2023 and speak our minds. It is a no vote for us to even consider dropping this on our community.</p> <p>I also see a massive amount of the yellow handicap curves being done oh yes great but then we have no sidewalks and have to go into the streets...Does that make sense....wasteful!!! Look at the whole picture don't just try and dump a mass of people into an area that services are not available. We do not have the capacity now to serve what our community needs, this will only add to congestion and probably increase our crime rate.</p>	<p>Thank you for your comments. They have been received.</p> <p>Please find comments from SLZUSD and CVUSD included in this document.</p>

		<p>I realize becoming our own city they say is too costly but we are a purse for you to use at your convenience. We should all stand up for our community and not let you push housing projects that we will not be able to afford in the future.</p> <p>Bart is another issue you want to build units there. There is not enough parking there now. When Bart was built it lacked in parking. What happened? All the Bart commuters started parking in the neighborhood. Owners of their homes could not park in front of their houses. Now the neighborhood has to buy passes to park in front of their house. Totally ridiculous and that was an Alameda County rule. They did not take into account the overflow of traffic and parking issues and now you want to add more housing ...learn from your mistakes.</p> <p>We will be over populated and how is security going to be addressed that's another issue. We are already beginning to face the backlash of crime with no end in sight and lack of support.</p> <p>My husband and I will be at the meeting on August 14, 2023 and hopefully a lot of our community members will be there. This is not a matter that you will just be able to slap onto our community and leave us with multiple problems in the years ahead.</p> <p>It is very easy for your committee to draw up a project and it looks pretty on paper but it's not reality.</p> <p>No one listened and took into account the community's concerns on your last decisions to place housing on Bart's property that left a parking problem, the community was left with over population in their neighborhood. Alameda County is able to dip into the unincorporated treasure chest and help themselves. We don't even have sidewalks in our community to access our town leaving us with dirt, gravel, rocks, uneven pavement and need to resort to walking in the street, our community needs a lot more than infusing our population with housing. Housing in the existing Bart parking was fought long and hard and in the end the neighborhood lost. The County found a solution to their error...PARKING PERMITS THAT THE HOME OWNERS PAY FOR!!!!</p> <p>Alameda County needs to take a closer look at our backyard before fencing us in.</p>	
6	Ann and John Fagliano	<p>I was online and commented on tonight's meeting. I found it quite disturbing. I feel the State of California is shoving this whole housing units down our throats. Of course the State of California can mandate these proposals but I do not think any impact on the community was even a thought on their minds. Over 200 people showed up for the meeting not including the online people. Once this hits the entire community there will be more. I do not feel we have the police force, schools, walking, sidewalks, grocery stores traffic concerns addressed. As far as the homes being out of reach that is not only in Castro Valley community that is everywhere. Homes are out of reach.</p>	Thank you for your comments. They have been received.

	<p>Rentals are out of reach and what about jobs what will Castro Valley have to offer? What is Castro Valley benefit to these so called improvements that the states we have to have. We have people behind their desks making decisions and drawings that our community cannot support. It was questioned at the meeting how many of the low housing will be section 8, I do not think that was answered. I think there were alot of concerns from the community and hopefully our community will get them answered. It almost sounds like a done deal, but hopefully it can be toned down. The 5 story housing for the current Bart Station you are out of your mind. That state does not have to guarantee parking and where are those people going to park. The county already goofed on that one with the units they built. The home owners in the area have to pay for the permit. I believe the permit has a time limit so after that time expires they will again be drowning with park issues. Some one also commented that people should use public transportation, ride their bike or walk....really??? With crime as it is right now it is not safe to do any of that I would not even consider it. We are in a sad mess but hopefully we can comprise. I just feel putting more people here that we cannot support what is the state going to bring improve so our community will be able to prosper.. I do not see the State of California suppling us with new schools, upgrade transportation. I DON'T SEE IT HAPPENING .Only way this will happen is our tax dollars increasing. I do not think this is a win win for Castro Valley, it just seems like the State mandates need some amendments and your 2020-2021 statistics are flawed. There were very many concerns tonite at this meeting and it did not seem like the community was part of the State's attention. Its sad because if this proposal is approved The state will bring an increase in crime, traffic, understaffed schools, and the list goes on. And then and only then we will be at meetings to correct the problem that was created with no solution in sight. I cannot understand why is it that our state demands proposals but yet they do not consider the impact on people that live in our community. I do not think all of our questions were answered here tonight. We had plenty of concerned citizens tonight wondering how our community will be heavily impacted, that did not seem to be included in this housing equation. I feel there needs to be a lot more done to enable this project to move forward. Further studies into our traffic concerns, schools, transportation, crime, sidewalks, and shopping. We have been told that some of these properties are private so it is up to the owner what they want to do. Hopefully we will have a say in this matter or the state will come in here and steamroll the process and leaves with greater issues and problems. This is a sad mess .I hope the MAC board stays strong the communinty will strongly support them. I hope we can get this on the ballot. I feel we need to make a BIG STINK so the state of California will wake up to their insane ideas to what they feel we should do in our community.</p>	
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7	Amanda Liu	<p>To whom may read this,</p> <p>It bring our awareness that a new plan for land used was brought on the table for discussion. New construction will be built in the city of Castro Valley, CA.</p> <p>We are residents in the city for over ten years, and witness the growth of Castro Valley. Not only business but also population.</p> <p>Even tho there are many vacant buildings around the city that could turn into better usage for entertainment purposes, which are beneficial the city for prosperity. We would not agree that building more housing in the city will benefit who are already living in the neighborhood.</p> <p>Bring in more houses with denser the neighborhood not only by population, but will bring more stresses to the school district. There are currently two high schools, two middle school and nine elementary schools in the city. Whenever before school time and after school times, the streets where the schools are located are overloads. It is common to see cars not moving for ten minutes. If there are more population in the area, why don't the land planner think ahead and plan another school or better routes to help with traffic?</p> <p>Castro Valley High School is now becoming more populated than ever. Students are getting harder and harder to talk to their consaultor about their career or college plans. Classes are often unavailable due to too many students enrolled. These are red flags that needs to be addressed.</p> <p>If there are more housing will be planned for the city, at least the county/state need to address things right in the area. Think about why business vacant and not to use empty lot for more population.</p>	<p>Thank you for your comments. They have been received.</p> <p>Regarding the Castro Valley School District, County staff have met with them to discuss future capacity needs. As housing projects are proposed, school district staff will be contacted for comment regarding their ability to serve additional students. Please find comments from SLZUSD and CVUSD included in this document.</p>
8	Caleb Smith	<p>My name is Caleb Smith, and I am a resident of Alameda County who would like to comment on your draft Housing Element as a private citizen. I am grateful that your department is noting forward progress on this document, even though I remain gravely concerned by both the delay in the drafting process and with the content of the document itself. My feedback touches on several areas:</p> <p>Friendly warning now- the actions in your housing action plan lack adequate specificity in timeline, resources source, and outcome. If not amended you will likely be asked to do so by State HCD. This is a particular issue with programs 2.C, 2.E, 2.F and 2.I</p>	<p>Thank you for your comments. They have been received.</p>

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		It should not require your department until 2025 to comply with state laws that were in effect in 2021 (action 2.A). There should be an action to come into compliance with ALL state laws for housing no later than February 2024.	Thank you for your comments. They have been received.
		I am seriously concerned that the proposed densities for the Bay Fair and the Castro Valley BART stations are too low to be prioritized by BART for development. If I read correctly, the proposal is to rezone to 75 dwelling units per acre. This would equate to a roughly 4-6 story building and would represent a tragic missed opportunity. The sites should instead be zoned for at least 200 dwelling units per acre. Alternatively, they could be zoned for a building envelope of at least 12 stories and allow unlimited density on site. The proposed timelines for the station developments are also far too slow. Alameda County should pursue station rezoning earlier in the plan cycle to provide BART with maximum flexibility. Finally, replacement parking should not be required via the zoning code- that is a business decision that should be left to BART alone.	Staff are committed to rezoning the Castro Valley and Bay Fair BART parking areas to facilitate housing construction in accordance with AB 2923 <u>as well as the MTC/ABAG Transit Oriented Communities (TOC) policies.</u>
		It is especially important to increase zoned densities at BART stations because of the serious AFFH issues raised by this draft Housing Element. The low-income housing appears to be primarily concentrated in Ashland, one of the most disadvantaged parts of unincorporated Alameda County, while it appears there is no low income housing envisioned for San Lorenzo (despite a major corridor suitable for upzoning) or Hayward Hills (which could be at least rezoned to allow fourplexes). The low level of low income housing in Castro Valley is of considerable concern- the area surrounding the Castro Valley BART station would be a better location than sites distant from transit in Ashland. Allowing moderate density projects in existing single-family neighborhoods in Castro Valley could also expand housing opportunities. I hope HCD examines the AFFH angle here further.	<p>In response to community concerns, in the December 2023 mid-90 day review period update, staff removed 14 sites located in Ashland from the sites inventory. This corresponds to 125 low and very low income units and 143 units overall located on East 14th St, Mission Boulevard, and Lewelling Boulevard.</p> <p><u>As of the April 2024 draft inventory, rezone sites in San Lorenzo are proposed at densities of 43-86 units per acre. Sites in both the Castro Valley and Fairview hills are proposed for increased densities of up to 17 units per acre. Inclusionary zoning (Program 6.J: Inclusionary Housing), if adopted would ensure a percentage of affordability in specific new developments.</u></p> <p>Staff continue to implement SB 9 and ADU development through interim guidelines, in accordance with state law.</p>
		Tenant protection language is inadequate. Program 6.5 lacks adequate detail to gauge the resources that will be devoted to it or their effectiveness. Otherwise there are a	Staff are committed to accurately representing the County's commitment to

		lack of adequate tenant protections to prevent displacement, homelessness, and substandard housing conditions. Alameda County should implement a proactive rental inspection program for all rental units and explore additional strategies to protect tenants.	<p>renters in the Housing Element. This includes representing Code Enforcement's rental inspection pilot and future developments before the adoption of the 6th Housing Element. <u>The writing of the Housing Element has concurred with significant political debates over tenants rights ordinances; this is being decided at the Board of Supervisors level.</u></p> <p>The following programs pertain to tenants' rights: Program 2.K: Preserve At-Risk Housing, Program 2.L: Protect Existing Affordable Housing Units, Program 5.D: Rental Inspection Pilot, Program 5.E: Condominium Conversion, Program 6.B: Fair Housing Referrals (ECHO Housing), Program 6.C: Rent Review Program, Program 6.F: Displacement Protection, Program 6.G: Fair Housing Services, Program 6.I: Mobile Home Rent Stabilization Ordinance, <u>Program 6.N: Mobile Home Overlay, Program 6.O: Renter Protections</u></p>
		The Housing Element would benefit from additional language explaining how development on the proposed sites would be ministerial or otherwise require minimal discretionary permitting	Staff are in the process of finalizing the Housing Element Overlay <u>Combining District</u> , which includes a streamlined permitting process. <u>As of the April 2024 draft, details of the overlay combining district are discussed in Program 3.H: Housing Element Overlay Combining District.</u>
		For community engagement, I would strongly encourage the County to hire a separate community engagement consultant to assist with its outreach effort if it has not already done so. Ideally, this group would already be active in unincorporated Alameda County rather than be a conventional planning firm.	Staff are committed to enacting the policies and programs described in the draft Environmental Justice Element, which include a variety of engagement protocols (see goal EJ7 and corresponding policies and actions).

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9	Helena Lee	<p>We understand it's a state law, but is the existing infrastructure, schools and law enforcement adequate in Castro Valley to support the new housing? Our parents have been fighting traffic every day to bring their children to school. Our seniors are feeling isolated because there is no public transportation to bring them shopping. Our home owners, especially those who bought their houses in the last few years, are starting to feel the properties devalued due to the increase of crime. Everyone in Castro Valley wants to keep quality of life the same; what value do these 1979 new housing give to the city? We have no objection to building more affordable housing, but definitely not in the downtown areas. We need better planning to deal with the increased population before any new home is built.</p>	<p>Thank you for your comments. They have been received.</p> <p><u>Additional housing enabled through the Housing Element between 2023 and 2031 is explicitly to serve existing residents, ensuring they have choice in their housing. Additional lower income housing will ensure lower income residents of Castro Valley can afford to stay in their neighborhoods.</u></p> <p><u>The draft environmental analysis (Mitigated Negative Declaration) was made public on November 3, 2023. Comments were accepted through December 4, 2023. To account for changes in the Sites Inventory, additional analysis may occur.</u></p> <p><u>When a project for a parcel in the Housing Element Sites Inventory is proposed, depending on the size and location, there may or may not be additional environmental analysis required, and generally the State has provided exemptions for many types of projects, especially those that serve lower income households. Generally there would be site-specific traffic and parking analysis required in addition to overall site planning and design review. In compliance with SB 743 (2013), CEQA analysis (when required) is required to consider minimizing the vehicle miles traveled (VMT) not the ease of traffic movement (known as level of service, or LOS).</u></p> <p><u>Additionally, Alameda County Public Works has been asked for comments</u></p>
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			<p><u>regarding the Housing Element update, Policy EJ3.1 of the draft Environmental Justice Element, Prioritize Equitable Distribution of Public Facilities, states that “The County will accommodate areas of the Priority Communities that are underserved by public facilities through equitable investment in public facilities, public amenities, and public infrastructure.” Corresponding actions, if adopted, would direct county staff to be more transparent in infrastructure planning and to explore strategies to equitably fund public facilities in the Priority Communities.</u></p>
10	Stanley Stadelman	<p>If the Castro Valley BART Station parking area is to be used for housing where are BART users to park? Any development on this site should include parking for BART users at least equal to existing on-site parking. In the next five years people will be going back to the office. We will need more parking at the BART station not less. In addition, any housing element introduced to this site should provide parking equal to one space per living unit plus 10% for guests. There is no existing on-street parking available. If this means BART will need to provide a multi-level parking structure all I can say is “It’s about time”.</p>	<p>Development guidelines for the Castro Valley BART station must conform with state law AB 2923, which includes a maximum of 1 vehicle parking spot per housing unit. In accordance with program 1.C, further details regarding future development at this site, including the possible construction of replacement parking, will be a part of future engagement processes.</p>
		<p>I can envision the Lucky’s store and adjacent strip commercial becoming a single multi-use residential over commercial project with the Lucky’s or other as the primary tenant. I have always been impressed with the high use the strip commercial receives. This is a high use area. The Lucky’s store is old and needs to be replaced but not as housing only. The community needs a competitor / option to Safeway. Where will people shop if you remove the commercial and replace it with housing?</p>	<p>Staff envision future development at this site as including both retail and housing.</p>
		<p>I know the community strongly expressed a negative response to multi-level housing, but it is something to be considered. Hayward has remade itself not just residentially but probably also fiscally by providing multilevel housing over commercial and parking both within the CBD and down Mission Blvd. Dublin has also done this. Putting housing over parking at the BART station and the Lucky’s site could be a plus in the long term to the City. There are other sites on the Boulevard where this type of development should be considered. The Rite Aid site, several trailer courts, the very old commercial across the Boulevard from Pete’s hardware.</p>	<p>Thank you for your comments. They have been received.</p>

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		I think designating areas as low and very low is a mistake. I would rather see ALL projects with a 15% affordable housing requirement.	Designating sites by income category is a part of the Housing Element process, as required by the state department of Housing and Community Development. Alameda County has committed to pursuing an inclusionary zoning law, in accordance with program 6.J.
		I also think identifying 3 or 4 sites for low and very low housing within the existing CBD is a mistake. This is where we shop, dine, and meet friends for coffee. It needs to be the safest place in town. I suggest this housing element be spread out equally up and down the Boulevard as a part of other housing elements per comment #4 above. If attaining the required number of low and very low housing units requires increasing the number of moderate and high housing units so be it.	Thank you for your comments. They have been received.
11	Jeff Van	<p>My name is Jeff Van. I'm 26 years old and I'm an active member of the Castro Valley community. I went to school in Castro Valley from Kindergarten through high school and I currently spend the majority of my free time in Castro Valley. In fact, I'm more familiar with Castro Valley than I am of my own neighborhood in San Leandro. I was unable to attend the CVMAC meeting on 8/16/2023 and I would like to say that I very strongly support the current Housing Element Plan as it is drafted here.</p> <p>The Bay Area, along with the entirety of the United States, is currently in a dire housing shortage and we as a community have a social responsibility to have more transit oriented development and pedestrian oriented development. I believe that these projects are a huge opportunity for our community to rise to the occasion and build more housing.</p> <p>A 2016 Redfin study has shown that property values in neighborhoods actually increase with walkability, and I'm confident that the current Housing Element would increase the walkability of nearby properties by bringing more commercial spaces closer to the surrounding properties.</p> <p>Additionally, the future residents living in these new housing units will have the benefit of living in a very pedestrian-oriented environment, with grocery stores like Safeway and the CV Marketplace only a block or two away, the Castro Village (and all of its restaurants/businesses) right across the street, and healthcare facilities along with pharmacies right next door, not to mention the BART station that is only a few blocks away f. This level of walkability will breathe new life into the business district of Castro</p>	Thank you for your comments. They have been received.

		<p>Valley and the surrounding area, the area that encompasses and surrounds the Castro Village.</p> <p>I'd like to ask that we move forward with the current housing plan as it is written. The benefits of mixed-use development and multi-family housing will bring an unprecedented amount of wealth and vitality to the Castro Valley community and especially the commercial/business district, and I ask that you join the community in building a more inclusive and equitable future for Castro Valley.</p>	
12	Roxann Lewis	<p>I was glad to here that just because these vacant lots, or other areas have been identified it doesn't mean that they will all be built on! I do understand that this is mandated by the State of California and the Planning Department must submit a plan or developers can come in and have an easier time getting their developments approved.</p>	<p>Thank you for your comments. They have been received.</p>
13	Foster Wood	<p>I am a longtime resident of Castro Valley. Additional housing is needed in Alameda County and elsewhere in California and I have no problem with the proposal to increase the number of housing units in the county.</p> <p>However, your plan provides for 1,978 housing units to be built in Castro Valley, which represents 42 percent of all the proposed units in unincorporated Alameda County. I am not against building a number of housing units in Castro Valley.</p> <p>However, building 1,978 units in Castro Valley (and apparently all concentrated in the downtown area) will impose too great a strain on Castro Valley's infrastructure and its citizens. I can foresee our streets being clogged with the additional vehicles of the people living in these units, and our schools being overwhelmed with the children of the parents living in these units-among other things.</p> <p>In sum, I believe a more equitable distribution of these housing units is in order.</p>	<p>Thank you for your comments. They have been received. For an analysis of how the distribution of units relates to income levels, housing tenure, race, exposure to environmental harm, and other demographic details, please see Appendix F, Affirmatively Furthering Fair Housing.</p>
14	Vicki Stadelman	<p>It was obvious from the recent Castro Valley MAC meeting that the present housing policy document put forth by our Alameda County Planning Department is not in the best interest of Castro Valley as a community.</p> <p>It was pointed out again and again that these mandatory housing quotas from the state are not feasible considering limitations of infrastructure that are necessary for the health and welfare of the residents. Major considerations like water, traffic, schools, safety, crime, fire protection, neighborhood stability, are all being ignored completely. The Planning Department staff has spent much time and effort trying to identify sites and conditions for housing development required by the state, but the fact remains, these are not wanted or needed in Castro Valley.</p>	<p>Thank you for your comments. They have been received.</p> <p><u>The draft environmental analysis (Mitigated Negative Declaration) was made public on November 3, 2023. Comments were accepted through December 4, 2023. To account for changes in the Sites Inventory, additional analysis may occur.</u></p>

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	<p>It is naïve to think that cramming housing units into existing cities/municipalities will solve socio-economic problems. It is offensive to think that the state can override the local needs and purview of local planning departments. It is frustrating to think that the general consensus is that we have no say or control over this outcome... that it is inevitable.</p> <p>I, for one, don't want to stand by and see the idiocy of these projects go forward BEFORE infrastructure has been well researched and developed!!!! Please inform me of any meetings, petitions, or other means of legal protest that are available to us as community members.</p>	<p><u>When a project for a parcel in the Housing Element Sites Inventory is proposed, depending on the size and location, there may or may not be additional environmental analysis required and generally the State has provided exemptions for many types of projects, especially those that serve lower income households. Generally there would be site-specific traffic and parking analysis required in addition to overall site planning and design review. In compliance with SB 743 (2013), CEQA analysis (when required) is required to consider minimizing the vehicle miles traveled (VMT) not the ease of traffic movement (known as level of service, or LOS).</u></p> <p><u>Additionally, Alameda County Public Works has been asked for comments regarding the Housing Element update. Policy EJ3.1 of the draft Environmental Justice Element, Prioritize Equitable Distribution of Public Facilities, states that "The County will accommodate areas of the Priority Communities that are underserved by public facilities through equitable investment in public facilities, public amenities, and public infrastructure." Corresponding actions, if adopted, would direct county staff to be more transparent in infrastructure planning and to explore strategies to equitably fund public facilities in the Priority Communities.</u></p> <p><u>Finally, all utilities, Fire Departments, and school districts have been contacted and given the opportunity to comment on the Housing Element multiple times.</u></p>
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15	Patricia Lindsey	<p>Hello, I want you to know that until a complete environmental report is done on how the RHNA of 4,711 units affect the infrastructure of Castro Valley, I am opposed to it.</p> <p>Castro Valley is a small town. It was never meant to become a city. I have lived here for 30 years but will be leaving if this building takes place. I am already depressed about the number of rental units in my neighborhood and the noise from the rentals and the traffic going up and down Redwood Road.</p>	The draft mitigated negative declaration for the 6 th cycle housing element is currently available online. The comment period closed on December 4 th , 2023.
16	Daryl F. Camp, Ed.D. Superintendent San Lorenzo Unified School District	The San Lorenzo Unified School District would welcome students and families who move into these new housing options. Please let us know if you need more specifics about options and programs in our school district.	Thank you for your comments. They have been received.
17	Shannon Carlson	<p>I attended the Zoom meeting for the MAC meeting presenting the need for more housing in the unincorporated areas of Alameda County. There was a lot of information to cover: graphs, maps, State info, etc.</p> <p>I have a couple suggestions (should there be another such meeting), that might get more people on board. Perhaps it could have been stressed at the beginning by the speakers that the housing needs HAVE to be addressed because of State Mandate, that it's not something we can ignore. It would have helped to make it very clear, not just on the slides, but by the speaker(s) that this is a draft that has to be submitted by a certain date, that this is not the final. I feel that slides are wonderful to go back to to reread, but people need to hear bullet points: 1)This is the first draft, 2)There is no eminent domain involved, 3)If property owners do not wish to sell or improve their property, they do not have to, etc. Simple, concise information. Not everyone is a fast reader, perhaps eyesight is not good for reading from a distance or digesting all that printed information.</p> <p>I would have loved to have had the maps bigger and in more sections so it would be easy to see where these properties are actually located. I had trouble following the speaker's pointer on the map as the pointer was too small.</p> <p>I do want to be involved with what is going on in my Community and appreciated the chance to hear of these important issues.</p>	Thank you for your comments. They have been received. Staff appreciate feedback on how to better communicate on technical issues like the Housing Element.
18	Ann Maris	The issue of lack of trauma-informed care has come up several times during the past few years as I have attempted to participate with the affordable housing developers building and doing community outreach in my local neighborhoods. The county needs to require trauma-informed care training of commissioners, who have been abusive to the public, companies, which are paid by the county to interact with the public, and any	Thank you for your comments. They have been received.

		<p>subcontractors who interact with the public. Particularly in neighborhoods or project areas which are known to include people of color or people of low income backgrounds, who may have been the subject of various types of abuse and crimes, and may not have had the resources to overcome historic traumas.</p> <p>For example, the county's "food as medicine" program has an RFP out note that requires contractors to have training in trauma-informed care. This should be standard practice. Here is a link to San Francisco's work on improving their trauma-informed practices. https://www.sfdph.org/dph/comupg/oprograms/TIS/default.asp</p> <p>As I understand it, one part of the SB 1000 environmental justice element involves getting people to participate who normally don't participate in the government process. I have witnessed numerous times when county council members or commissioners, who are appointed by our elected supervisors, and who we expect to represent us, are abusive and degrading to the public participants. One particular CVMAC member is infamous for this. Instead of being relieved of his position, he was elevated to the planning commission. This rewards insensitive behavior and directly conflicts with acceptable trauma-informed care.</p> <p>In the years I have been participating regularly with the county processes and with county and affordable housing led organizations, I have seen improvement. I hope that community continues to experience improvements in how they are treated in order that they/we may flourish and live more joyfully even in difficult times.</p> <p>Please consider requiring trauma-informed care training throughout the county processes, perhaps by uplifting an ordinance, or otherwise modifying policies in General Plan elements.</p>	
19	Joan Lewis	<p>I am a little overwhelmed by the plan to build multilevel housing in certain areas of our community. I am especially concerned about new housing in the Castro Valley BART parking lot. This parking lot is critical to encourage people to use BART instead of driving on freeways! Taking away a large number of the BART parking lot makes no sense to me! The parking lot may not be full at present, but it's availability for the future is just good planning for encouraging BART ridership!</p>	<p>Development guidelines for the Castro Valley BART station must conform with state law AB 2923, which includes allowing 4-6 story development. In accordance with program 1.C, further details regarding future development at this site, including the possible construction of replacement parking, will be a part of future engagement processes.</p>
20	Rick Kelley	Pertaining to the 6th Housing Element Draft Plan for Castro Valley	The draft Environmental Justice Element includes many programs and policies

	<p>1) The distribution of housing in the Alameda County Housing Element draft plan is in clear violation of the principles of Environmental Justice by which the County claims to abide. It forces many hundreds of new homes, thousands of new residents, and most of the low income residents into one small area in the middle of town, an area that is already disproportionately beset with air, noise and light pollution, traffic and crime. Most of the proposed housing, including the low-income housing, is to be built in or immediately adjacent to the only part of Castro Valley that is rated as significantly negatively impacted by environmental injustice per the CalEnviroScreen analysis (Census Tract 4310). These residents already suffer disproportionately from the systemic oppression of exposure to chemical and environmental stressors. This plan, if implemented as written, will make it much, much worse.</p> <p>In contrast, residents further up the hills will only be minimally impacted; residents in faraway Columbia and Palomares Hills (for example) will virtually be exempted. This is plainly unjust, irresponsible, and unacceptable.</p>	<p>regarding improving the quality of life in the Environmental Justice Priority Communities, which includes southern Castro Valley.</p>
	<p>2) The Castro Valley Unified School District cannot possibly manage the expected influx of hundreds or possibly thousands of new children, many low income or English learners possibly requiring additional support. Almost all of the grade school age children in these homes in central Castro Valley would normally attend Castro Valley Elementary or maybe Marshall schools, which is obviously impossible, these schools are full already.</p> <p>So what will happen--bussing to other schools up the hill? The District cannot even provide buses for existing students. Building new schools? That requires new bonds and higher taxes and Castro Valleyans are still paying off a huge school maintenance bond passed a few years ago. The result may be split sessions, overpacked classrooms, slashed enrichment and athletic programs and deterioration of the town's excellent school system. Meanwhile, Hayward has closed two of their schools in Castro Valley.</p>	<p>County staff have met with the Castro Valley School District to discuss future capacity needs. <u>They have issued comments included in this document.</u> As housing projects are proposed, school district staff will be contacted for comment regarding their ability to serve additional students.</p>
	<p>3) The tight packing of so many new homes, most likely without adequate off-street parking as is now legal (overriding Alameda County rules) will create a widespread parking nightmare. Castro Valley will require parking meters and 24 hour restricted parking in the large areas around the new homes. No local traffic or parking impact study has been conducted. See point #1, Environmental and Social Injustice.</p>	<p>Thank you for your comments. They have been received.</p> <p><u>Staff are currently reviewing MTC/ABAG's Transit Oriented Communities (TOC) policies, for which compliance will be necessary for the county to access specific funding. While this is outside the purview of the Housing Element, it will require minimizing parking requirements and implementing other Transportation</u></p>

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			<u>Demand Management (TDM) strategies. The policy, which is currently in draft form, can be read here.</u>
		4) The County's nominally laudable goal to resurrect the bucolic "Streetcar Suburbs" of the 1890s, where everyone rides public transit, walks to stores, and cars do not yet exist, is wishful thinking. It might work if you were building a brand-new community from scratch (as is planned between Sacramento and Vallejo), but it cannot be readily retrofitted into a place like Castro Valley built around automobiles. Walkable downtowns in places like Walnut Creek are only possible because these cities have built high rise parking garages, an unlikely prospect in unincorporated Castro Valley.	Thank you for your comments. They have been received.
		5) Castro Valley has been disproportionately targeted for low/extremely low income housing projects. The percentage and absolute number of these is far higher than in any other unincorporated part of the County. Fairview, for example, has a mandate to build only a relative handful of low/extremely low income units. Further, most of the Castro Valley units, along with the mixed income housing, are crowded together tightly in one area, tending to recreate the failed "Housing Projects" design of the 1960s and 1970s.	As described in Appendix F, much of Castro Valley is considered a high opportunity area, especially when compared to other neighborhoods in the unincorporated areas. To be included in the sites inventory, a site must have access to sewer lines. This is not the case for many vacant tracts in Fairview.
		6) The Planners failed to consider the possibility of extending development outside of the so called "Urban Growth Boundary." The boundary has been established solely by Alameda County and thus can be modified by Alameda County. It may be time to reevaluate this designation. Measure D, for example, may have been a good idea in 2000, but now it is directly contributing to the destruction of older communities by forcing the erection of ultra dense housing.	Thank you for your comments. They have been received. <u>In 2021, LAFCO published a study examining the Urban Growth Boundary's effectiveness. You can review the report here. Alameda County voters approved the Urban Growth Boundary in 2000. In order to change East County zoning to allow more housing construction in the unincorporated parts of East County, the voters of Alameda County would need to approve the changed zoning.</u> <u>Even if changing the Urban Growth Boundary received support, the State Department of Housing and Community Development (HCD) expects that viable sites for new housing have access to</u>

			<u>sewage. Most land in Unincorporated East County currently uses septic systems; significant investment would be required to expand these systems in order to make any theoretical housing construction viable enough to be counted as a site in the Sites Inventory.</u>
		7) It is concerning that the planned low income housing is exempted from the Quimby Act and thus will not contribute to the expansion and maintenance of parks and recreational activities that will be needed for the new residents. It is unclear if these projects will fully contribute to the property tax base, which provides a portion of the funds to run the schools.	<p>In 2004, the Alameda County Board of Supervisors passed the Park Dedication Ordinance. To limit the impact of increased fees on development in the unincorporated areas, the following kinds of projects were exempted, among others: affordable housing, housing for people with disabilities, senior housing, housing in Sunol, and group housing, as described in chapter 12.20 of the county municipal code. <u>To change the Park Dedication Ordinance to apply to affordable housing or housing for other protected groups would mean making the construction of this housing more expensive. This would disincentivize its construction.</u></p> <p><u>Housing owners would pay their assessed property taxes, as all housing owners are required to.</u></p>
		<p>I make the following recommendations:</p> <p>A) I urge that this plan be revised to better balance the issue of social and environmental justice against the competing goals of a so called Transit Oriented District. The massive overcrowding in the Redwood Road/Castro Valley Boulevard intersection area is not viable. The roads, schools and stores cannot support this. It is an unjust imposition on the people living there who are already oppressed by traffic, air, noise and light pollution and BART parking. The new housing, including the low income housing, needs to be distributed throughout the community.</p> <p>B) I urge the County to work proactively with the CVUSD to identify funds for building additional schools for this massive influx of students. Two abandoned schools owned by Hayward are present in Castro Valley, soon to be repurposed—these may be needed for the CVUSD instead.</p>	<p>Thank you for your comments. They have been received.</p> <p><u>Regarding infrastructure: The draft environmental analysis (Mitigated Negative Declaration) was made public on November 3, 2023. Comments were accepted through December 4, 2023. To account for changes in the Sites Inventory, additional analysis may occur.</u></p>

		<p>C) Consider designating some of the properties for seniors, as already exists at the BART station. This fulfills the County's responsibility under the Housing Element but greatly reduces the impact on Castro Valley, particularly on the schools. This seems to be a simple change that can be quite beneficial.</p> <p>D) I urge that the allocation of low and extremely low income units be reassessed and more equitably spread throughout the unincorporated area.</p> <p>E) I recommend examining the current urban growth boundary to determine if it is possible to build more than a mere 194 new high income homes in the hundreds of square miles of unincorporated Alameda County to the east of Castro Valley. It is time to revisit the matter, which is fully within the purview of Alameda County.</p> <p>F) I think it is too soon to write off BART and usurp half of its parking lot for housing, especially considering that the Flex bus has been cancelled by AC Transit. Do as Lafayette has done, let BART be for the 6th Housing Element cycle. If BART goes bankrupt, then the whole parking lot will be available for housing in the 7th cycle.</p> <p>G) I ask that your office fully explain and detail all of the federal, state, county and community service district laws and regulations that will not apply equally to the dedicated low/extremely low income projects, such as the aforementioned exemption from the Quimby Act "in lieu" requirement.</p>	<p><u>When a project for a parcel in the Housing Element Sites Inventory is proposed, depending on the size and location, there may or may not be additional environmental analysis required, and generally the State has provided exemptions for many types of projects, especially those that serve lower income households. Generally there would be site-specific traffic and parking analysis required in addition to overall site planning and design review. In compliance with SB 743 (2013), CEQA analysis (when required) is required to consider minimizing the vehicle miles traveled (VMT) not the ease of traffic movement (known as level of service, or LOS).</u></p> <p><u>Additionally, Alameda County Public Works has been asked for comments regarding the Housing Element update. Policy EJ3.1 of the draft Environmental Justice Element, Prioritize Equitable Distribution of Public Facilities, states that "The County will accommodate areas of the Priority Communities that are underserved by public facilities through equitable investment in public facilities, public amenities, and public infrastructure." Corresponding actions, if adopted, would direct county staff to be more transparent in infrastructure planning and to explore strategies to equitably fund public facilities in the Priority Communities.</u></p>
21	Marc Crawford, Vice Chair Alameda County Planning Commission	<p>Housing Sites Table Page B-40</p> <p>I think is irresponsible for the Draft Housing Element to have gone on the road show without the Housing Sites Table attached to it. Now that the Housing Sites Table is completed the Draft Housing Element should go back on the road show so it can be fully evaluated by the communities that will have to live with it.</p>	<p>Appendix B, which includes all sites in the sites inventory in several tables, has been available on the Planning Department website since August 3rd, 2023, the beginning of the public comment period.</p>

		<p>Government Constraints Page C-2</p> <p>The Government Constraints section attempts to describe the entirety of constraints from the government as the General and Specific Plans. The second bullet point below Permits and Procedures is not even discussed. The County just spent over \$250,000 on a consultant to evaluate the permit process in the Planning, Fire and Environmental Health Departments and the Public Works Agency. The report from the consultant with recommendations was nearly 200 pages long due to the myriad of problems identified.</p> <p>Clearly, these four departments need to be listed as governmental constraints in this section of the Housing Element because they have the most substantial negative impact on housing production. The constraints that are encountered by the negligent and incompetent leadership of these departments are the greatest impediment to the production of housing in the County.</p> <p>Omitting this fact not only delegitimizes (rendering it nonconforming) the Housing Element document, but it also proves that county staff's intransigence will never allow for improvement to the current situation</p> <p>I recommend that the Planning Commission continue the item until such time as the Housing Site Table can be reviewed by each community.</p>	<p>Thank you for your comments. They have been received. The consultant's report is mentioned on page C-39 of the draft Housing Element. <u>Additional discussion and analysis of the report as well as Program 3.J: Development Services Process Review Implementation have been added to the Second Housing Element Draft.</u></p>
22	Bruce King	<p>I have two written testimony comments on the draft Housing Element that will be presented at the September 5 Planning Commission (item J.1). Please forward these comments to the Planning Commissioners.</p> <p>Comment #1 - Parcel Group 9</p> <p>The northernmost parcel on Caltrans/Hayward Parcel Group 9 is in the unincorporated county. The City of Hayward has not designated a use for this parcel in their last Parcel Group 9 presentation. See attached PG9 2020 presentation, and see an excerpted picture in this email. Verbally, the City of Hayward said they did not think this parcel was good for housing because of proximity to the freeway, but there's already a ton of people that live near our freeways. This parcel should be considered for inclusion in the Housing Element.</p>	<p>Thank you for your comments. They have been received. <u>As of the second Housing Element Draft, the parcels owned by the City of Hayward referred to in your comment within the unincorporated County are now in the Sites Inventory.</u></p>
		<p>Comment #2 - BART Parking Area</p> <p>The Housing Element needs to include an assessment of the extent that parking is needed now and in the future at the CV BART station to enable BART ridership. In general, housing should not be placed in the Castro Valley parking lot area, unless there is a condition to replace the same amount of parking within new parking structures. Many people that live too far from BART won't use BART if there is not sufficient parking.</p>	<p>Development guidelines for the Castro Valley BART station must conform with state law AB 2923, which includes a maximum of 1 vehicle parking spot per housing unit. In accordance with program 1.6Q, further details regarding future development at this site, including the possible construction of replacement</p>

			parking, will be a part of future engagement processes. <u>Additionally, the land within ½ mile of the Castro Valley BART station will need to conform to MTC/ABAG's Transit Oriented Communities (TOC) policies for Alameda County to have access to certain funds in the future. These policies include additional residential, commercial, and parking requirements.</u>
23	Liz Pionkett	Lived in Castro Valley close to 60 years. Do not want it to become a city. There is too much building to be on the Castro Valley Boulevard (Castro Valley Boulevard high-rises <u>high-rises</u> //residential, now you're pulling parking areas, turning them into prospective housing? Do you really think Castro Valley Boulevard can handle all that traffic? It can't handle it now – I hope you receive enough letters to change your mind. Lets not think about money – lets think about people.	Thank you for your comments. They have been received.
24	EBMUD	(see attached)	Thank you for your comments. They have been received. Staff are committed to helping applicants comply with relevant utility design guidelines.
25	Blake Wellen	(see attached)	Thank you for your comments. They have been received.
26	Meliza Orcher	My name is Meliza Orcher and I'm a homeowner and mother in Central CV. We bought our home here for the proximity to the outdoors, for the convenience of public transport, for the great schools, and for the charming feel of downtown. While we came here for those services, what really captured me was the community. Immediately after moving into our home, we we drawn in and made welcome by our neighbors, who gifted us pastries from 7 Hills and olive oil from Amphora. CV, I've learned, is a place where you can go across the street and ask for a cup of sugar, and receive so much more — advice on pruning our rose bushes, an extra pipe wrench, the name of a trusted handyman. Which is why it's such a shame to see so many of my community members here arguing against boosting our local economy and community by opposing these additional units in town. Our home values We all love CV. It's a beautiful and charming place. But the argument that more housing will drive our home values lower is actually false in the Bay Area.	Thank you for your comments. They have been received.

	<p>The demand for housing where we live is huge. We all know that the pandemic drove a bunch of people out of the city and into the suburbs. If we can all dig into our altruism here, this town has the empty lots and underdeveloped plots in our town to make a tiny dent in the housing crisis in California.</p> <p>Increased homelessness = lower housing value; Increased poverty = lower housing value. And you know what, once you go past a certain point on CV Blvd, it's not as charming. There's such an opportunity here to use some of that space for increased development, whether it's housing or the economic development that will occur when more people live and work in this community. The lack of affordable housing in our community — coupled with inflation and increased poverty — will do even more damage to our housing values than building housing units.</p> <p>More people = more economic development</p> <p>While we're here, let's talk about economic development in our town. Who here goes to Hayward or Dublin or San Leandro to get services?</p> <p>There's such a dearth of mom & pop shops in our town today. If we want to buy local and support our local businesses, we need to have those businesses here in the first place, and fill up those empty buildings that are zoned for businesses. If we have more people here, we will have more businesses here, then we'll have more jobs here. All of that will increase the value and charm of this community.</p> <p>Who here is frustrated with how long it can take to get services here in town, because we're still so understaffed? Let the people who want to work here, live right here near downtown — instead of having those folks drive in from Hayward and San Leandro and increase traffic.</p> <p>A walkable town</p> <p>And since we're talking about traffic...</p> <p>My home is close enough to downtown that I walk most places — when I'm not in a boot or heavily pregnant. The proposal for the majority of these lots are right next to downtown and public transport. I'm looking forward to seeing how developers intend on addressing concerns for clogging up roads.</p> <p>I'm a huge advocate for complete streets efforts — and with public transport being as decimated as it has been since the pandemic, I'd love to see an increased presence in public transportation options, with increased demand for it — inclusive of your teenagers who all drive up redwood road to school.</p> <p>Diversity of culture</p> <p>I grew up in Lafayette, where the schools are just as good, but the people were and are not physically representative of me. After years of trying, I'm now pregnant with my first child. We bought a wonderful home in CV at the peak of the pandemic, at a price that, had my husband and I not been lucky and overeducated enough to find stable and well paying careers, is far too expensive for young people like me to buy. You are so</p>	
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		<p>welcome for helping drive up your equity. But we wanted to be in a place where our children can grow up around people that look like them and that represent the world — not just the white owners of it. The more we as a community restrict housing here, the more likely it is that our children won't be able to reap the benefits of different cultures and diversity of thought that changes the world for the better.</p> <p>I get it. Change is hard. But it happens and either you roll with it or you get stuck in the past. I want my unborn child to grow up experiencing the same loving and wonderful community that you all have had. In order to do that, we can't let our town die by preventing people like me and others from living here by blocking housing development. I want to see our community continue to be generous and share that cup of sugar for our neighbors, instead of closing our doors and locking them out in the heat and the cold and the rain. I want to see us thrive.</p> <p>We need to let this development happen if we want to combat homelessness and poverty on our streets. We need to let this development happen if we want to keep our small businesses open. We need to let this development happen so we can watch our children grow in a community that centers love over fear.</p>																									
27	Kelly Abrfar	<p>Ashland has the highest RHNA allocation — why doesn't the housing element call for higher density on Castro Valley Blvd parcels such as the RV encampment?</p> <table> <tr> <th></th><th>RHNA allocation</th><th>Population</th><th>Units per 10,000 population</th></tr> <tr> <td>Ashland</td><td>1,358</td><td>24,000</td><td>570</td></tr> <tr> <td>Castro_Valley</td><td>1,978</td><td>66,000</td><td>300</td></tr> <tr> <td>Fairview</td><td>323</td><td>11,000</td><td>290</td></tr> <tr> <td>San Lorenzo</td><td>591</td><td>30,000</td><td>200</td></tr> <tr> <td>Cherryland</td><td>215</td><td>16,000</td><td>130</td></tr> </table> <p>(Ashland has 1.8 sq mi versus Castro Valley's 17 sq mi.)</p>		RHNA allocation	Population	Units per 10,000 population	Ashland	1,358	24,000	570	Castro_Valley	1,978	66,000	300	Fairview	323	11,000	290	San Lorenzo	591	30,000	200	Cherryland	215	16,000	130	<p>In response to community concerns, in the December 2023 mid-90 day review period update, staff removed 14 sites located in Ashland from the sites inventory. This corresponds to 125 low and very low income units and 143 units overall located on East 14th St, Mission Boulevard, and Lewelling Boulevard.</p>
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	<p>Thank you for the opportunity to comment on Alameda County's Draft Housing Element. East Bay Housing Organizations (EBHO) is a member-driven organization working to preserve, protect, and create affordable housing opportunities for low-income communities in the East Bay by educating, advocating, organizing, and building coalitions across Alameda & Contra Costa Counties. Many of our 400+ individual and organizational members live in, work, and provide affordable homes throughout the County.</p> <p>We appreciate all the work by County staff that has gone into producing this document. We offer our comments with the hope that the County will incorporate them to produce a final document that makes significant progress to achieve housing justice and meet all of the County's current and future housing needs. While the County narrowly met its low-income RHNA, only 34%, 20%, and 40% of its very-low-income, moderate, and above moderate-income RHNA goals, respectively, were met in the last Housing Element Cycle. With a 200% increase in very low- and low-income needs for the 6th Cycle, Alameda County will have to do significantly more than it has in the past to meet the urgent needs of current and future residents and to comply with State requirements.</p> <p>We emphasize the County's responsibility to advance programs and policies to bolster affordable housing production and identify new resources and funding to expand production and preservation. The County has a significant state mandate to affirmatively further fair housing throughout every part of the Housing Element Update. We hope to continue to collaborate with the County to make Alameda County a place for all to afford to call home, regardless of income and background.</p>	
	<p>Public Participation</p> <p>State law requires localities to make a "diligent effort...to achieve public participation of all economic segments of the community in the development of the Housing Element." Despite being behind in the Housing Element Process, the County must continue to take intentional, proactive, and robust actions to solicit and incorporate input from community members, with a particular effort to include low-income people, people of color, non-English speakers, people with disabilities, and others who face regular systemic barriers to being heard in public decision making. We appreciate the outreach, stakeholder input sessions, community workshops, and surveys that staff has conducted so far, and look forward to more such events as this process moves forward.</p>	<p>Please see the section titled "Integration of Comments into the Housing Element" for information about how comments were integrated into the element. <u>These sections have been updated with the Second Housing Element Draft.</u></p>

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		<p>We also look forward to Appendix E: Public Participation Summaries being further updated throughout the Housing Element Update as public participation continues. While we note the accounting of previous public meetings and the summary of public comments received at the meetings, we urge staff to supplement the summaries with a response describing how comments have been incorporated, or why they have not been incorporated along with a justification for not including them.</p>	
		<p>Housing Plan - Programs & Policies We strongly support many proposed policies across production, preservation, protection, and preventing displacement and ending homelessness. We call attention to the following issues, all of which HCD has consistently required other jurisdictions to address in their own Housing Elements, which are currently not sufficiently in compliance with State Housing Element Law.</p> <ul style="list-style-type: none"> - In many cases, program time frames lack definition or specific milestones; deadlines for completion should be described in greater detail, rather than noting a year or "Ongoing", which is the case for a majority of the programs. It is insufficient to commit to consideration or exploration of policies. - The Housing Element should, at a minimum, commit to bringing concrete legislation putting into place any new policies proposed before the Board of Supervisors for adoption by a specific date. Moreover, these dates should be in the first few years of the housing element, as postponing these studies to the later years means that many of these new programs if implemented at all, will have minimal impact on the housing element cycle. - When identified, quantified outcomes are vague. Many of the action items lack detail, therefore it is unclear what outcomes are anticipated or how the effectiveness of these actions, particularly in addressing fair housing and equity issues, will be assessed in the future. - The demonstration of how each major goal, program, and policy addresses AFFH and priority factors for AFFH should be more explicit. We strongly urge the County to utilize a table, to call out any actions addressing AFFH, or devote another section of the Housing Element to summarizing AFFH actions, as other successful jurisdictions have done. The table, or something similar, should summarize each program, action, targeting, schedule, and metric toward direct and indirect beneficial impacts to AFFH. The requirement to affirmatively further fair housing must fully inform the program and policies, and while the County very likely considered this, it is not evident with the current structure of the Housing Plan. 	<p>Staff and consultants have constructed the proposed timelines to align with relevant departments' staffing capacity, as well as the capacity of County Counsel.</p> <p>Please see section IV.C Affirmatively Furthering Fair Housing Action Matrix of the main body document of the element for a table explicitly relating AFFH and programs and policies.</p> <p><u>Additional milestones and timelines have been added/edited in response to this and State HCD comments.</u></p>
		<p>Policy 1.1: Utilize Public Land for Affordable Housing to Provide a Range of Housing</p>	<p>Thank you for your comments. They have been received.</p>

	<p>It is encouraging that the County is signaling its intention to utilize public land for affordable housing. At a minimum, the County must follow the Surplus Land Act (SLA), which requires all local agencies to offer surplus land for sale or lease to affordable home developers and certain other entities before selling or leasing the land to any other individual or entity. We strongly believe the County should actively pursue and prioritize its Public Land for 100% affordable housing, to directly address the factor of disparity in unincorporated Alameda County identified on page 67 in Appendix F, of a limited supply of affordable housing in areas with access to opportunity. HCD has frequently required other jurisdictions this cycle to more fully outline their process to use the SLA as well as justify their assumptions regarding the development of publicly owned land.</p> <p>Program 1.C: Facilitate Housing at Bay Fair & Castro Valley BART Sites EBHO strongly believes that any development on the Bay Fair & Castro Valley BART sites should maximize affordable housing, especially considering BART's commitment of at least 35% of new units to be affordable. We look forward to engaging in the community process as the County coordinates with BART and San Leandro staff to develop RFPs and enter ENAs with development partners. Additionally, we note that it has been a consistent piece of feedback from HCD for jurisdictions with BART sites that they include detailed plans including dates for specific milestones for the cooperation with BART on the development of these sites.</p> <p>Program 1.N: Allow Religious Institution-Affiliated Housing We strongly support the County amending the Zoning Ordinance to better facilitate development and allow religious institution-affiliated housing development projects by right. EBHO's members include non-profit housing developers, communities of faith, and low-income residents of the County, where we've personally encountered increasing interest in faith-based affordable housing development.</p> <p>Program 2.F: Affordable Housing Trust Fund "Boomerang" Program We support the continuation of the Affordable Housing Trust Fund "Boomerang" Program to provide services to support low-income households and those experiencing homelessness with tenant legal support, a navigation center, expanded winter shelters, the AC affordable housing web portal, and more.</p> <p>Program 2.K: Preserve At-Risk Housing We support the County's effort to continue preserving the affordability of housing at-risk of conversion to market rate, with a particular focus on at-risk renter and senior households and the at-risk developments in the next 10 years identified in Table A-24. We look forward to seeing the County collaborate with and provide assistance to</p>	
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nonprofit housing developers to preserve at-risk units.

Program 2.L: Protect Existing Affordable Housing Units

To enhance the vague action to study the legal and programmatic feasibility of amending the Zoning Code to limit the redevelopment of existing affordable housing projects to other uses, along with requiring that adequate replacement housing is provided when projects would result in substantive losses of low & moderate-income housing units, the County should add a quantified objective of bringing back the results and bringing forward an ordinance before the Board of Supervisors shortly after the study is completed.

Program 3.D: SB 35 Processing & Permit Streamlining

We support active encouragement and facilitation of the use of SB 35 to provide by-right approval for 100% affordable housing, including training and direction to Planning staff that this should be affirmatively pursued.

Policy 4.4: Permanent Supportive Housing Development & Programs 4.A, 4.B, 4.C: Emergency Shelters, Low Barrier Navigation Centers (LBNCs) and Supportive Housing

We strongly support the County amending its Zoning Code to allow for emergency shelters, LBNCs, and permanent supportive housing, which support "Housing First" principles, a proven highly effective approach to supporting those experiencing homelessness.

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

We support the creation of an ongoing list of resources to help seniors maintain and/or rehabilitate their homes, and the County's intention to create Universal Design standards to be usable by all. We urge that the time frame of January 2026 be more detailed, and indicate quantified outcomes through the development of the Universal Design standards, including gathering robust community input throughout the entirety of the process.

Program 5.C: Code Enforcement

It is important for the County to continue to enforce Code Enforcement to promote safe housing conditions, and we hope to see details in quantified outcomes as to how many households have been served in recent years. We strongly suggest that anti-retaliation protections for tenants who call Code Enforcement are considered, as well as the right to return after repairs protections, as proposed in the Just Cause Ordinance first presented to the Board of Supervisors on December 20th, 2022.

	<p>Program 5.D: Rental Inspection Pilot We support the collection of data through a complaint-based rental inspection pilot, and look forward to seeing the yearly reports submitted to the Transportation & Planning Committee regarding the pilot's efficacy. While tenants can currently call the County's Code Enforcement program, many tenants opt to not report violations to the County for fear of landlord reprisal. Thus, EBHO supports the study, development, and adoption of a proactive rental inspection program.</p> <p>Program 6.K: Inclusionary Housing We support the adoption of an inclusionary housing ordinance to support new housing choices and affordability. Rather than the County "should also consider alternatives, such as land dedication and/or payment of an in-lieu fee", we strongly recommend the County commit to considering these alternatives, as part of the research into the development of the inclusionary housing ordinance. Therefore, the time frame and quantified outcomes for this program should be supported with more substance as to how the County plans to explore this strategy.</p>	
	<p>Policies & Programs to Protect Tenants The County is legally required to develop concrete, measurable, and realistic actions to address disparities identified in the assessment of Fair Housing, including displacement risk, which is especially pronounced for renters in unincorporated areas. While the Board of Supervisors previously considered a Fair Chance Housing Ordinance, a Just Cause Ordinance, and a Rental Registry Ordinance, no policies have been passed.</p> <p>To better protect tenants from displacement, as detailed in Program 6.G, we support the County's partnership with the legal service providers providing services through Alameda County Housing Secure, and strongly urge that funding continue to be prioritized to these organizations that provide essential legal services to low-income tenants and homeowners disproportionately impacted by the affordable housing crisis and vulnerable to displacement. This is paramount, given the end of the County's eviction moratorium earlier this year in late April, and the rapid increase in eviction cases filed since, with 243 lawsuits filed in the first 20 days following the expiration of the eviction moratorium. To date, the Eden Area, the communities of Ashland, Castro Valley, Cherryland, Fairview, Hayward Acres, and San Lorenzo, have no local tenant protection policies. It is estimated that at least 39% of Eden renters are not covered by any tenant protections, considering the limitations of the statewide Tenant Protection Act, also known as AB 1482 (2019). 4 Namely, AB 1482 exempts single-family homes, and with the existing housing stock in the County, nearly one-third of renters live in single-family homes. This results in renters being especially vulnerable to housing</p>	<p>Staff are committed to accurately representing the County's commitment to renters in the Housing Element. This includes representing Code Enforcement's rental inspection pilot and any future developments before the adoption of the 6th Housing Element. <u>The writing of the Housing Element has concurred with significant political debates over tenants' rights ordinances; this is being decided at the Board of Supervisors level.</u></p> <p>The following programs pertain to tenants' rights: Program 2.K: Preserve At-Risk Housing, Program 2.L: Protect Existing Affordable Housing Units, Program 5.D: Rental Inspection Pilot, Program 5.E: Condominium Conversion, Program 6.B: Fair Housing Referrals (ECHO Housing), Program 6.C: Rent Review Program, Program 6.F: Displacement Protection, Program 6.G: Fair Housing Services,</p>

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	<p>insecurity when faced with rent increases, widespread and severe habitability issues, and unlawful evictions. As accounted in the County Wide Trends, evictions are a major concern throughout the County, and this is only magnifying the greater risk that lower-income communities face of losing housing and being displaced.</p> <p>Over half of renters in Unincorporated Alameda County are cost-burdened, and nearly 5% and 10% of renters experience severe and moderate overcrowding, respectively, compared to 3.7% for those who own.⁶ As described on page 51 in the Housing Needs Assessment, more households in Ashland and Cherryland, with 75% and 64% households, respectively, rent their home compared to other communities in Unincorporated Alameda County. These renters are often more cost-burdened, and more likely to live in overcrowded conditions and substandard housing than owner-occupied households. The Eden communities of Ashland, Cherryland, and Hayward Acres each have high poverty rates of 18%, some of the highest in all of Alameda County.⁷ Over 61% of people in the urban unincorporated areas are Black, Indigenous, or people of color (BIPOC), compared to just 53% of the total population of the County.</p> <p>In 2020, Alameda County became one of the first-ever recipients of a Partnership for the Bay Area's Future Challenge Grant, intended to be used for the study and development of tenant protection policies for the unincorporated areas, including proactive code enforcement inspections of rental housing, rent stabilization, and a local Just Cause for eviction ordinance. This, along with years of community input and advocacy from organizations and individuals for tenant protections for the urban unincorporated areas emphasizes the urgency and overdue need for basic tenant protections in the County, policies that many of the incorporated cities of the County have passed.</p> <p>In order to earnestly affirmatively further fair housing in Alameda County, the County must accept the regional consensus that tenant protections are a critical part of providing safe, stable, and affordable housing, mitigating displacement risk. As HCD notes in the AFFH Guidance Memo, the lack of tenant protections is a common investment barrier to AFFH and a contributing factor to fair housing issues of supporting patterns of segregation and racial concentrations of poverty.¹⁰ With this in mind, the Housing Element should commit to passing a package of tenant protections early in the planning period.</p>	Program 6.I: Mobile Home Rent Stabilization Ordinance
	<p>Affirmatively Furthering Fair Housing (AFFH)</p> <p>There is a need to strengthen the connection between the AFFH assessment and the housing element itself. The new statutory requirement to affirmatively further fair</p>	Staff have consistently referred to all available HCD and MTC guidance

		<p>housing requires more than the analysis of fair housing issues, it must fully inform the site inventory and Housing Plan. While the analysis identifies key factors contributing to segregation and disparities in housing conditions and opportunity throughout the County, the policies programs, and site inventory must be developed in response to address these factors, with clear metrics to determine whether these actions result in improvements.</p> <p>The requirement to affirmatively further fair housing must fully inform the site inventory and action plan, and HCD's guidance on affirmatively furthering fair housing is clear that the Housing Plan must be clearly related back to the priority factors previously identified that support and maintain inequitable opportunities and outcomes, and segregation and displacement risk. We encourage the County to review HCD's April 2021 Affirmatively Furthering Fair Housing Guidance, which includes detailed explanations of specific requirements for housing elements, to ensure it is fully meeting these requirements.</p> <p>Finally, we note that the current Site Inventory does not appear to satisfy AFFH requirements, as it concentrates the majority of planned lower-income housing in the areas of Ashland and Cherryland, without identifying adequate affordable sites in the higher-income and higher resources areas of Castro Valley and Fairview. HCD has consistently required that site inventories spread affordable housing into areas with higher resources, so while we appreciate the locating of some affordable projects in the areas where lower-income households will need it to avoid displacement, the Site Inventory should also add locations in the higher resource and income areas identified in the AFFH section of the Housing Element.</p>	<p>regarding the creation of the 6th Cycle Housing Element.</p> <p>In response to community concerns, in the December 2023 mid-90 day review period update, staff removed 14 sites located in Ashland from the sites inventory. This corresponds to 125 low and very low income units and 143 units overall located on East 14th St, Mission Boulevard, and Lewelling Boulevard.</p>
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	<p>To date, the Eden Area, the communities of Ashland, Castro Valley, Cherryland, Fairview, Hayward Acres, and San Lorenzo, have no local tenant protection policies. It is estimated that at least 39% of Eden renters are not covered by any tenant protections, considering the limitations of the statewide Tenant Protection Act, also known as AB 1482 (2019).⁴ Namely, AB 1482 exempts single-family homes, and with the existing housing stock in the County, nearly one-third of renters live in single-family homes. This results in renters being especially vulnerable to housing insecurity when faced with rent increases, widespread and severe habitability issues, and unlawful evictions. As accounted in the County Wide Trends, evictions are a major concern throughout the County, and this is only magnifying the greater risk that lower-income communities face of losing housing and being displaced.</p> <p>Over half of the renters in Unincorporated Alameda County are cost-burdened, and nearly 5% and 10% of renters experience severe and moderate overcrowding, respectively, compared to 3.7% for those who own.⁶ As described on page 51 in the Housing Needs Assessment, more households in Ashland and Cherryland, with 75% and 64% households, respectively, rent their home compared to other communities in Unincorporated Alameda County. These renters are often more cost-burdened, and more likely to live in overcrowded conditions and substandard housing than owner-occupied households. The Eden communities of Ashland, Cherryland, and Hayward Acres each have high poverty rates of 18%, some of the highest in all of Alameda County.⁷ Over 61% of people in the urban unincorporated areas are Black, Indigenous, or people of color (BIPOC), compared to just 53% of the total population of the County.</p> <p>In 2020, Alameda County became one of the first-ever recipients of a Partnership for the Bay Area’s Future Challenge Grant, intended to be used for the study and development of tenant protection policies for the unincorporated areas, including proactive code enforcement inspections of rental housing, rent stabilization, and a</p>	<p>Staff are committed to accurately representing the County’s commitment to renters in the Housing Element. This includes representing Code Enforcement’s rental inspection pilot and any future developments before the adoption of the 6th Housing Element. <u>The writing of the Housing Element has concurred with significant political debates over tenants rights ordinances; this is being decided at the Board of Supervisors level.</u></p> <p>The following programs pertain to tenants’ rights: Program 2.K: Preserve At-Risk Housing, Program 2.L: Protect Existing Affordable Housing Units, Program 5.D: Rental Inspection Pilot, Program 5.E: Condominium Conversion, Program 6.B: Fair Housing Referrals (ECHO Housing), Program 6.C: Rent Review Program, Program 6.F: Displacement Protection, Program 6.G: Fair Housing Services, Program 6.I: Mobile Home Rent Stabilization Ordinance</p>

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	<p>local Just Cause for eviction ordinance. This, along with years of community input and advocacy from organizations and individuals for tenant protections for the unincorporated areas emphasizes the urgency and overdue need for basic tenant protections in the County, policies that many of the incorporated cities of the County have passed.</p> <p>To earnestly affirmatively further fair housing in Alameda County, the County must accept the regional consensus that tenant protections are a critical part of providing safe, stable, and affordable housing, mitigating displacement risk. As HCD notes in the AFFH Guidance Memo, the lack of tenant protections is a common investment barrier to AFFH and a contributing factor to fair housing issues of supporting patterns of segregation and racial concentrations of poverty.</p> <p>With all of this in mind, the Housing Element should commit to passing a package of tenant protections early in the planning period.</p>	
	<p>Affirmatively Furthering Fair Housing (AFFH)</p> <p>There is a need to strengthen the connection between the AFFH assessment and the housing element itself. The new statutory requirement to affirmatively further fair housing requires more than the analysis of fair housing issues, it must fully inform the site inventory and Housing Plan. While the analysis identifies key factors contributing to segregation and disparities in housing conditions and opportunity throughout the County, the policies programs, and site inventory must be developed in response to address these factors, with clear metrics to determine whether these actions result in improvements. The requirement to affirmatively further fair housing must fully inform the site inventory and action plan, and HCD's guidance on affirmatively furthering fair housing is clear that the Housing Plan must be clearly related back to the priority factors previously identified that support and maintain inequitable opportunities and outcomes, and segregation and displacement risk.</p> <p>We encourage the County to review HCD's April 2021 Affirmatively Furthering Fair Housing Guidance, which includes detailed explanations of specific requirements for housing elements, to ensure it is fully meeting these requirements.</p>	<p>Please see the section titled "Integration of Comments into the Housing Element" for information about how comments were integrated into the element.</p>
	<p>Site Inventory</p> <p>The requirements of AFFH extend to the Site Inventory, which insufficiently distributes housing throughout the community in a manner that addresses, let alone mitigates racial and socioeconomic segregation. The current Site Inventory concentrates the majority of planned lower-income housing in the areas of Ashland and Cherryland, without identifying adequate affordable sites in the higher-income and higher-resource areas of Castro Valley and Fairview.</p>	<p>Thank you for your comments. They have been received.</p> <p>Maps of the sites inventory with different demographics can be found in the later half of Appendix F as well as in Appendix B and the Housing Element landing page.</p>

	<p>In order to support public participation and engagement in analyzing the site inventory, a critical cornerstone of the housing element process, we recommend:</p> <ul style="list-style-type: none"> - The site maps should be overlaid on maps of key demographic indicators, particularly racial concentrations and concentrations of high- and low-income households. This includes layers for areas of opportunity and areas at risk, including both Racially and Economically Concentrated Areas of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAA) <p>This would enable an overlay of the site inventory by affordability level and provide a better way to visualize the extent to which the County's site inventory does or does not significantly alter existing patterns of segregation. This would bolster accessibility and ease of analysis for the community.</p> <p>HCD has consistently required that site inventories spread affordable housing into areas with higher resources, so while we appreciate the locating of some affordable projects in the areas where lower-income households will need housing to avoid displacement, the Site Inventory should also add locations in the higher resource and income areas identified in the AFFH section of the Housing Element, particularly the eight tracts in Castro Valley considered high and highest resourced - 4 of which are Racially Concentrated Areas of Affluence (RCAA).</p> <p>In Fairview, we call attention that only 26 out of 323 (8%) of units identified in Fairview are low and very low-income units. The County's rationale is that "development is more constrained due to being in Very High or High Fire Severity Zone", which we acknowledge is true for <i>some</i> areas of Fairview, but not most, therefore the draft fails to explain why areas with no fire risk in the western and central parts of Fairview fail to have more lower income identified sites.¹¹</p> <p>Finally, we note that the Sites Inventory does not appear to consider potential tax credit scoring when assessing whether or not a site is realistic from the perspective of affordable housing development. We, therefore, request that the County perform an analysis of potential tax-credit scoring towards very-low and low-income sites identified in Table B-23 of Appendix B. Considering the lack of local investment and appropriately zoned high-resource areas—both factors vital to the competitiveness of affordable housing projects for other funding, particularly tax credits—it is not realistic to assume that all of the sites identified for 100% affordable development will actually be built.</p> <p>We thank you, again, for the opportunity to comment on Alameda County's Draft Housing Element and we look forward to working with the County as it continues to</p>	<p>on the CDA website. This includes a map with the RCAAs and the circa-2013 R/ECAP in Cherryland.</p>
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		revise and strengthen the document following HCD's review and further public participation.	
30	Alameda First 5	<p>Thank you for the opportunity to comment on the Draft Alameda County General Plan Housing Element. Our mission at First 5 Alameda County is to build an early childhood system of care that cultivates the community and family conditions needed to support children's kindergarten readiness; as a funder, partner, administrator, and advocate, we prioritize policies, programs, and investments that narrow disparities and improve the lives of children from birth to age five, their families, and their caregivers. As the County has recognized in previous General Plans, in the prior Housing Element, and through periodic use of community development funds to support early care and education programs:</p> <ul style="list-style-type: none"> - Early care and education is an essential part of our community infrastructure, just like housing, transportation and jobs. When child care is not included in community development, there are negative impacts on the community, such as congestion from additional vehicle miles traveled by parents who need to leave to find care in other communities. - In a high cost area like Alameda County, early care and education program administrators and family child care home providers find numerous obstacles to being sited and operating, and are in a site affordability and siting crisis that parallels the affordable housing crisis. The Fall, 2022 Alameda County Early Care and Education Licensed Facilities Assessment found that 85% of infants and toddlers in working families did not have access to a licensed child care space. Unincorporated Alameda County as well as Fremont and Oakland saw the most site closures during the pandemic, with family child care sites closing at a dramatically higher rate than centers. - Affordable housing is of paramount importance to families with young children. Our biennial Kindergarten Readiness Assessment (KRA) consistently finds that kindergarten readiness is strongly linked to family access to basic needs, with housing at the center. In 2022, after surveying over 3,000 people in the county – parents, early childhood educators, Transitional Kindergarten (TK) and kindergarten teachers, and with the guidance of our community-led Research Advisory Group, housing and basic needs emerged as a top priority. <ul style="list-style-type: none"> o According to the Department of Housing and Urban Development, the <i>first year of life is when people are most likely to enter shelter and transitional housing programs, followed by ages one to five</i>. Pregnant women and families with young children are particularly at risk when they face housing instability. Currently in our county, families with newborns cannot leave the hospital without a car seat, but they can leave without a home. 	In response to this comment, staff added Policy 4.10: Childcare Centers

		<ul style="list-style-type: none"> ○ In 2018, the homeless management information system showed 969 families with 2,917 members as homeless in Alameda County, including 433 children ages 0-5. We know these numbers do not reflect the true extent of the issue as many families do not come forward to ask for assistance out of fear and live in their vehicles or with friends instead. - Early childhood educators who are predominantly low-income women of color also need affordable housing options to continue to do their vital work in our County. Eighty-seven (87%) of ECE professionals, 79% of whom identify as Black, Indigenous, or other women of color, are considered very low-income for the county. <p>We recognize the legal and human urgency of complying with state mandates for affordable housing development and your efforts to reduce development barriers which are reflected in the Draft Housing Element. Since the early childhood field's dire and persistent lack of resources intensifies the need for coordinated land use and planning to facilitate development, below we recommend several basic, supportive policy revisions that elevate child care considerations when developing family housing, and maintain fidelity to prior Unincorporated County land use plans. We welcome your alternative or additional recommendations.</p> <p>Background on Child Care in Existing County General Plan Elements: Alameda County Housing Element (2015-2022)</p> <ul style="list-style-type: none"> - "Goal 4: To ensure a supply of sound housing units in safe and attractive residential neighborhoods. Policy 4.4: Provide adequate funding for maintenance and improvement of public facilities ...such as child care... ." <i>The staff update to the plan recommended carrying provisions of Goal 4 into the next Housing Element.</i> <p>East County Area Plan (Revised by the Board of Supervisors 5/5/1994)</p> <ul style="list-style-type: none"> - The East County Plan has almost 30 references to specific strategies on how child care should be included in land use, public facilities, commercial, infill and transit oriented development of all densities. It proposes that Infill developers contribute to costs of local infrastructure such as child care. - One example relevant to housing is Policy 189: "The County shall require major projects...to include features that promote the use of transit, bicycle and pedestrian systems. These features could include....pedestrian accessible features such as convenient local-serving retail and services uses (e.g. child care, neighborhood grocery stores, etc.) (p.51). 	
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		<p>Castro Valley General Plan (March, 2012)</p> <ul style="list-style-type: none"> - This plan includes child care references in Section 8 Community Facilities, Parks and Schools. Section 8.5 Child Care directs the County to revise the zoning code to include child care centers in residential areas, consider no cost leases of public buildings, impact fees, and siting child care in convenient locations for families (p.8-27). <p>Ashland and Cherryland Community Health and Wellness Element (2015)</p> <ul style="list-style-type: none"> - Action F.11. "Encourage co-location of child care centers and family child care homes with affordable housing, employment centers, and in Transit Oriented Development (p.21)." <p>Proposed Basic and Supportive Housing Element Modifications:</p> <ol style="list-style-type: none"> 1. Recommend how to carry Goal 4 provisions from prior Housing Element into this one as an overarching concept. For instance, for policy reasons and based on effective practice, the need for child care should be considered in Program 1.C (p.19) when developing affordable housing at Castro Valley and Bayfair BART stations and in the upcoming Community Benefits Agreement plan. Successful child care centers are operating at Ashby, Fruitvale, and Colma BART stations among other transit linked centers. Child care has been incorporated in Community Benefits Agreements in Los Angeles and Nashville as well as several Development Agreements in Alameda County. 2. Revise Section IV: Housing Plan, Goal 1 Policy 1.6 (p.17): "Support Mixed-Use Residential and Commercial Development" to detail child care inclusive examples of mixed-use residential/commercial development so that it reads: "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 which could include community amenities such as child care for residents and the community." 3. Revise Section IV, Housing Plan, Goal 7 Policy 7.4 (p.45): "Minimize the adverse environmental impacts of housing and encourage sustainability measures" to read: Policy 7.4 Development of Infill Housing and Related Community Amenities Such as Child Care. <p>Work with cities, community organizations and neighborhood groups to facilitate infill housing development in conjunction with neighborhood revitalization which could include adding or improving community amenities such as child care.</p>	
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		<p>Finally, there are proactive policies that could accelerate support for child care integration in the County. You could include policy to incentivize developers to build space for child care for families of all incomes and children of all ages through strategies such as increased height allowances, increases in floor area ratios, parking reduction, community benefits credit, traffic impact fee exemptions, expedited entitlements or modifications to zoning regulations and support inclusion of specially designed and located family child care housing units in multi-family projects. San Francisco has seen multiple affordable housing developers respond to a code change to exempt them from maximum density restrictions for family child care inclusion, for example.</p> <p>In closing, we urge the County to consider the needs of families with young children, the child care workforce, and child care programs in the 2023-2031 Housing Element and ongoing planning. We look forward to continued collaboration.</p>	
31	CVUSD	(See attached)	Thank you for your comments. They have been received.
32	East Bay for Everyone	<p>East Bay for Everyone is a network of people fighting for the future of housing, transit, tenant rights, and long-term planning in the East Bay. The proposed updates to the Housing Element are encouraging in seeing Alameda County finally moving to compliance with state law. We appreciate the work put into it and the significant information provided to the public, as well as the chance to comment. However, we are concerned that most large opportunity sites are less feasible than shown, the overall placement of housing does not affirmatively further fair housing, and the updates do not do enough to relax constraints to development in the unincorporated areas, as needed to meet HCD criteria for a compliant Housing Element.</p> <p>Parking Streamlining and simplification of off-street parking requirements is long overdue, considering that at least six different sets of standards currently exist in the unincorporated county. Off-street parking adds around \$50,000 of costs per space (structured), while centering development on cars and increasing total vehicle miles traveled. While the element makes a commitment to reduce off-street parking requirements by moving to the Residential Design Standards Guidelines, even these guidelines set parking minimums too high and constrain development. All per-unit guest parking requirements should be removed, and the requirements for units in multi-family developments should be removed within one mile of BART or other high-</p>	<p>Thank you for your comments. They have been received.</p> <p><u>Regarding Parking: while not in the scope of this Housing Element update, county staff are currently studying MTC/ABAG's Transit Oriented Communities (TOC) policies, which include minimizing residential and commercial parking within ½ mile of BART stations. Staff will bring relevant zoning changes to the Board of Supervisors for approval in early 2026.</u></p> <p><u>Regarding Fair Housing: the second Housing Element update includes more significant rezonings, including densities of up to 17 units per acre throughout Castro Valley and Fairview.</u></p> <p><u>The inclusion of El Portal Ridge, Fairmount Terrace, Fairmount, and Hillcrest Knolls in</u></p>

	<p>quality transit. They should also be reduced to one space per two units within one half-mile of any bus stop.</p> <p>Fair Housing</p> <p>There is a major disparity of income and socioeconomic status versus Castro Valley and the other CDPs of Eden Area, with San Lorenzo in the middle: Ashland median household income \$71,000, Cherryland \$75,500, San Lorenzo \$95,900, Castro Valley \$124,200 (American Community Survey 2017-2021). The obligation to affirmatively further fair housing should imply more low-income housing planned for Castro Valley and San Lorenzo than elsewhere.</p> <p>It is helpful that the AFFH chapter goes further and divides Castro Valley into one "Main" area, the most exclusionary, and one "EJ Priority", although even the latter area is significantly higher-income and -opportunity than Ashland and Cherryland. However, the one low-income opportunity site in "Castro Valley (Main)", the sheriff's station, is only so grouped by an accident of mapping: the Census Bureau's decision to draw the boundary between CDPs at I-580. The sheriff's station is at the very corner of the whole CDP, separated from the main body of Castro Valley by hills and an extensive campus of county facilities including the county psychiatric hospital and juvenile detention center. It is far more like Ashland than like Castro Valley; no one striving for an exclusionary Castro Valley would feel threatened by it.</p> <p>The true percent of affordable housing projected in the exclusive portion of Castro Valley is 0%, and also 0% in San Lorenzo, versus 68% in Ashland, 29% in Cherryland, and 49% in the less exclusive portion of Castro Valley. This distribution does not affirmatively further fair housing and significant new affordable sites in Castro Valley proper will be needed to achieve this. The basic approach appears to start from a perspective of adhering closely to existing zoning designations; this has the result of concentrating affordable sites in areas that are already denser (and generally more affordable and lower-resourced).</p> <p>Although Castro Valley lots are smaller, the high land value makes missing middle (up to sixplexes) a viable AFFH strategy. The county should take as a model the rezoning of Rockridge in Oakland, which allowed 1 unit per 1,000 square feet of lot area, along with 35' height, 60% lot coverage, narrower setbacks, and 0.5 parking spaces/unit.</p> <p>Issues with Major Opportunity Sites The following barriers exist with the sites making up the vast majority of units in opportunity sites:</p> <ul style="list-style-type: none"> - BART parking lots are proposed for development, both Castro Valley and Bay Fair. However, in the BART TOD Workplan, both of these stations are listed in 	<p><u>Castro Valley instead of Ashland was of significant debate the last time unincorporated community boundaries were considered; while they are not geographically central to Castro Valley, their inclusion is not an 'accident.'</u></p> <p><u>Alameda County has the most land use control over land owned by Alameda County, and staff hope to maximize its potential.</u></p> <p><u>Staff have continued to work with BART and San Leandro staff regarding possible development at Bay Fair station. Expectations for the Castro Valley Station development have reflect BART's most recent workplan. This is reflected in changes to Program 1.C and 1.D.</u></p> <p><u>Staff have expanded the analysis of nonvacant sites, given the limits of analyzing 164 nonvacant parcels of land.</u></p> <p><u>Staff are pleased to share additional information about proposed rezone categories as well as the proposed Housing Element Overlay Combining District. New zoning categories and the overlay are still in the drafting process.</u></p>
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	<p>conversations"—or if not, the site's potential should be significantly marked down. The separate ownership of the two parcels is also a barrier to development—per county rolls, one is owned by an entity at an address in South San Francisco, the other in Beverly Hills. It is unclear if both expressed interest in redevelopment, but 177 Lewelling is listed as meeting criterion 3 (30+ years old) and no others; 85 Lewelling, the smaller, criterion 1, low improvement-to-land-value ratio;</p> <ul style="list-style-type: none"> - 2490 Grove Way, Hayward (fairview) is slated for 260 units. It is 4.19 acres and proposed to be zoned RMU30-60. However, that multiplies out to only 250 units, not 260. - 2889 Kelly St, Hayward (Fairview) is slated for 26 units, all low- or very-low-income. However, it is 0.65 acres and proposed to be zoned for MDR which maxes 22 units/acre. It should be no more than 14 units, or be zoned RMU30-60 to match the projection. <p>For nonvacant sites among opportunity sites, while the standards laid out for site suitability on Page B-23 are specific and relatively objective, they may not tell the full story with regard to site suitability. As noted in specific sites in the bullets above, while the characteristics may point to development potential, they do not demonstrate there is a practical likelihood of development during the Housing Element planning period. A site with a low improvement-to-land-value ratio may have an owner utterly uninterested in development; a site with an owner interested in redevelopment may have a tenant with a long-term lease who has no interest in giving it up; and so forth. We ask for expansion of the evaluation of specific nonvacant opportunity sites, including discussion/explanation of factors such as recent capital improvements, lease terms, local demand for specific business categories, current barriers to development if known, and the success or failure of previous redevelopment proposals.</p> <p>Zoning clarity and other issues</p> <p>The element proposes making several new zoning designations for opportunity sites, all named for the housing element: HE-RSL, HE-MDR, HE-RMU40, etc. However, all that is specified for each zone is the upper limit of density. The county should guarantee in the housing element that it will institute setbacks, height, FAR, and other development standards on those sites that will not preclude the official density maximums on the actual sites being used. 60 units/acre is infeasible if combined with an 0.6 FAR or 35-foot height.</p> <p>We also note that the rezoning of sites is focused on downtown specific plan areas and individual large sites. This is a common strategy, but more will be necessary to achieve the goals. Experience shows in reality, most opportunity sites are not built on,</p>	
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		<p>and most sites built on are not opportunity sites. A broader approach, more likely to succeed, would apply higher densities of 20-30 units/acre in significantly larger areas of the unincorporated county, focusing on areas near high-quality transit and in high-resource areas, as well as densities of 100 units/acre within a half mile radius of BART, similar to San Leandro's Downtown strategy.</p> <p>We look forward to continuing to engage with Alameda County in the housing element process, and welcome the chance to speak with staff to discuss our concerns. Thank you for your consideration of our suggestions above.</p>	
	<i>From commissioners during the September 5, 2023 Planning Commission</i>	Inquired how SB 9 was considered in the sites inventory	Per guidance from MTC/ABAG, staff did not consider SB 9 in county housing unit number projections.
		The item should be continued because the community did not have adequate opportunity to review the sites inventory during the public comment period.	The Housing Element sites inventory was available for review and comment during the 50 day comment period.
		The consultant's report regarding permit streamlining is not adequately addressed in the draft element.	In response to this comment, staff added additional reference to the Baker Tilly report in section C.2.4 of Appendix C.
	<i>From members of the public during the September 5, 2023 Planning Commission</i>	Objected to loss of commercial uses in San Lorenzo if developed with housing. Supported keeping San Lorenzo suburban.	Thank you for your comments. They have been received.
		Expressed concern that Ashland is already overburdened and the sites inventory would continue to concentrate populations of poverty in the area.	In response to community concerns, in the December 2023 mid-90 day review period update, staff removed 14 sites located in Ashland from the sites inventory. This corresponds to 125 low and very low income units and 143 units overall located on East 14 th St, Mission Boulevard, and Lewelling Boulevard.
		Affordable housing developers should be required to pay park dedication fees since people living in their housing will use parks.	In 2004, the Alameda County Board of Supervisors passed the Park Dedication Ordinance. To limit the impact of increased fees on development in the unincorporated areas, the following kinds of projects were exempted, among others: affordable

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			housing, housing for people with disabilities, senior housing, housing in Sunol, and group housing, as described in chapter 12.20 of the county municipal code. <u>To change the Park Dedication Ordinance to apply to affordable housing or housing for other protected groups would mean making the construction of this housing more expensive. This would disincentivize its construction.</u>
		Expressed support for the housing element but noted concern about concentration of low-income housing along East 14 th Street.	In response to community concerns, in the December 2023 mid-90 day review period update, staff removed 14 sites located in Ashland from the sites inventory. This corresponds to 125 low and very low income units and 143 units overall located on East 14 th St, Mission Boulevard, and Lewelling Boulevard.
		The County should prioritize resources in the unincorporated areas, including a new Office of Unincorporated Services, expanding funding for housing by supporting the regional housing bond, and providing permanent supportive housing for the homeless.	Thank you for your comments. They have been received.
		The housing element should include more specific timeframes for implementation of the programs and should state explicitly how programs relate to AFFH findings.	In response to this comment and preliminary feedback from HCD, county staff added section IV.C Affirmatively Furthering Fair Housing Action Matrix
	<i>From Supervisors during July 26, 2023 Unincorporated Services Committee</i>	<p>Stressed the need to encourage housing by keeping the cost of construction per unit low.</p> <p>Stressed the need to make the public aware of the consequences of not fulfilling the County's RHNA</p>	<p>Staff are pursuing streamlined permitting for development in the sites inventory, which will help minimize costs if adopted.</p> <p>Staff continued to explain the importance of fulfilling RHNA throughout the public comment period.</p>

From members of the public during the July 26, 2023 Unincorporated Services Committee	Expressed concern about fear of displacement among renters and the lack of a safety net.	<p>Staff are committed to accurately representing the County's commitment to renters in the Housing Element. This includes representing Code Enforcement's rental inspection pilot and future developments before the adoption of the 6th Housing Element. <u>The writing of the Housing Element has concurred with significant political debates over tenants' rights ordinances; this is being decided at the Board of Supervisors level.</u></p> <p>The following programs pertain to tenants' rights: Program 2.K: Preserve At-Risk Housing, Program 2.L: Protect Existing Affordable Housing Units, Program 5.D: Rental Inspection Pilot, Program 5.E: Condominium Conversion, Program 6.B: Fair Housing Referrals (ECHO Housing), Program 6.C: Rent Review Program, Program 6.F: Displacement Protection, Program 6.G: Fair Housing Services, Program 6.I: Mobile Home Rent Stabilization Ordinance</p>
	Expressed the need to address equity and fair housing issues in the Eden Area.	<p>Staff are committed to enacting the policies and programs described in the draft Environmental Justice Element. <u>The writing of the Housing Element has concurred with significant political debates over tenants' rights ordinances; this is being decided at the Board of Supervisors level.</u></p> <p>Staff are committed to accurately representing the County's commitment to renters in the Housing Element. This includes representing Code Enforcement's rental inspection pilot and future developments before the adoption of the 6th Housing Element.</p> <p>The following programs pertain to tenants' rights: Program 2.K: Preserve At-Risk Housing, Program 2.L: Protect Existing Affordable Housing Units, Program 5.D: Rental Inspection Pilot, Program 5.E: Condominium Conversion, Program 6.B: Fair Housing Referrals (ECHO Housing), Program 6.C: Rent Review Program, Program 6.F: Displacement Protection, Program 6.G: Fair Housing Services, Program 6.I: Mobile Home Rent Stabilization Ordinance</p>

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	Opposed the potential loss of commercial sites in San Lorenzo to housing.	Thank you for your comments. They have been received.
<i>From council members during August 8, 2023 Eden Area MAC</i>	Voiced concern about proposed increased density in Eden Area, specifically Ashland and San Lorenzo Village	In response to community concerns, in the December 2023 mid-90 day review period update, staff removed 14 sites located in Ashland from the sites inventory. This corresponds to 125 low and very low income units and 143 units overall located on East 14 th St, Mission Boulevard, and Lewelling Boulevard. Staff are committed to enacting the policies and programs described in the draft Environmental Justice Element.
	Voiced concern about assignment of additional low-income housing in Eden Area, especially Ashland	In response to community concerns, in the December 2023 mid-90 day review period update, staff removed 14 sites located in Ashland from the sites inventory. This corresponds to 125 low and very low income units and 143 units overall located on East 14 th St, Mission Boulevard, and Lewelling Boulevard.
	Voiced concern about net export of jobs and possible replacement of commercial areas with housing	Thank you for your comments. They have been received.
	Desire to have commercial first floors, specifically at former Cherryland Place	State Housing Element law requires jurisdictions to allow up to 100% residential projects on sites labeled as low income, such as the Cherryland Place site.
	Voiced concern about affordable and senior housing projects being exempt from Park Fee (Program 2.D)	In 2004, the Alameda County Board of Supervisors passed the Park Dedication Ordinance. To limit the impact of increased fees on development in the unincorporated areas, the following kinds of projects were exempted, among others: affordable housing, housing for people with disabilities, senior housing, housing in Sunol, and group housing, as described in chapter 12.20 of the county municipal code. <u>To change the Park Dedication Ordinance to apply to affordable housing or housing for other protected groups would mean making the construction of this housing more expensive. This would disincentivize its construction.</u>
	Noted that regional population is in decline	Thank you for your comments. They have been received.

	Desire for additional tenant rights to be present in the Housing Element	<p>Staff are committed to accurately representing the County's commitment to renters in the Housing Element. This includes representing Code Enforcement's rental inspection pilot and future developments before the adoption of the 6th Housing Element.</p> <p><u>The writing of the Housing Element has concurred with significant political debates over tenants' rights ordinances; this is being decided at the Board of Supervisors level.</u></p> <p>The following programs pertain to tenants' rights: Program 2.K: Preserve At-Risk Housing, Program 2.L: Protect Existing Affordable Housing Units, Program 5.D: Rental Inspection Pilot, Program 5.E: Condominium Conversion, Program 6.B: Fair Housing Referrals (ECHO Housing), Program 6.C: Rent Review Program, Program 6.F: Displacement Protection, Program 6.G: Fair Housing Services, Program 6.I: Mobile Home Rent Stabilization Ordinance</p>
<i>From members of the public during August 8, 2023 Eden Area MAC</i>	Against the possibility of Crunch Fitness (APNs 413-15-33-5 and 413-15-34-3) being rezoned to enable housing	Thank you for your comments. They have been received.
	Against removal of housing cap in San Lorenzo Village area	<p>The San Lorenzo Village Center Specific Plan has been in place for almost 20 years. In that time, there has not been adequate development to meet the previously adopted housing cap.</p> <p>Zoning, by virtue of limiting the number of housing units that can fit on a given parcel of land, provides an implicit 'cap' for housing development.</p>
	Against addition of high-density housing in Ashland; for the addition of high-density housing in Castro Valley	In response to community concerns, in the December 2023 mid-90 day review period update, staff removed 14 sites located in Ashland from the sites inventory. This corresponds to 125 low and very low income units and 143 units overall located on East 14 th St, Mission Boulevard, and Lewelling Boulevard.
	Expressed desire to maintain the suburban nature of existing community, particularly San Lorenzo	Thank you for your comments. They have been received.

<i>From council members during Fairview Municipal Advisory Council, August 10, 2023</i>	Voiced concern about additional housing in Fairview overall (323 proposed units of housing)	The number of units projected to be developed in Fairview is approximately 7% of all units projected over the course of the planning period in the unincorporated areas of the county.
	Voiced concern over constrained access to water and parking	
	Voiced concern over minimum public notice period for development projects	Thank you for your comments. They have been received.
	Voiced support for the development of the Castro Valley and Bay Fair BART sites	Thank you for your comments. They have been received.
	Disappointed in program to limit use of site development review to only noncompliant projects (see Program 3.B)	Thank you for your comments. They have been received.
	Expressed desire for Fairview to remain a rural place	Thank you for your comments. They have been received.
<i>From members of the public during Fairview Municipal Advisory Council, August 10, 2023</i>	Voiced concern about additional housing in Fairview overall	The number of units projected to be developed in Fairview is approximately 7% of all units projected over the course of the planning period in the unincorporated areas of the county.
	Voiced concern over constrained access to water	PG&E, Castro Valley Sanitation District, the Oro Loma Sanitation District, and EBMUD have been contacted for comments regarding the Housing Element. Additionally, EBMUD is in the process of updating its 2050 Demand Study, which will support the upcoming 2025 Urban Water Management Plan and infrastructure sizing. Staff have confirmed that they are aware of the expected number of new housing units and geographic spread of housing units based on the Housing Element sites inventory.
	Voiced concern over the impact on traffic in Fairview and access to surrounding communities	
	Voiced concern over possible development at the Bayhill Foods location (note: staff are currently reviewing an application for a development with 19 units and several commercial spaces for this site)	Thank you for your comments. They have been received
	Voiced concern over minimum public notice period for developments	Thank you for your comments. They have been received
<i>From council members during Castro</i>	Voiced concern about Unincorporated Alameda County's RHNA (4,711) and the percentage allocated in Castro Valley (42%)	Thank you for your comments. They have been received

Valley Municipal Advisory Council, August 14, 2023	Voiced desire for RHNA process to be redone with more recent data	The RHNA process is completed once per planning cycle at the state and regional level. The ability to comment on or appeal RHNA allocations ended in 2021.
	Expressed desire to move the Urban Growth Boundary in order to allocate new units to East County	Thank you for your comments. They have been received
	Expressed desire to hear from school districts, the Sheriff's office, and various utility providers in relation to the Housing Element	Staff had previously notified the Sheriff's office of the Housing Element update. Staff have contacted all school districts and utility providers. Staff communicated with all school districts, EBMUD, and CVSan. Their comments, when received, are included in these comments.
	Voiced concern about how the existing infrastructure in Castro Valley could support additional housing	<p>The draft environmental analysis (Mitigated Negative Declaration) was made public on November 3, 2023. Comments were accepted through December 4, 2023.</p> <p>When a project for a parcel in the Housing Element Sites Inventory is proposed, depending on the size and location, there may or may not be additional environmental analysis required, and generally the State has provided exemptions for many types of projects, especially those that serve lower income households. Generally there would be site-specific traffic and parking analysis required in addition to overall site planning and design review. In compliance with SB 743 (2013), CEQA analysis (when required) is required to consider minimizing the vehicle miles traveled (VMT) not the ease of traffic movement (known as level of service, or LOS).</p> <p>Additionally, Alameda County Public Works has been asked for comments regarding the Housing Element update. Policy EJ3.1 of the draft Environmental Justice Element, Prioritize Equitable Distribution of Public Facilities, states that "The County will accommodate areas of the Priority Communities that are underserved by public facilities through equitable investment in public facilities, public amenities, and public infrastructure." Corresponding actions, if adopted, would direct county staff to be more transparent in infrastructure planning and to explore strategies to equitably fund public facilities in the Priority Communities.</p>
	Expressed concern about higher crime levels and lower property values in relation to new housing	Many studies about many different communities have shown that affordable housing has a neutral-to-positive impact on neighboring home values. Similarly, studies have shown that affordable

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		<p>housing can have no impact on the crime rate; in some instances, affordable housing has decreased the crime rate. Other factors, like the quality of property management, have been shown to impact neighboring properties more than the affordability level of the development.</p> <p>Albright, Len, Elizabeth S. Derickson, and Douglas S. Massey. "Do Affordable Housing Projects Harm Suburban Communities? Crime, Property Values, and Taxes in Mount Laurel, NJ." <i>City & Community</i> 12, no. 2 (June 2013): 89–112. link.</p> <p>Diamond, Rebecca, and Tim McQuade. "Who Wants Affordable Housing in Their Backyard? An Equilibrium Analysis of Low Income Property Development." <i>Journal of Political Economy</i> 127, no. 3 (December 2017). link</p> <p>Hipp, John, Clarissa Iliff, Emily Owens, George Tita, and Seth Williams. "THE IMPACT OF AFFORDABLE HOUSING ON HOUSING & CRIME IN ORANGE COUNTY." University of California – Irvine: Livable Cities Lab, 2022. link.</p> <p>Nguyen, Mai Thi. "Does Affordable Housing Detrimentially Affect Property Values? A Review of the Literature." <i>Journal of Planning Literature</i> 20, no. 1 (August 1, 2005): 15–26. link.</p> <p>Woo, Ayoung, Kenneth Joh, and Shannon Van Zandt. "Unpacking the Impacts of the Low-Income Housing Tax Credit Program on Nearby Property Values." <i>Urban Studies</i> 53, no. 12 (September 1, 2016): 2488–2510. link.</p>
	Multiple county departments should be considered constraints for Appendix C	Thank you for your comments. They have been received
	Voiced concern about affordable and senior housing projects being exempt from Park Fee (Program 2.D)	In 2004, the Alameda County Board of Supervisors passed the Park Dedication Ordinance. To limit the impact of increased fees on development in the unincorporated areas, the following kinds of projects were exempted, among others: affordable housing, housing for people with disabilities, senior housing, housing in Sunol, and group housing, as described in chapter 12.20 of the county

			municipal code. <u>To change the Park Dedication Ordinance to apply to affordable housing or housing for other protected groups would mean making the construction of this housing more expensive. This would disincentivize its construction.</u>
From members of the public during Castro Valley Municipal Advisory Council, August 14, 2023	Both support and protest of higher densities in the Castro Valley Business District, specifically near BART and the Lucky grocery store. Reasons for include: increased walkability, more foot traffic, lower greenhouse gases, increased efficiency, and supporting public transit. Reasons against include all other concerns listed in this section.		Thank you for your comments. They have been received.
	Both support and protest of future development at the Castro Valley BART site, particularly at the density set by AB 2923		Development guidelines for the Castro Valley BART station must conform with state law AB 2923, which includes allowing 4-6 story development and maximum 1 parking spot per unit. In accordance with program 1.C, further details regarding future development at this site, including the possible construction of replacement parking, will be a part of future engagement processes.
	Voiced concern about existing Castro Valley infrastructure being able to support new housing. Infrastructure included: parking capacity; road capacity for future traffic; Castro Valley and Hayward USDs' respective capacities; and the sidewalk network.		<p>The draft environmental analysis (Mitigated Negative Declaration) was made public on November 3, 2023. Comments were accepted through December 4, 2023. <u>To account for changes in the Sites Inventory, additional analysis may occur.</u></p> <p>When a project for a parcel in the Housing Element Sites Inventory is proposed, depending on the size and location, there may or may not be additional environmental analysis required, and generally the State has provided exemptions for many types of projects, especially those that serve lower income households. Generally there would be site-specific traffic and parking analysis required in addition to overall site planning and design review. In compliance with SB 743 (2013), CEQA analysis (when required) is required to consider minimizing the vehicle miles traveled (VMT) not the ease of traffic movement (known as level of service, or LOS).</p> <p>Additionally, Alameda County Public Works has been asked for comments regarding the Housing Element update. Policy EJ3.1 of the draft Environmental Justice Element, Prioritize Equitable Distribution of Public Facilities, states that "The County will</p>

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		<p>accommodate areas of the Priority Communities that are underserved by public facilities through equitable investment in public facilities, public amenities, and public infrastructure.” Corresponding actions, if adopted, would direct county staff to be more transparent in infrastructure planning and to explore strategies to equitably fund public facilities in the Priority Communities.</p> <p>The San Lorenzo, Hayward, and Castro Valley Unified School Districts have all been notified about the public Housing Element draft and have been asked for comments. Please find comments from SLZUSD and CVUSD included in this document.</p>
	Voiced desire for RHNA process to be redone with more recent data	The RHNA process is completed once per planning cycle at the state and regional level. The ability to comment on or appeal RHNA allocations ended in 2021.
	Voiced desire for county staff to focus on job creation before housing creation	Thank you for your comments. They have been received.
	Supported addition of housing so that existing and future residents can afford to stay in Castro Valley	Thank you for your comments. They have been received.
	Expressed concern about higher crime levels and lower property values in relation to new housing	<p>Many studies about many different communities have shown that affordable housing has a neutral-to-positive impact on neighboring home values. Similarly, studies have shown that affordable housing can have no impact on the crime rate; in some instances, affordable housing has decreased the crime rate. Other factors, like the quality of property management, have been shown to impact neighboring properties more than the affordability level of the development.</p> <p>Albright, Len, Elizabeth S. Derickson, and Douglas S. Massey. “Do Affordable Housing Projects Harm Suburban Communities? Crime, Property Values, and Taxes in Mount Laurel, NJ.” <i>City & Community</i> 12, no. 2 (June 2013): 89–112. link.</p> <p>Diamond, Rebecca, and Tim McQuade. “Who Wants Affordable Housing in Their Backyard? An Equilibrium Analysis of Low Income Property Development.” <i>Journal of Political Economy</i> 127, no. 3 (December 2017). link</p>

		<p>Hipp, John, Clarissa Iliff, Emily Owens, George Tita, and Seth Williams. "THE IMPACT OF AFFORDABLE HOUSING ON HOUSING & CRIME IN ORANGE COUNTY." University of California – Irvine: Livable Cities Lab, 2022. link.</p> <p>Nguyen, Mai Thi. "Does Affordable Housing Detrimentially Affect Property Values? A Review of the Literature." <i>Journal of Planning Literature</i> 20, no. 1 (August 1, 2005): 15–26. link.</p> <p>Woo, Ayoung, Kenneth Joh, and Shannon Van Zandt. "Unpacking the Impacts of the Low-Income Housing Tax Credit Program on Nearby Property Values." <i>Urban Studies</i> 53, no. 12 (September 1, 2016): 2488–2510. link.</p>	
		Expressed concern about the future quality of life in Castro Valley with additional housing	Thank you for your comments. They have been received.
		Expressed desire to maintain suburban quality of Castro Valley community	Thank you for your comments. They have been received.
		Called for a financial study to determine impact on property values or impact on county tax revenues with addition of new housing	Thank you for your comments. They have been received. <u>Property value is outside the scope of the Housing Element; however, ample studies sited during the engagement process have shown that additional lower income housing has a neutral-to-positive impact on existing home values.</u>
	From attendees of August 21, 2023 public workshop	Voiced support for inclusionary zoning and universal design policies	Thank you for your comments. They have been received. <u>County staff are committed to bringing these policies to the Board of Supervisors within the timelines set in this Housing Element draft.</u>
		Voiced support for the Housing Element as part of the County's response to climate change	Thank you for your comments. They have been received.
		Voiced support for more lower income housing to support families and workers	Thank you for your comments. They have been received.
		Voiced desire for higher densities (fourplexes) to be allowed in single family zoning by right	Thank you for your comments. They have been received. <u>While the Housing Element does not propose this, a number of vacant residential sites proposed for rezoning in the northern Castro Valley and Fairview communities are proposed for rezoning to densities of up to 17 units per acre, allowing for higher density above moderate income housing.</u>

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	Voiced concern over disjointed planning processes of Hayward Unified School District and the county regarding community growth and school closures	Thank you for your comments. They have been received.
	Against the development of the Bay Fair BART station, especially in relation to parking	Development guidelines for the Bay Fair BART station must conform with state law AB 2923, which includes a maximum of 1 vehicle parking spot per housing unit. In accordance with program 1.C, further details regarding future development at this site, including the possible construction of replacement parking, will be a part of future engagement processes. <u>As County staff begin working with the city of San Leandro to complete pre-development work for development of the entire Bay Fair BART, we look forward to finding solutions to parking needs for the station and surrounding community.</u>
	Voiced concern over removal of commercial in downtown San Lorenzo and general lack of commercial to support new housing	Thank you for your comments. They have been received. <u>Our staff have spent more than 8 months trying to find possible housing sites in the unincorporated areas. To ensure the regionally necessary number of housing units could be constructed in unincorporated Alameda County without removing existing housing, we were forced to consider existing commercial and mixed-use areas for housing. The current San Lorenzo Village Specific Plan has been in place for almost 20 years, and in that time 79 units of the possible 580 units of housing described as possible by the 'cap' have been constructed. Staff determined it was necessary to further incentivize housing construction in the area because so little has been built compared to what the specific plan described. The Village Green project and the rezonings proposed in the Housing Element come to about 437 units of housing, which still sums below the 'cap.'</u>
	Voiced concern over the amount of above moderate-income level housing required and the large cost to build it	Alameda County is required to find sites for <u>1,976 units of 'above moderate' housing. As the most lucrative type of housing, housing for higher income households requires the least financial support from government; generally, it receives none. As of the April 2024 Housing Element draft, a number of vacant residential sites proposed for rezoning in the northern Castro Valley and Fairview communities are proposed for rezoning to densities of up to 17 units per acre, allowing for higher density above moderate income housing.</u>

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	Voiced concern over insufficient commitment to change over AFFH findings.	Thank you for your comments. They have been received.
<u>Sandra Frost December 22, 2023</u>	<u>Good afternoon,</u> <u>I would like correction to be made that the Eden Community Land Trust is an actively operating nonprofit organization specifically serving unincorporated county and nearby underserved communities. We educate and advocate for tenant ownership and nondisplacement. Our mission is to act as intermediary with government agencies and funders to bridge housing inequities and keep communities intact through stable affordable housing. Since we are all volunteers with no office space, we rely on our relationships with County staff and Supervisors to acknowledge that we do in fact exist. Several of our board members belong to various other nonprofits, commissions, boards and service organizations. We try to be as descriptive as possible when we are asked about our community work that includes all of the above. We are gaining our bearings post pandemic, have a solid board and candidates to expand our organization. We are close to securing our first real estate acquisition, and have plans and drafts for upcoming opportunities. We appreciate the hard work done by staff on these various elements. Please correct the language describing the ECLT as vaguely existent and could not be reached. This isn't true.</u>	<u>In response to this comment, staff amended initial description of ECLT for draft 1.5 of the Housing Element, who at the time of initial contact were not responsive to staff. CDA looks forward to building our relationship with the Community Land Trust.</u>
<u>EBHQ December 22, 2023</u>	<u>(see attached)</u>	<u>Thank you for your comments. They have been received.</u> <u>Please see the section titled "Integration of Comments into the Housing Element" for information about how comments were integrated into the element. These sections have been further updated during the Second Housing Element Draft.</u> <u>Staff are committed to accurately representing the County's commitment to renters in the Housing Element. This includes representing Code Enforcement's rental inspection pilot and any future developments before the adoption of the 6th Housing</u>

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		<p>Element. The writing of the Housing Element has concurred with significant political debates over tenants rights ordinances; this is being decided at the Board of Supervisors level.</p> <p>The following programs pertain to tenants' rights: Program 2.K: Preserve At-Risk Housing, Program 2.L: Protect Existing Affordable Housing Units, Program 5.D: Rental Inspection Pilot, Program 5.E: Condominium Conversion, Program 6.B: Fair Housing Referrals (ECHO Housing), Program 6.C: Rent Review Program, Program 6.F: Displacement Protection, Program 6.G: Fair Housing Services, Program 6.I: Mobile Home Rent Stabilization Ordinance</p> <p>Maps of the sites inventory with different demographics can be found in the later half of Appendix F as well as in Appendix B and the Housing Element landing page on the CDA website. This includes a map with the RCAAs and the circa-2013 R/ECAP in Cherryland.</p>
<u>Ann Maris,</u> <u>December 23,</u> <u>2023</u>	<u>(see attached)</u>	<p>In response to this comment, staff amended initial description of ECLT for draft 1.5 of the Housing Element, who at the time of initial contact were not responsive to staff. CDA looks forward to building our relationship with the Community Land Trust.</p>
<u>Tyler Dragoni,</u> <u>Member of the</u> <u>Eden Area</u> <u>MAC</u> <u>December 22,</u> <u>2023</u>	<u>(see attached)</u>	<p>Thank you for your comment. Since its receipt, staff have made significant changes to the Sites Inventory. While Ashland continues to play an important roll, staff have increased densities in San Lorenzo, Castro Valley, and Fairview.</p>
<u>Elizabeth</u> <u>Plunkett,</u> <u>Castro Valley</u> <u>resident,</u> <u>November 25</u> <u>2023</u>	<p><u>DEAR MS. MCELLIGOTT</u> <u>LIVED IN C.V. CLOSE TO 60 YEARS. DO NOT</u> <u>WANT IT TO BECOME A CITY.</u></p> <p><u>THERE IS TOO MUCH BUILDING TO BE ON THE</u> <u>C.V. BLVD (CASTRO VALLEY BLVD</u> <u>HIGHRISES/RESIDENTIAL, NOW YOUR PULLING</u> <u>PARKING AREAS, TUNING THEM INTO</u> <u>PERSPECTINB HOUSING? DO YOU REALLY</u> <u>THINK C.V. BLVD CAN HANDLE ALL THAT</u> <u>TRAFFIC? IT CAN'T HANDLE IT NOW – I HOPE</u> <u>YOU RECEIVE ENOUGH LETTERS TO CHANGE</u> <u>YOUR MIND. LETS NOT THINK ABOUT MONEY –</u> <u>LETS THINK ABOUT P EOPLE.</u></p>	<p>Thank you for your comment; it has been recorded. The rezonings proposed in the Housing Element Sites Inventory are meant to create housing choice for current and future residents of the unincorporated communities. The incorporation of Castro Valley into a city is not a component of the Housing Element. Since receipt of your comment, several sites in the Castro Valley Downtown have been removed from the Sites Inventory. Housing density near the Castro Valley BART stations will provide a unique opportunity to create a more walkable commercial area.</p>

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<u>Karen C., April 22, 2024</u>	<u>On page 273 you list address as 2637 E avenue. Correct address is 2637 East Avenue. Please make correction in report and online so residents will not be mislead. Thank you.</u>	<u>In response to this comment, the typo in Appendix B was corrected.</u>
<u>Roxann Lewis, March 14, 2024</u>	<p><u>A large parcel on Madison ave is marked for re-zoning which is in the Madison Area Specific Plan.</u></p> <p><u>What is the proposed re-zoning for this parcel?</u></p> <p><u>Will creek set-backs and road set-backs still be enforced?</u></p> <p><u>This is a private single lane road with limited sewer capacity and has had huge flooding issues in the past.</u></p> <p><u>Does this mean the Madison Area Specific Plan will not be enforced?</u></p>	<u>The Madison Specific plan will be amended on a limited number of parcels to the HE Overlay District, 17 units per acre. While creek setbacks will be maintained pursuant to County ordinances, we'll have to rezone so that the desired density is attainable, and that could impact other development standards. We are looking at changing as little as possible in the MASP, and will know more once the State approves our draft inventory.</u>
<u>Gerald and Winifred Thompson March 17, 2024</u>	<p><u>Two parcels proposed for rezoning in the Alameda County Housing Element Update 2023-2031 are within the Madison Area Specific Plan (MASP).</u></p> <p>- 84C-895-40 Proposed 9 Units 84C-955-9-8 Proposed 18 Units</p> <p><u>This proposed high-density housing cannot be supported within the MASP.</u></p> <p><u>Excerpts from the 2006 MASP:</u></p> <p><u>"The narrow access roads, the natural creek and the alternation of spaciousness and constriction of the valley combine with generous amounts of natural vegetation and quiet isolation brought about by the basic land form to make this a unique area. These are all to be protected."</u></p> <p><u>"The present condition of the roads precludes much additional development. Both roads are single, paved lanes that are privately maintained."</u></p>	<p><u>Thank you for your comment.</u></p> <p><u>The Madison Specific plan will be amended on a limited number of parcels to the HE Overlay District, 17 units per acre. While creek setbacks will be maintained pursuant to County ordinances, we'll have to rezone so that the desired density is attainable, and that could impact other development standards. We are looking at changing as little as possible in the MASP, and will know more once the State approves our draft inventory.</u></p>

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	<p><u><i>"It is uncertain how much development could be increased within the Madison-Common valley without overloading the creeks and requiring major construction to increase the capacity."</i></u></p>  <p><u>Photo of Madison Ave Jan 1, 2023. Fern Lodge Convalescent Hospital was evacuated for a month. Runoff from surrounding streets drain into Castro Valley Creek. The creek cannot handle the increased runoff from 9 to 18 new units.</u></p> <p><u>- Because MASP residents maintain the roads, Alameda County would be placing an undue burden on property owners due to increased traffic.</u></p> <p><u>-</u></p> <p><u>- Maintaining the current zoning designation of MASP R1-B40-CSU-RV is critical to preserving creeks and roads. Poor planning decisions have already compromised the safety of our residents and creeks. Please don't make it worse.</u></p>	
<p><u>Evan Lyall</u></p> <p><u>March 18, 2024,</u></p>	<p><u>I'm a resident and property owner at [REDACTED]</u></p> <p><u>and I would like to voice opposition to the plan to</u></p>	<p><u>Thank you for your comments. They have been recorded.</u></p>

	<p><u>rezone parcels 84C-955-9-8 and 84C-895-40 to 17 units an acre. I did not make comments during previous periods as I support the properties being developed under current zoning regulations. I sadly cannot attend Thursday's meeting due to a work commitment.</u></p> <p><u>I live 4 doors past parcel 84C-955-9-8 on our single lane private road that has 22 parcels. Both parcels are on neighboring single lane private roads that suffer from the same problems:</u></p> <ul style="list-style-type: none"> <u>• Our road is so narrow for stretches that pedestrians and cars cannot pass each other (pedestrians will step into the nearest driveway which can be as infrequent as less than 1 per 0.1 mile).</u> <u>• On more than half of my drives I pass a car such that one of us has to pull into a bulb out (2 exist) or a neighbor's driveway so that the other can pass.</u> <u>• Adding an estimated 18 units to our street will greatly hamper traffic flow. Beyond being a daily nuisance, it becomes particularly worrisome in case of evacuation since we're in a high fire risk zone (due to our close proximity to Anthony Chabot Regional Park) as well as a flood zone (due to Castro Valley Creek passing through our parcels). Multiple homes and the 1 commercial convalescent home were flooded and evacuated just last year during the 1/1/23 storm.</u> <u>• All new tenants will be car bound due to the dangers imposed by the narrowness of our private road, and because we are not served well by last mile public transit. The nearest bus stop is 0.65 miles from 84C-955-9-8, passes only once per hour, and has poor</u> 	<p><u>The first Housing Element sites inventory put greater emphasis on housing closer to public transit, specifically in the CVBD and ACBD areas, with the argument that this land was more suitable for higher densities (generally between 43 and 86 units per acre) because of its greater access to transit and commercial areas. In response, staff were told to find more housing opportunities in lower density areas and higher 'opportunity' areas. This is what led us to propose 17 units per acre on lots throughout northern Castro Valley and Fairview.</u></p> <p><u>Redwood Rangers' Horse Pasture is technically outside of the county's Urban Growth Boundary. I also wanted to let you know that the owner of 84C-955-9-8 has requested its removal from the sites inventory, so it is no longer in consideration for rezoning.</u></p>
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	<p><u>ridership such that I worry public transit will only get worse in the future.</u></p> <p><u>Beyond my concerns with traffic, I believe haphazardly upzoning almost all vacant parcels in north Castro Valley to 17 u/a is a poorly thought out approach. These parcels tend to be vacant for a reason as they are often not very buildable. For instance parcel 84C-955-9-9 is in a liquefaction zone with Castro Valley Creek passing through a large chunk of it; their developed neighbors were flooded by the creek over running its banks during the 1/1/23 storm, and I'm told it wasn't the first time for the neighbor directly downstream. Parcel 84C-895-40 is mostly hillside of 30% slope or greater that was attempted to be developed in 2007, and 84C-885-34-2, another nearby vacant parcel included in the draft Housing Element, is <40% buildable after road easements and Castro Valley Creek is taken into account, and that's before even considering setbacks. Building multi-unit, dense housing on such parcels will often be a risky and fraught endeavour. Upzoning these parcels is also not fair and rewards land squatters. Neighboring parcels are often more buildable and upzoning these neighbors to 17 u/a would greatly increase our land's value. So why should a select few, negligent landowners be "rewarded"? At the same time, upzoning all parcels in the north Castro Valley area to 17 u/a would cause chaos on the local infrastructure and is not realistic. A more reasoned approach could include upzoning parcels based on relevant metrics (e.g. access to transit, natural disaster risks, size, slope, etc.) and not irrelevant metrics like vacancy, upzoning all parcels by a little bit, or laying out a roadmap by which all parcels are upzoned drastically in a progressive, long timeframe fashion.</u></p> <p><u>I understand the difficulty you all are placed in after losing Bart's numbers and the sheriff station numbers to our quota, and given the pressure being applied to</u></p>	
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	<p>you by the state. However, solving this issue with short sighted, broad brush strokes like upzoning almost all vacant parcels in north Castro Valley to 17 units per acre is a quick, unreasonable cop out that will cause serious problems, particularly for everyone living on Common Rd. and the section of Madison Ave. north of Seaview Ave.</p> <p>I'm pro dense development near public transit, particularly light rail, so I'm all for building lots of mixed use development near Castro Valley Blvd. and Redwood Rd. which I see as a High Opportunity Area. Finally, with the areas you're looking at why isn't the Redwood Rangers' Horse Pasture on your list? There's got to be a decent amount of underdeveloped, buildable land there.</p>	
<p><u>Edna Nado,</u> <u>March 20,</u> <u>2024</u></p>	<p><u>See attached</u></p>	<p><u>Thank you for your comments, and apologies for scheduling the meeting at a time the Association's Board is unable to make!</u></p> <p><u>Our staff have spent more than 8 months trying to find possible housing sites in the unincorporated areas. To ensure the regionally necessary number of housing units could be constructed in unincorporated Alameda County without removing existing housing, we were forced to consider existing commercial and mixed-use areas for housing. The current San Lorenzo Village Specific Plan has been in place for almost 20 years, and in that time 79 units of the possible 580 units of housing described as possible by the 'cap' have been constructed. Staff determined it was necessary to further incentivize housing construction in the area because so little has happened compared to what the specific plan described. The Village Green project and the rezonings proposed in the Housing Element come to about 437 units of housing, which still sums below the 'cap.' While staff do intend to remove the housing 'cap' through the Housing Element rezoning process, there is always an effective maximum amount</u></p>

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		<p><u>of housing possible because our zoning categories have maximums.</u></p> <p><u>We look forward to working with the Village Homes Association when our department begins the process to more fully update the San Lorenzo Village Specific Plan after the adoption of the Housing Element (exact timing to be determined) and hope you'll continue to engage in the Housing Element process.</u></p>
<p><u>Latrel Powell, Public Advocates, Castro Valley resident. Written at March 21, 2024 All-MAC Meeting.</u></p>	<p><u>The County is still over a year past the compliance deadline for its Housing Element and it STILL has not made any meaningful commitments to housing programs that will protect renters and low-income communities of color. Tenant anti-harassment, strong just cause, and rent stabilization has passed in jurisdictions around the state and throughout the Bay Area region, and have been proven to increase housing stability for vulnerable groups. There has been an increase of minority, low-income renters in the unincorporated areas over the past decade. By neglecting to commit to robust programs that would secure housing preservation for renters, it becomes increasingly unfeasible for renters to have a dignified experience in our neighborhoods without fear of displacement. Renters without these protections are more likely to face harassment, rent increases and evictions than those with them. AFFH requires the County to address the historical disparities attributed to redlining, segregation, and disparities in opportunity. The current \circumstances have Black, Latino, disabled, low-income, and senior residents vulnerable to the same conditions that they have been historically exposed to when formal discriminatory policy was permissible in the 20th century. In order to change this, as required by Housing Element law, the County should adopt rent stabilization, tenant anti-harassment, and just cause for the unincorporated areas in the same way that</u></p>	<p><u>Thank you for your comment. The writing of the Housing Element has concurred with significant political debates over tenants' rights ordinances within the county; this is being decided at the Board of Supervisors level.</u></p>

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	those policies exist for several major cities within the county already.	
From the Fairview MAC members attending the March 21, 2024 All-MAC Meeting	Concerned about what happens if Alameda County's Housing Element update does not receive certification from State HCD and generally how late the update is	<p>Staff have been working consistently on the draft for 2 years and will continue to work with the state to ensure compliance.</p> <p>If a Housing Element does not receive compliance, the following could happen:</p> <p>General Plan inadequacy: If the General Plan is found inadequate, local governments can no longer make permitting decisions.</p> <p>Litigation: Noncompliance leaves a locality open to lawsuits from housing rights' organization, developers, and HCD. Lawsuits could result in mandatory compliance with Housing Element laws within 120 days, suspension of local control on building matters, and court approval of housing developments.</p> <p>Loss of Permitting Authority: courts can take local government residential and nonresidential permit authority away in order to achieve Housing Element compliance.</p> <p>More can be read here and here.</p>
	Concerned about what happens if property owners request removal from the Sites Inventory	Property owners can request removal from the Sites Inventory. If enough sites have been removed from the inventory such that it cannot accommodate the remainder of Alameda County's Residential Housing Needs Allocation (RHNA), the County is responsible for adding additional sites to the Sites Inventory and/or rezoning land. This is addressed in programs 1.A and 1.L. At the time of writing, Alameda County has 4,391 units left to accommodate, or about 93.2% of RHNA.
	Concerned about how the Housing Element draft meshes with the concurrent Castro Valley Central Business District (CVCBD) Specific Plan	Key staff are involved in both update processes, and the same consultant firm is aiding both processes. The Housing Element will take precedence, and staff are ensuring that the CVCBD Specific Plan Update will reflect the Housing Element.
	Could existing vacant housing fulfill RHNA?	Jurisdictions are required to enable new housing to fulfill RHNA. Vacant housing cannot count towards RHNA. In rare circumstances, substantial rehabilitations of units can count towards RHNA as well.
	MAC members expressed concern that permit streamlining amounted to staff not reviewing their proposals and that the Housing Element process was a means for developers to further cheat residents and take advantage of the County	The intention of streamlined review is to lower housing production times and costs to enable more housing sooner and faster. The reasons that a housing project could be streamlined varies and may be a result of existing state laws. Housing projects that receive streamlined review through the Housing Element Overlay

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		Combining District will be reviewed in comparison to the adopted Objective Design Standards, which went through a public review process.
	<p><u>Stated that all higher density housing is inherently low-value housing with negative impacts on neighbors.</u></p>	<p><u>Thank you for your comment; this is factually incorrect. Research demonstrating the neutral-to-positive impacts of affordable housing on its neighborhood was presented concurrent to this comment being made as well as at other presentation.</u></p> <p><u>Many studies about many different communities have shown that affordable housing has a neutral-to-positive impact on neighboring home values. Similarly, studies have shown that affordable housing can have no impact on the crime rate; in some instances, affordable housing has decreased the crime rate. Other factors, like the quality of property management, have been shown to impact neighboring properties more than the affordability level of the development.</u></p> <p><u>Albright, Len, Elizabeth S. Derickson, and Douglas S. Massey. "Do Affordable Housing Projects Harm Suburban Communities? Crime, Property Values, and Taxes in Mount Laurel, NJ." <i>City & Community</i> 12, no. 2 (June 2013): 89–112. link.</u></p> <p><u>Diamond, Rebecca, and Tim McQuade. "Who Wants Affordable Housing in Their Backyard? An Equilibrium Analysis of Low Income Property Development." <i>Journal of Political Economy</i> 127, no. 3 (December 2017). link</u></p> <p><u>Hipp, John, Clarissa Iliff, Emily Owens, George Tita, and Seth Williams. "THE IMPACT OF AFFORDABLE HOUSING ON HOUSING & CRIME IN ORANGE COUNTY." University of California – Irvine: Livable Cities Lab, 2022. link.</u></p> <p><u>Nguyen, Mai Thi. "Does Affordable Housing Detrimentially Affect Property Values? A Review of the Literature." <i>Journal of Planning Literature</i> 20, no. 1 (August 1, 2005): 15–26. link.</u></p> <p><u>Woo, Ayoung, Kenneth Joh, and Shannon Van Zandt. "Unpacking the Impacts of the Low-Income Housing Tax Credit Program on Nearby Property Values." <i>Urban Studies</i> 53, no. 12 (September 1, 2016): 2488–2510. link.</u></p>

	<p><u>"This whole process is destroying California."</u></p> <p><u>Members repeated concerns about the lack of infrastructure to support additional housing, specifically water pressure and traffic mitigation.</u></p>	<p><u>Thank you for your comment.</u></p> <p><u>The draft environmental analysis (Mitigated Negative Declaration) was made public on November 3, 2023. Comments were accepted through December 4, 2023. To account for changes in the Sites Inventory, additional analysis may occur.</u></p> <p><u>When a project for a parcel in the Housing Element Sites Inventory is proposed, depending on the size and location, there may or may not be additional environmental analysis required, and generally the State has provided exemptions for many types of projects, especially those that serve lower income households. Generally there would be site-specific traffic and parking analysis required in addition to overall site planning and design review. In compliance with SB 743 (2013), CEQA analysis (when required) is required to consider minimizing the vehicle miles traveled (VMT) not the ease of traffic movement (known as level of service, or LOS).</u></p> <p><u>Additionally, Alameda County Public Works has been asked for comments regarding the Housing Element update. Policy EJ3.1 of the draft Environmental Justice Element, Prioritize Equitable Distribution of Public Facilities, states that "The County will accommodate areas of the Priority Communities that are underserved by public facilities through equitable investment in public facilities, public amenities, and public infrastructure." Corresponding actions, if adopted, would direct county staff to be more transparent in infrastructure planning and to explore strategies to equitably fund public facilities in the Priority Communities.</u></p> <p><u>Finally, all utilities, Fire Departments, and school districts have been contacted and given the opportunity to comment on the Housing Element multiple times.</u></p>
<p><u>From the Castro Valley MAC members attending the March 21.</u></p>	<p><u>Members in attendance repeated concerns about how local schools will accommodate additional students as well as the idea that additional housing will create overcrowding.</u></p>	<p><u>The school districts serving the urban unincorporated communities have been contacted for comment multiple times. Generally, decisions about how a school may or may not be able to support additional students are made when actual projects are proposed, not during the Housing Element. As noted elsewhere in this list of comments, the San Lorenzo Unified School District welcomes new</u></p>

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<u>2024 All-MAC Meeting</u>		students. The Castro Valley Unified School District issued a statement of concern regarding whether they could accommodate all new students associated with possible development in the first sites inventory; their staff are currently considering the sites inventory proposed in this second Housing Element Draft. Ultimately, Planning staff cannot remove Sites Inventory sites based on school district capacity, per state guidance.
	<u>Repeated request for a traffic study specific to the Housing Element.</u>	<p>When a project for a parcel in the Housing Element Sites Inventory is proposed, depending on the size and location, there may or may not be additional environmental analysis required beyond the Mitigated Negative Declaration, and generally the State has provided exemptions for many types of projects, especially those that serve lower income households.</p> <p>Generally there would be site-specific traffic and parking analysis required in addition to overall site planning and design review. In compliance with SB 743 (2013), CEQA analysis (when required) is required to consider minimizing the vehicle miles traveled (VMT) not the ease of traffic movement (known as level of service, or LOS).</p>
	<u>Prefer density when the necessary infrastructure is already in place.</u>	<p>The draft environmental analysis (Mitigated Negative Declaration) was made public on November 3, 2023. Comments were accepted through December 4, 2023. To account for changes in the Sites Inventory, additional analysis may occur.</p> <p>When a project for a parcel in the Housing Element Sites Inventory is proposed, depending on the size and location, there may or may not be additional environmental analysis required, and generally the State has provided exemptions for many types of projects, especially those that serve lower income households. Generally there would be site-specific traffic and parking analysis required in addition to overall site planning and design review. In compliance with SB 743 (2013), CEQA analysis (when required) is required to consider minimizing the vehicle miles traveled (VMT) not the ease of traffic movement (known as level of service, or LOS).</p> <p>Additionally, Alameda County Public Works has been asked for comments regarding the Housing Element update. Policy EJ3.1 of the draft Environmental Justice Element, Prioritize Equitable Distribution of Public Facilities, states that "The County will</p>

		accommodate areas of the Priority Communities that are underserved by public facilities through equitable investment in public facilities, public amenities, and public infrastructure." Corresponding actions, if adopted, would direct county staff to be more transparent in infrastructure planning and to explore strategies to equitably fund public facilities in the Priority Communities.
	<u>Request for Planning staff to determine how numbers of units reflects numbers of students or the number of schools needed to serve them</u>	<u>This kind of demographic analysis is an important component of how school districts calculate whether they will be able to serve residents of newly constructed developments. Please contact the relevant school districts for Castro Valley – the Hayward Unified, San Leandro Unified, and Castro Valley Unified School Districts – for this information.</u>
<u>From the Eden Area MAC members attending the March 21, 2024 All-MAC Meeting</u>	<u>Request to apply Park Fees to affordable projects</u>	<u>In 2004, the Alameda County Board of Supervisors passed the Park Dedication Ordinance. To limit the impact of increased fees on development in the unincorporated areas, the following kinds of projects were exempted, among others: affordable housing, housing for people with disabilities, senior housing, housing in Sunol, and group housing, as described in chapter 12.20 of the county municipal code. To change the Park Dedication Ordinance to apply to affordable housing or housing for other protected groups would mean making the construction of this housing more expensive. This would disincentivize its construction.</u>
	<u>How can staff ensure that lower-income units are generally larger and 'nice?'</u>	<u>As is required by state laws, Alameda County is increasingly shifting to using objective standards to evaluate newly proposed housing, to minimize the amount of time and subjectivity involved in projects' review.</u> <u>Housing that priced as affordable for households below Area Median Income (AMI) relies heavily on additional funding sources to ensure that the project can 'pencil.' While staff want all housing in the unincorporated areas to be of good quality, adding additional requirements to housing that is already difficult to construct would further constrain development.</u>
	<u>How are tenant protections included in the Housing Element? The Just Cause Eviction proposal is a very important part of tenant protections</u>	<u>The writing of the Housing Element has concurred with significant political debates over tenants' rights ordinances; this is being decided at the Board of Supervisors level.</u>

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	<u>There has not been adequate community engagement in the Housing Element process.</u>	<u>Planning staff have tried their best to engage with community members given the limits of funding and staffing. Staff are committed to enacting the policies and programs described in the draft Environmental Justice Element, which include a variety of engagement protocols (see goal EJ7 and corresponding policies and actions).</u>
	<u>Strong dislike of the proposed move of the Sheriff Substation to Cherryland Place (a development that was never built)</u>	<u>Thank you for your comment.</u>
	<u>Why is the Village Green Development included as a pipeline project in the Housing Element sites inventory?</u>	<u>The Village Green Development, while announced as postponed, still has active building permits. In accordance with Program 1.I: Monitor and Facilitate Pipeline Housing Projects, in 2027 if the County determines that the project is not anticipated to be completed in the planning period, staff will add additional sites to the Inventory or initiate additional rezonings within 18 months to maintain adequate RHNA capacity at all income levels</u>
	<u>Concern over lack of infrastructure to support new housing, particularly bike lanes and parking.</u>	<p><u>The draft environmental analysis (Mitigated Negative Declaration) was made public on November 3, 2023. Comments were accepted through December 4, 2023. To account for changes in the Sites Inventory, additional analysis may occur.</u></p> <p><u>When a project for a parcel in the Housing Element Sites Inventory is proposed, depending on the size and location, there may or may not be additional environmental analysis required, and generally the State has provided exemptions for many types of projects, especially those that serve lower income households. Generally there would be site-specific traffic and parking analysis required in addition to overall site planning and design review. In compliance with SB 743 (2013), CEQA analysis (when required) is required to consider minimizing the vehicle miles traveled (VMT) not the ease of traffic movement (known as level of service, or LOS).</u></p> <p><u>Additionally, Alameda County Public Works has been asked for comments regarding the Housing Element update. Policy EJ3.1 of the draft Environmental Justice Element, Prioritize Equitable Distribution of Public Facilities, states that "The County will accommodate areas of the Priority Communities that are underserved by public facilities through equitable investment in public facilities, public amenities, and public infrastructure." Corresponding actions, if adopted, would direct county staff to be</u></p>

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		<u>more transparent in infrastructure planning and to explore strategies to equitably fund public facilities in the Priority Communities.</u>
	<u>Request for longer comment period than 7 days on the second Housing Element draft</u>	<u>In response to this request and others, staff established a 2 week comment period on the Second full Housing Element Draft. Staff also published a 5 page summary document during the comment period to better aid people interested in understanding the document.</u>
	<u>Why did East County receive so little housing in the sites inventory?</u>	<u>There is an Urban Growth Boundary in place that covers the majority of the unincorporated East County. You can review a report analyzing the impact of the Urban Growth Boundary in its first 20 years here. Alameda County voters approved the Urban Growth Boundary in 2000. In order to change the zoning to allow more housing construction in the unincorporated parts of East County, the voters of Alameda County would need to approve the changed zoning. The Sites Inventory projects in the East County are currently underway.</u>
	<u>Why are there any units at all in Hayward Acres?</u>	<u>The project housing units in Hayward Acres in the Sites Inventory are as follows: 13 units are associated with projects currently in the development pipeline; 7 units are associated with a paved lot where housing is currently an allowed use in the zoning; and 18 units are associated with 2 proposed rezonings, one of a restaurant with a large parking lot, another of backyard that has been converted into commercial parking. 38 units is a significant decrease from the previous Housing Element cycle, when 335 units were projected for Hayward Acres. Additionally, in the urbanized unincorporated communities, the average Census Tract included in the Sites Inventory has 134 units assigned to it, and the median Census Tract has 65 units assigned to it. Hayward Acres, which is a single Census Tract, has less than both the median and average tract in urban unincorporated.</u>
	<u>Expedited housing review bypasses community voices.</u>	<u>The intention of streamlined review is to lower housing production times and costs to enable more housing sooner and faster. The reasons that a housing project could be streamlined varies and may be a result of existing state laws. Housing projects that receive streamlined review through the Housing Element Overlay Combining District will be reviewed in comparison to the adopted Objective Design Standards, which went through a public review process.</u>

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	<u>How feasible is the Housing Element? Suggestion that Housing Element is imaginary.</u>	<u>Staff are committed to enacting the Housing Element to the fullest extent. However, housing production is influenced by much larger factors than any that local government can control and ultimately controlled by the private market and private decision makers.</u>
	<u>How does the County incentivize development through this document?</u>	<u>The County proposes higher densities to allow for more housing and possibly higher profits for developers. The County also proposes lowering different housing constraints like lowering parking requirements (which adds to housing costs) and streamlining review processes (which hastens the production process, resulting in lower costs).</u>
	<u>Units are not divided in a reasonable way between different communities</u>	<u>The Housing Element Sites Inventory process began from a place of determining where vacant land was located, where underutilized land (land that could have a better and more valuable use as housing) is located, and where land owned by the County or other public bodies are located. The reality is that the majority of land in the urban unincorporated communities is already developed as housing. The Housing Element process does not allow staff to presume that existing residents will leave their current housing so that the land will be redeveloped.</u>
<u>Comments from members of the public at March 21, 2024 AII-MAC meeting. Summarized for clarity.</u>	<u>Disagrees with any additional density along Madison Ave due to being near the creek. The area lacks good infrastructure or much riparian buffer.</u>	<u>The neighborhood surrounding Madison Avenue is considered, as discussed throughout Appendix F, high resource. High resource areas have little environmental harm, successful school districts, and high income households. Additional housing in high resource areas will ensure more families have access to some of these same opportunities.</u>
	<u>Request from the owner of a property along Madison Ave to have his site removed from the Sites Inventory.</u>	<u>This site has been removed from the Sites Inventory.</u>
	<u>Calls to support affordable housing via mobile home preservation through a zoning overlay that supports their existence. Single family housing should be covered under the Just Cause Eviction ordinance</u>	<u>In response to these comments and additional activism from the public, planning staff have added Program 6.N: Mobile Home Overlay to the programs list, to be proposed for adoption by the end of 2024.</u>
	<u>Call for a strong Mobile Home Overlay and strong closure ordinance</u>	<u>In response to these comments and additional activism from the public, planning staff have added Program 6.N: Mobile Home Overlay to the programs list, to be proposed for adoption by the end of 2024.</u>
	<u>Madison Avenue experiences horrible flooding and should not have additional housing. Things come down the hill into the creek.</u>	<u>The neighborhood surrounding Madison Avenue is considered, as discussed throughout Appendix F, high resource. High resource areas have little environmental harm, successful school districts, and high income households. Additional housing in high resource</u>

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		<p>areas will ensure more families have access to some of these same opportunities.</p> <p>Thank you for your comments. Listservs and the county website are the primary means the Planning staff have of reaching residents, as we do not have fulltime communications staff or the capacity to run Planning-specific social media accounts.</p> <p>Staff will continue to work to better promote engagement events within the limits of existing funding and staffing. The Housing Element process requires that staff assume that lower density housing is 'above moderate income' and higher density housing is 'low income.' These assumptions, however, are not binding.</p> <p>Please see the draft Environmental Justice Element for a discussion of and commitments regarding greenspace access.</p>
	<p>Concerned about how they heard about the meeting [via email listserv]. Why has no one discussed preserving the ratio of greenspace in the community? States that the planning department staff are pushovers and that the Housing Element update is evidence that staff prioritize corporate interests and are mouth pieces for developers.</p>	
	<p>Mentions parallel struggles of mobile home communities in Petaluma. Requests the expansion of closure requirements and the need to have relation help for closing mobile home communities</p>	<p>In response to these comments and additional activism from the public, planning staff have added Program 6.N: Mobile Home Overlay to the programs list, to be proposed for adoption by the end of 2024.</p>
	<p>The Alameda County population is shrinking. None of this will help us build more. Corporate transfer taxes, vacancy taxes, protections against foreign investors are what's needed. It is absurd to increase densities without sidewalks. This plan is a doomsday scenario that destroys the quality of life for current residents.</p>	<p>Alameda County is required to enable at least 4,711 units of housing before 2031.</p> <p>Additionally, Alameda County Public Works has been asked for comments regarding the Housing Element update. Policy EJ3.1 of the draft Environmental Justice Element, Prioritize Equitable Distribution of Public Facilities, states that "The County will accommodate areas of the Priority Communities that are underserved by public facilities through equitable investment in public facilities, public amenities, and public infrastructure." Corresponding actions, if adopted, would direct county staff to be more transparent in infrastructure planning and to explore strategies to equitably fund public facilities in the Priority Communities.</p>
	<p>A strong Just Cause Eviction ordinance is necessary. We need affordable housing everywhere in the unincorporated areas. The Eden land Trust needs additional support. Against the idea of the Sheriff Substation moving to Cherryland. We need housing</p>	<p>Staff are committed to accurately representing the County's commitment to renters in the Housing Element. The writing of the Housing Element has concurred with significant political debates over tenants' rights ordinances, including Just Cause Eviction. This is being decided at the Board of Supervisors level.</p>

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	<u>with greenspace access that supports multimodal transportation.</u>	
	<u>Tenant protections are critical. We also need to protect and care for existing housing.</u>	<p>Staff are committed to accurately representing the County's commitment to renters in the Housing Element. This includes representing Code Enforcement's rental inspection pilot and future developments before the adoption of the 6th Housing Element. The writing of the Housing Element has concurred with significant political debates over tenants' rights ordinances; this is being decided at the Board of Supervisors level.</p> <p>Additionally, the Housing Element does include programs to support the preservation of existing affordable housing.</p> <p>The following programs pertain to tenants' rights and housing preservation: Program 2.K: Preserve At-Risk Housing, Program 2.L: Protect Existing Affordable Housing Units, Program 5.D: Rental Inspection Pilot, Program 5.E: Condominium Conversion, Program 6.B: Fair Housing Referrals (ECHO Housing), Program 6.C: Rent Review Program, Program 6.F: Displacement Protection, Program 6.G: Fair Housing Services, Program 6.I: Mobile Home Rent Stabilization Ordinance</p>
	<u>Corporate investors are harming mobile home communities, and additional protections can help protect existing mobile home communities</u>	<u>In response to these comments and additional activism from the public, planning staff have added Program 6.N: Mobile Home Overlay to the programs list, to be proposed for adoption by the end of 2024.</u>
	<u>Expressed concern over higher densities in Fairview as well as how ADUs are labeled on the sites inventory map</u>	<p><u>In response to this comment and subsequent conversations with the commenter, ADUS are now marked as small dots to minimize people's ability to misinterpret the map.</u></p> <p><u>Staff were directed by state HCD to find additional housing opportunities in Fairview.</u></p>
	<u>Fairview is a rural community with slopes and agriculture. There is no public transit. Did staff move units from one community to another between drafts?</u>	<u>As described in Appendix B, staff have taken the slope of lots into consideration. Staff were directed by state HCD to find additional housing opportunities in Fairview. This edit coincided with additional edits required by changes in the sites inventory.</u>
	<u>There are lots of people who would be excited to live here. People who could spend money here. New development could help build new waterlines and</u>	<u>Thank you for your comment.</u>

	<u>other infrastructure. Landowners are excited about the possibility of developing things.</u>	
	<u>No one knew about this meeting. The people at this meeting are a very specific perspective. Why is low-income housing only in the hood? These people only care about their property values, not the community</u>	<p><u>Staff will continue to work to better promote engagement events within the limits of existing funding and staffing.</u></p> <p><u>The Housing Element process requires that staff assume that lower density housing is 'above moderate income' and higher density housing is 'low income.' These assumptions, however, are not binding.</u></p>
	<u>Tried to request interpretation, and staff were unable to provide it. Angry about how poorly advertised the meeting was. This element does not imagine the future of our communities equitably. All the neighborhoods have infrastructure issues, not just Fairview or Castro Valley. Their perspective cannot be prioritized. The County should do more engagement!</u>	<p><u>The draft environmental analysis (Mitigated Negative Declaration) was made public on November 3, 2023. Comments were accepted through December 4, 2023. To account for changes in the Sites Inventory, additional analysis may occur.</u></p> <p><u>When a project for a parcel in the Housing Element Sites Inventory is proposed, depending on the size and location, there may or may not be additional environmental analysis required, and generally the State has provided exemptions for many types of projects, especially those that serve lower income households. Generally there would be site-specific traffic and parking analysis required in addition to overall site planning and design review. In compliance with SB 743 (2013), CEQA analysis (when required) is required to consider minimizing the vehicle miles traveled (VMT) not the ease of traffic movement (known as level of service, or LOS).</u></p> <p><u>Additionally, Alameda County Public Works has been asked for comments regarding the Housing Element update. Policy EJ3.1 of the draft Environmental Justice Element, Prioritize Equitable Distribution of Public Facilities, states that "The County will accommodate areas of the Priority Communities that are underserved by public facilities through equitable investment in public facilities, public amenities, and public infrastructure." Corresponding actions, if adopted, would direct county staff to be more transparent in infrastructure planning and to explore strategies to equitably fund public facilities in the Priority Communities.</u></p>
	<u>Supportive of dense housing but worried about development interruption continuous greenspaces, like near Madison Ave</u>	<u>The Planning Department agrees that access to greenspace is an important component of the quality of life in Alameda County. However, greenspace needs to be balanced with the need for additional housing. The neighborhood surrounding Madison</u>

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		<u>Avenue is considered, as discussed throughout Appendix F, high resource. High resource areas have little environmental harm, successful school districts, and high income households. Additional housing in high resource areas will ensure more families have access to some of these same opportunities.</u>
	<u>The County needs to do more engagement, expand the comment period for the 2nd draft, and commit to more robust actions regarding AFFH.</u>	<u>In response to this comment and others like it, staff committed to a 2 week comment period upon the publication of the Second Housing Element draft.</u>
	<u>Against the proposal by the General Services Agency to move the new Sheriff Substation to the would-be location of Cherryland Place</u>	<u>Thank you for your comment.</u>
	<u>The County should further support the Eden Community Land Trust</u>	<u>Thank you for your comment. County HCD staff are currently working with members of the Eden Community Land Trust.</u>
	<u>Shared story of fire truck not being able to successfully navigate Madison Avenue during an emergency.</u>	<u>Staff are aware of the current infrastructural limits in the Madison Avenue area. At the same time, the neighborhood surrounding Madison Avenue is considered, as discussed throughout Appendix F, high resource. High resource areas have little environmental harm, successful school districts, and high income households. Additional housing in high resource areas will ensure more families have access to some of these same opportunities.</u>
	<u>Alameda County needs tenant protections, including lowering the rent increase cap. The Just Cause Eviction ordinance moving forward should not exclude so many renters, such as those in single family homes.</u>	<u>Staff are committed to accurately representing the County's commitment to renters in the Housing Element. This includes representing Code Enforcement's rental inspection pilot and future developments before the adoption of the 6th Housing Element. The writing of the Housing Element has concurred with significant political debates over tenants' rights ordinances; this is being decided at the Board of Supervisors level.</u> <u>The following programs pertain to tenants' rights: Program 2.K: Preserve At-Risk Housing, Program 2.L: Protect Existing Affordable Housing Units, Program 5.D: Rental Inspection Pilot, Program 5.E: Condominium Conversion, Program 6.B: Fair Housing Referrals (ECHO Housing), Program 6.C: Rent Review Program, Program 6.F: Displacement Protection, Program 6.G: Fair Housing Services, Program 6.I: Mobile Home Rent Stabilization Ordinance</u>

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Maureen, March 30, 2024.	We are the resident owners of 3361 East Ave and 3375 East Ave, Hayward, CA. Our property ownership includes the private access driveway for the above-referenced residences. The vacant lot is landlocked. Please tell us where the access for the proposed development is planned. Thank you.	<p>Apologies for my delayed response! The head of our development planning staff was out last week, and I wanted to check with him before responding to your email.</p> <p>In 2011, there was a lot line adjustment (Boundary Adjustment BA 06 -06) to give the parcel frontage. I've screenshot the existing parcel lines (in blue) from our internal mapping system, copied below. The empty lot next to 3358 East Ave has a small flag that extends towards the street; this is its frontage. I'm not sure how it happened that 3358 East Ave's driveway is partially in the other lot, but that appears to be the case. If development were to happen on any of parcels 425-90-44 (the one nearest 3358 East Ave), 425-90-45 (directly across from 3375 East Ave), or 425-90-46-2 (the eastmost of the 3 parcels), it would likely require a driveway connecting to East Ave parallel to yours.</p> 
Maureen, April 29, 20204.	is the estimated amount of cement and concrete to be used in building 4,711 residences, sidewalks and common areas. Has an analysis been completed? If so, where would it be available for public review?	Thank you for your comment. It has been recorded. Because the County does not construct the possible housing discussed in the Housing Element, the document does not consider what specific building materials should be used or how much may be needed to achieve the 4,711 units. Because the document does not get into the specifics of how any individual housing unit may look, it would be difficult to make assumptions about how much of any given material would be necessary. These are the kinds of details that would be addressed by building contractors and the Public Works Agency at the time of development, when someone applies to build a specific project, instead of in the Housing Element.
Maureen, April 29, 20204.	Why is housing not being expanded with more units planned in the vacant lands of East County? Instead of jamming up Castro Valley and Ashland, (as	Thank you for your comment. It has been recorded. There is an Urban Growth Boundary in place that covers the majority of the unincorporated East County. You can review a

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	<p>"identified sites"), why has this proposed Element not been spread as evenly as possible across the entire County. Why? The number of units proposed for CV is utterly outrageous at 1,800+. Yet, at the same time, there is a project that is being considered (with the County's recommendation for approval), to be built the on 5 1/2 acre Rite Aid site. It is to be a "high-end" Chinese Restaurant and Banquet Hall, with 30-50 employees, and available commercial lease space. Current zoning allows for housing to be built on part of that huge lot, yet there is no mention of it in the proposal. It should be a requirement that any and all new construction proposals include housing. Why is there no such requisite?</p> <p>I do not live in CV or Ashland, but I was nevertheless appalled when I read about this. Unfortunately, the mere fact that this proposal is being considered, does not align with, and renders hollow, the claims that racial and other inequities are actually being addressed in the Second Draft of the Housing Element. It demonstrates clearly the ways in which inequities continue in perpetuity. If the housing units are not distributed more fairly and evenly, and if this restaurant project is approved without requiring mandatory housing, it will be a major set-back, a move in the wrong direction, and further away from achieving the equity to which every person has the same right.</p>	<p>report analyzing the impact of the Urban Growth Boundary in its first 20 years here, Alameda County voters approved the Urban Growth Boundary in 2000. In order to change the zoning to allow more housing construction in the unincorporated parts of East County, the voters of Alameda County would need to approve the changed zoning. Even if changing the Urban Growth Boundary received support, the State Department of Housing and Community Development (HCD) expects that viable sites for new housing have access to sewage. Unless cities like Dublin, Pleasanton, and Livermore were willing to substantially extend their sewage systems or a developer was willing to invest in significant infrastructure, most land in unincorporated East County would only have access to septic systems. It's my understanding that the Alameda County's Environmental Health department require a housing unit to have multiple acres of land to support a septic field. At such a low density, new housing in unincorporated East County would only be affordable to high income households, given the current housing market.</p> <p>At a previous part of the Housing Element process (before we published our first draft), staff had included the Rite Aid site in the Housing Element sites inventory. The owners of the site then requested it be removed from the inventory, stating that they were uninterested in pursuing housing development for the foreseeable future. When a landowner explicitly requests that their site be excluded, we cannot consider their site in the inventory. That said, housing construction is still an allowed use at the site; it just can't be anticipated in the Housing Element.</p> <p>While our department is very committed to enabling more housing throughout the unincorporated areas, there are still areas in the unincorporated communities where only commercial uses are allowed.</p> <p>I have spoken with the planners who have worked on the restaurant project, and our department does not have a formal recommendation to support or oppose it. The staff report just analyzes how the project conforms to what is currently allowed at the site.</p>
Martin Inderbitzen, representing	See attached	In response to this comment, staff agreed to lower the proposed rezoning on the site to 17 units per acre (RSL-17-HE).

<u>the Greek Orthodox Church of the Resurrection.</u>		
<u>Lori Taylor, May 1, 2024</u>	<p>Hi. I have reviewed the latest draft of the Alameda County Housing Element from April 2024, most specifically the Site Inventory and Methodology and I have concerns.</p> <p>I note that you have included multiple church-owned parcels located on Somerset and Lake Chabot Road. I believe it is referred to as G42 and is 5 parcels and approximately 3 acres. I agree that this site could be a strong candidate for residential development, however, I am very concerned about the potential rezoning it to very high density with 40-60 units. This parcel is surrounded by primarily single-story, single-family homes. These are a few two story-homes in the neighborhood, but primarily they are very small and low-profile homes.</p> <p>Very high density does not align with the prevailing characteristics of the neighborhood. I can see that medium density up to 22 acres could work at the site, but do believe that the proposed zoning is too intense for this site. I noticed in the draft Element, that other sites (879 Grant in San Lorenzo and 23420 Maud Avenue) have site narratives that address surrounding residential uses and these sites (one of which shows surrounding two-story homes) was suggested to get zoned as Medium Density up to 22 units/acre because of "compatibility and coherence in the built environment." I wish that that same consideration was shown for this site. If you drive in any direction for multiple blocks you will not find anything more dense than two-story developments. The hospital and some medical offices uses near Eden are a bit taller but there is not more intense residential development anywhere near the site.</p>	<p>Thank you for your comment; it has been recorded.</p> <p>Staff considered a number of factors when proposing rezoning the G42 parcels to this higher density.</p> <ul style="list-style-type: none"> - Per state comments received in January 2024, we needed to allocate additional units to higher 'resource' areas. Within the unincorporated communities, Castro Valley outside the downtown area and East County are considered higher resourced (Appendix F contains additional analysis of this). Since East Alameda County is within the Urban Growth Boundary, that leaves Castro Valley. - The Housing Element, per state guidance, is charged with interrupting historic patterns of socio-economic segregation. Smaller, denser housing has a greater possibility of being affordable to more people. - We wanted the landowners to be able to take advantage of recent state laws that help streamline affordable housing development on land owned by religious entities. We are required to assume that low income housing must be at least 30 units per acre. Our sites inventory assumes that about 70% of any given site could become housing (allowing for outside space, parking, etc), so the 40-60 unit/acre category would ensure that the housing could be affordable development. <p>We're proposing a lower density at the San Lorenzo site you mentioned in part because the neighborhood there is considered lower resource, and there are other high density (up to 86 units/acre) sites in San Lorenzo. Additionally, per the Eden Area General Plan and the 'school' zone in the zoning ordinance, unneeded school land can be developed into housing at a density that reflects the surrounding neighborhood. The proposed rezoning would just reflect this fact.</p>

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	<p><u>I am not suggesting that the single-family designation is the correct zoning for the site, but I am suggesting that Very High Density is not the right zoning as it is too dense and something more moderate should be selected to maintain "the compatibility and coherence in the built environment" and align with the prevailing characteristics of the neighborhood.</u></p> <p><u>Thank you for recording my concerns and I am available should you have any questions. I live in the neighborhood and am happy to answer any questions.</u></p>	
<p><u>Ally Wilson,</u> <u>May 4, 2024</u></p>	<p><u>Dear Alameda County Planning Department, Alameda County Community Agency, CVMAC, Supervisor Nate Miley and Congressman Eric Swalwell,</u></p> <p><u>We are residents of Castro Valley and we are deeply concerned on losing the main Business district in Castro Valley by replacing /rezoning 5 existing business parcel to Apartments under the Housing Element Plan. CV will lost 5 business along the only Main Street - Castro Valley Blvd. CV does not have any industry/office park/major attractions, the only main business district is located on the Castro Valley Blvd. The most devastating lost would be the retail space (Lucky grocery+ parking) at 3443 Castro Valley, that is the DOWNTOWN of Castro Valley, it is the 2nd largest retail area in town, replacing the retail with apartment is inappropriate and inconsistent of a well planned General Plan for CV. The Lucky store parcel shall remain a retail space, the store could easily house ethnic grocery stores or other grocery/retail. (Spout had intentions to open in CV). In order to have a thriving CV, preserving a central business district is critical, and saving the Lucky location for future anchor retail would further solidify the business district. Taking away the parking lot doesn't take into account of the existing lack of parking in the business district. Alameda County</u></p>	<p><u>Thank you for your comments. They have been recorded. I have attempted to respond to them in order.</u></p> <p><u>Regarding the number of housing units mentioned in the Housing Element: the Housing Element calls for a total of 4,711 housing units to be enabled in all of the Unincorporated County between now and 2031 (an 8 year period) through the Housing Element. As of my most recent site inventory edits, there are 1,806 units enabled in Castro Valley, not 3,000. 500 of these housing units are located in the Castro Valley Central Business District Specific Plan area. 319 housing units in the Sites Inventory in Castro Valley are currently under way. These include ADUs, duplexes, single family homes, and a handful of apartments. Another 309 housing units in Castro Valley's part of the Sites Inventory reflect what is already possible on the land with the current zoning and general plan designations. The remaining 1,178 housing units are associated with about 41 acres of land (53 individual parcels) proposed for rezoning.</u></p> <p><u>County government does not build housing. Through changes to zoning and permitting processes, we endeavor to support members of the public in building housing. Even housing projects that will receive permit streamlining from one or more permitting bodies (such as Planning or Public Works) take time to be permitted, constructed, and approved for occupancy.</u></p> <p><u>Significant portions of the Castro Valley downtown area already allow for multifamily housing. The current rezonings proposed in</u></p>

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should not air drop 3000 housing units on CV without considering the long term growth of CV.

Further, if housing needs to be build in these 5 business parcels that front CV Blvd and Redwood Rd, it is essential to preserve the ground level for retail, M, or business.

The 2nd draft still have mention on using CV Bart parking lot for future housing use. We opposed reducing CV BART parking lot for housing. We rely on BART for work commute and leisure activities. Prior to pandemic, CV BART parking is full around 9:30am. This add to unfair burden on parents that have to drop off kids at school and cannot arrive at CV BART parking lot before 9:30am. As a result, we have to drive far away to another station or commute to work. Taking away Bart parking by air-dropping 3000 units in CV is a short sighted approach.

CV should not have to take on such outsized burden of Alameda unincorporated affordable housing quote, this responsibility should be spread out. CV currently lacks the basic infrastructure to sustain its current population. CVUSD lacks funding. Canyon Middle School is overcrowded and do not have funding for sport and music programs. There are constant flights due to lack of school resources.

Sewage system lacks capacity especially during annual rain storm where all CV citizens are advices to not operate non essential appliances. How does Alameda County plan to fund the infrastructure upgrade?

A large portion of CV is in high wildfire area , especially the eastern part and the Greenridge park. How does Alameda County plan to address the risk when increasing the population with 3000 units.

the draft element will expand what's allowed on specific parcels of land. The Housing Element does not consider the specific site planning for any of the 566 parcels of land included in the Sites Inventory. It is entirely possible that landowners with existing businesses on site will choose to develop in a way that both enables new housing and preserves existing businesses. One possible model for higher density development in Castro Valley's downtown could be this new development in Fremont: <https://www.fremont.gov/Home/Components/News/News/906/1067>.

Regarding the BART station and possibility of future development: the BART parking lot must be rezoned to enable housing to comply with a state law from 2017 (AB 2923). County Planning staff are acutely aware of concerns regarding resident's ability to drive to the station, especially given the general lack of bus coverage in Castro Valley. In the current Housing Element draft, staff are committing to preparing for future development; this includes activities such as determining how much replacement parking is feasible through the construction of a parking structure, where that funding could come from, and the like.

Per state guidance, planning staff cannot use school district over-enrollment as a reason to exclude communities from the Sites Inventory. Planning staff have reached out to relevant school district and utility staff throughout the Housing Element process for comments, and we have met with staff from both CVSan and CVUSD. All are aware of the necessity to plan for new housing through the Housing Element. Ultimately, whether utilities or school districts can serve additional households will be decided on a project-by-project basis (ie, when individuals or development companies submit applications to construct new housing). CVUSD's most recent comments will be included in our submission to the state later this week; they acknowledge that their student population is already growing without the Housing Element's changes and request that our Housing Element include their need for additional school sites.

Staff are aware of the wildfire areas; we've included some analysis of this fact in Appendix F. State comments on the first Housing Element draft included the need for more housing in 'high

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	<p><u>CV just lost the CHP center and the Sheriff center on Foothill, we do NOT have any police/sheriff presence. How does Alameda county plan to address the public safety concerns?</u></p> <p><u>Providing only 2 weeks of Public comments for this 2nd draft of Housing Element is unfair and create Hardship for general public to read 760 pages of dense material. The draft is hard to read with no legends on the definition of the zoning / rezoning proposed.</u></p> <p><u>Let's not create new problem with shortsighted strategies.</u></p>	<p><u>opportunity' areas. The hills of Castro Valley are the highest opportunity areas in the urban unincorporated communities. Enabling more housing in unincorporated' s high opportunity areas requires enabling housing in areas with greater wildfire risk, given the location of existing developable land. For additional information on high and low opportunity areas, please see Appendix F. There are 214 housing units proposed for sites in Castro Valley in the High or Very High fire risk areas. 84 of these units are already possible, given current zoning; 130 units are associated with sites proposed for rezoning.</u></p> <p><u>I encourage you to review our Safety Element update, which considers fire risk more directly. It is available here: https://www.acgov.org/cda/planning/ccapse-public-draft.htm</u></p> <p><u>I agree that the draft is a very large and dense document. Our rezonings are discussed most in Appendix B, which includes a table describing the densities associated with each proposed new zone on page as well as a list of every site proposed for rezoning with the new proposed zones listed next to them. Given that there are 33 new zones and 127 different parcels proposed for rezoning, we have not created a concise map showing the new zones for all locations at this time, but I will endeavor to update the document to include such before submitting it to the state. In the future, please feel free to reach out to our staff with any questions you have when navigating our planning documents.</u></p> <p><u>A one week comment period for subsequent Housing Element drafts is required; in an effort to balance the need to expand the comment period with the fact that the County is currently out of compliance with our Housing Element and is under pressure to complete the process, we expanded it to 2 weeks. The sites inventory was first provided to the public in March 2024, and comments were accepted on it and the document overall at an All-MAC meeting that month.</u></p> <p><u>Thank you for taking the time to review our document and send us your comments.</u></p>
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Castro Valley Unified School District, May 3, 2024

The Castro Valley Unified School District (CVUSD) is commenting on the second full draft of the Alameda County Housing Element Update to follow up on prior public comments in light of changes to the document over the last few months. Previous comments regarding CVUSD's student enrollment trends and the potential impact that the new housing identified in the Housing Element will have on CVUSD schools and students remain valid and will be restated as appropriate here.

In response to this comment, staff added references to the need for additional and updated facilities to the Main Body, Appendix E, and Appendix F.

▲ In the context of the growth identified and enabled by housing site identification in the County Housing Element, it is crucial to acknowledge that since 2021, every CVUSD school site has increased in enrollment except for Creekside Middle School, Roy A Johnson High School, and the CVUSD Virtual Academy. In total, CVUSD's enrollment in the 2023-24 school year is the highest ever for the District, and additional enrollment growth is projected even without the potential for additional and denser development in the Castro Valley area.

▲ This is important to acknowledge because the latest version of the Housing Element identifies 926 new housing units that could be added to the area served by CVUSD during this Housing Element cycle. The "pipeline sites" representing projects already underway are accounted for in CVUSD's baseline enrollment projections, but the additional hundreds of new units represent an unprecedented level of potential new development relative to the recent history of CVUSD. Even without these additional new housing units, CVUSD's most recent baseline enrollment projection indicates the District's enrollment will continue to increase above already record-high levels. By 2030, CVUSD is expected to enroll more than 10,500 students even if no other housing units are developed outside of the "pipeline sites". This represents an 11% increase as a baseline

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projection, which already presents a considerable challenge for the District's planning and facilities construction efforts.

CVUSD has built on the analysis performed in its most recent Enrollment Projections and Development Impact Report to detail various scenarios of additional impact from the potential new housing units identified in the Housing Element. These assumptions quantify a range of potential impacts based on how much of the potential housing is built during the Housing Element cycle and how much of the affordable housing sites can accommodate families.

Depending on these variables, the additional impact from new homes built and the corresponding students who would be generated for CVUSD was calculated in tiers of Low Impact, Moderate Impact, High Impact, and Maximum Impact above the District's baseline projections. The table below summarizes CVUSD's findings, indicating the potential for hundreds of additional students to be added to the baseline enrollment projection. Even with the reduction in housing units since the previous version of the Housing Element, CVUSD is expecting to see hundreds of new students over the next several years who will live in new housing made possible by the new Housing Element. Every single student generated in this way will be enthusiastically welcomed by CVUSD, but they will also represent an addition to record high enrollments for the District each year.

Unit Types	Total Units	Low Impact Students	Moderate Impact Students	High Impact Students	Maximum Impact Students
Single-Family Detached	311	30	107	183	183

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	<table><tr><td>Single-Family Attached</td><td>303</td><td>22</td><td>57</td><td>82</td><td>82</td></tr><tr><td>Multi-Family</td><td>27</td><td>0</td><td>4</td><td>8</td><td>8</td></tr><tr><td>Affordable</td><td>285</td><td>0</td><td>45</td><td>80</td><td>180</td></tr><tr><td>Totals</td><td>825</td><td>52</td><td>213</td><td>373</td><td>453</td></tr></table>	Single-Family Attached	303	22	57	82	82	Multi-Family	27	0	4	8	8	Affordable	285	0	45	80	180	Totals	825	52	213	373	453	
Single-Family Attached	303	22	57	82	82																					
Multi-Family	27	0	4	8	8																					
Affordable	285	0	45	80	180																					
Totals	825	52	213	373	453																					
	<p>▲ <u>The Castro Valley Unified School District requests that Alameda County include some reference in the narrative of the Housing Element to acknowledge enrollment trends for the Castro Valley Unified School District, which differ from other County school districts. CVUSD further requests that the Study acknowledge that additional housing will generate new students for a District already growing to record high levels of enrollment.</u> ▲</p>																									
	<p>▲ <u>If CVUSD is to continue providing the same level of excellence to future families who move into new housing enabled by the Housing Element, the District will likely need to provide both new and modernized school facilities, and this need should be documented as early and as frequently as possible. Recognition of this situation in the Housing Element document would be greatly appreciated.</u></p>																									
<p><u>EBHO</u> <u>May 3, 2024</u></p>	<p><u>Thank you for the opportunity to comment on Alameda County's Draft Housing Element. We appreciate all the work thus far in the Housing Element process and offer additional comments with the hope that the County moves to achieve significant progress toward housing justice and makes Alameda County a place for all to afford to call home, regardless of income and background.</u></p> <p><u>East Bay Housing Organizations (EBHO) is a member-driven organization working to preserve,</u></p>	<p><u>Thank you for your comment! It has been recorded. As you know, the writing of the Housing Element has concurred with significant political debates over tenants' rights ordinances within the county; this is being decided at the Board of Supervisors level. Staff will continue to update all program timelines as needed before adoption. Please see the draft Environmental Justice Element (now anticipated to go for adoption in July) for commitments the County will be making to improve the quality of life in the EJ Priority communities, including Ashland.</u></p>																								

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	<p><u>protect, and create affordable housing opportunities for low-income communities in the East Bay by educating, advocating, organizing, and building coalitions across Alameda & Contra Costa Counties. Many of our 400+ individual and organizational members live in, work, and provide affordable homes in the County.</u></p> <p><u>The County's latest draft makes several significant changes. We want to express our appreciation that the County has noticeably increased its efforts to engage and respond to public participation and input, including the two-week public review period to respond to the revised Housing Element draft, a summarized reader's guide to changes in the revised Draft, and providing the redlined copy of the document. We also appreciate the revisions to programs and policies to specify more detailed milestones and metrics on the County's actions and commitments. Lastly, we recognize the significant detail added in most appendices, particularly Appendix B: Sites Inventory and Methodology, Appendix C: Housing Constraints, and Appendix F: Fair Housing Assessment.</u></p> <p><u>We support the notable addition of a Housing Element Overlay Combining District (Program 3.H), a tool to encourage the development of all housing types, especially for affordable housing development serving very low and low-income households. The implementation of this policy, along with the policies in Goals 2 and 3 is paramount since the County must make up for a significant period of underproduction, failing to meet its very-low-income, moderate, and above-moderate income RHNA goals in the last Housing Element Cycle. We support the intention to propose the Overlay Combining District for adoption at the same time as the proposed site inventory rezonings. Relatedly, we also support the revisions to the rezoning proposals to include slightly increased</u></p>	<p><u>Additionally, I have amended the portion of the History section you referred to to include your comment.</u></p>
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densities of up to 17 units per acre in Fairview and Castro Valley (Program 1. A), particularly since the Census tracts in northern Castro Valley are high-resource RCAAs, as well as larger vacant lots in the same areas. We appreciate the added detail to specific parcels and existing zoning realities towards the concentration of low and very low-income units in Ashland, however, we remain concerned that the current site inventory will continue to concentrate poverty populations in Ashland and the Eden Area. This is particularly alarming, given the clear acknowledgment of the current high risk of displacement in the neighborhood, and the current state of no tenant protections to protect the renters from housing insecurity, widespread habitability issues, and evictions and displacement living in Ashland and the Eden Area.

We call attention to and reaffirm our previous comments regarding the lack of tenant protection ordinances to meaningfully protect unincorporated Alameda County residents. HCD has stated that the lack of renter protections is a common investment barrier to AFFH and a contributing factor to fair housing issues by supporting patterns of segregation and racial concentrations of poverty. We appreciate that there has been more summary added regarding the history and current conversations surrounding renter protections in Appendix F, however, the draft remains without remedy to the significant fair housing issues present in the County when it comes to the needs of renters, over half of which are cost-burdened in the County. Moreover, we are very concerned that each time the Board of Supervisors has considered tenant protection ordinances, including Just Cause for Eviction, Rental Registry, a Proactive Rental Inspection Program, the ordinances have been amended with greater exemptions and more narrow scopes, ones that recently have excluded the majority of renters, people and families

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	<p><u>of color most cost-burdened and at risk of displacement – and this context is not entirely captured on pages 190-192. We echo the numerous community voices and concerns for years that meaningful actions to address significant housing disparity and access to opportunity include clear commitments to adopt and implement the specific tenant protection policies called for for years. Given this timeline, it is more appropriate for the metrics for Program 6. O: Renter Protections be defined to include more than passing “relevant ordinances in summer 2024” - as the Draft itself notes that “it is not clear at the time of writing what that will entail” and should instead include follow-up analysis and commitment to revisit any ordinances and provisions not included in summer 2024 to comprehensively protect renters in the unincorporated area.</u></p> <p><u>Thank you and we look forward to continuing to work towards a comprehensive Housing Element that ensures that the County can be, and is a place for all to afford to call home.</u></p>	
<p><u>Karen Carey</u> <u>May 8, 2024</u></p>	<p><u>When reading the Full Second draft for 2023-2031 I noticed on page 120 of Appendix B that the address is incorrect. It is shown as 2637 E Avenue. The correct address is 2637 East Avenue. Additionally in the description it is stated that there is “potential of a beginning of a swale/creek”. I live next door. In the early 1980’s Alameda County had a dissipator installed on my property due to high flow of water. This water continues behind 2637 East Avenue. It is a creek that I have known about for the 65 years I have lived here. It is a tributary of South Sulfur Creek. If any development is done to 2637 East Avenue I hope the Planning Department will make certain it is protected. Deer and other wildlife use it and the trees that grow along it daily. I watched a deer take her twins into the den they have under the trees two days ago.</u></p>	<p><u>Thank you for your comment; it has been recorded. I appreciate you reminding me about the typo – it has been fixed, and I will be updating the version available online. We do not mean to dispute the existence of the swale/creek located in this area. Rather, staff were directed by state HCD to enable additional housing in existing low density neighborhoods, such as Fairview, and this landowner is interested in development. Our department looks forward to working with them and other developers to enable more housing while maintaining the creek.</u></p>

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.

F.1.1 Notes on Figures and Analysis

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 or State HCD) AllTransit
- American Community Survey (ACS), U.S. Census Bureau

- CalEnviroScreen [4.0](#), 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% of overall scores in CalEnviroScreen are designated as disadvantaged communities by Senate Bill 535.

California Tax Credit Allocation Committee (TCAC)

State 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% 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~~⁴³ census tracts with RHNA sites located in them, ~~22~~³² of them overlap with neighboring jurisdictions. Twelve of these tracts are ~~90~~¹⁰⁰% inside the unincorporated areas, and an additional 18 are 90% or more inside unincorporated Alameda County. Four tracts are less than 50% inside the unincorporated area; three of these are in East County, where there are few housing units (204 total) and all are currently under development. All housing units projected through the sites inventory are located within Unincorporated Alameda County. Only one tract (4363.01) is primarily located outside of unincorporated Alameda County. Throughout this appendix, please keep in mind that the data presented includes residents of Hayward, ~~and~~ San Leandro, Pleasanton, and Livermore due to the ~~structure configuration of the census~~ tracts. Local knowledge has been used to augment census data when applicable.

While differences in jurisdictional and demographic geographies can make data interpretation difficult, local planning staff have completed the analyses included in this appendix with local data and knowledge in mind. In addition to staff's expertise, information gathered from surveys and other forms of outreach influences this analysis. Staff also completed historic research regarding the history of fair housing in the unincorporated areas, described in section F.6.

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

Table F-1. Census Tracts used in AFFH Analysis

	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%	4355	313.72	308.05	98.19%
4301.02	20,054.81	20,038.98	99.92%	4356.01	630.51	551.10	87.41%
4302	1,319.64	1,319.64	100.00%	4356.02	285.50	285.50	100.00%
4303	633.19	633.19	100.00%	4357 4352	117.71	78.06	66.32%
4304	634.99	634.75	99.96%	4358	238.66	232.58	97.45%
4305	649.71	649.71	100.00%	4359	823.92	822.00	99.77%
4306	555.09	555.09	100.00%	4360	97.65	96.94	99.27%
4307	326.46	326.46	100.00%	4361	209.71	209.15	99.74%
4308	443.53	443.53	100.00%	4362 4358	215.29	209.64	97.37%
4309	270.90	270.90	100.00%	4363.01 **	131.36	37.13	28.27%
4310	236.85	236.85	100.00%	4364.02	2,015.73	1,601.46	79.45%
4311	102.60	100.99	98.43%	4364.04 ^	971.83	969.76	99.79%
4312	540.75	461.62	85.37%	4506.01	12,382.20	8,285.74	66.92%
4328	1,170.58	1,169.86	99.94%	4507.01	65,831.07	62,265.25	94.58%
4337	72.16	70.88	98.23%	4507.41	324.82	22.01	6.77%
4338.01*	222.44	216.79	97.46%	4507.45	10,807.21	8,232.65	76.18%
4338.02*	257.21	250.90	97.55%	4511.03 *	14,893.07	12,436.10	83.50%
4339	201.20	201.20	100.00%	4511.04 *	122,778.91	121,388.62	98.87%
4340	301.31	301.31	100.00%	4512.02	11,129.15	9,951.03	89.41%
4351.03	30,850.11	27,250.12	88.33%	4515.01	1,247.84	590.29	47.30%
4352	331.13	304.97	92.10%	4516.01	757.39	163.69	21.61%
4353	310.41	307.19	98.96%				

* = 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. * = 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.

* = Census tracts 4511.03 and 4511.04 were newly formed from tract 4511.01 for 2020. For pre-2020 data, these tracts are considered combined.

Source: Alameda County calculations.

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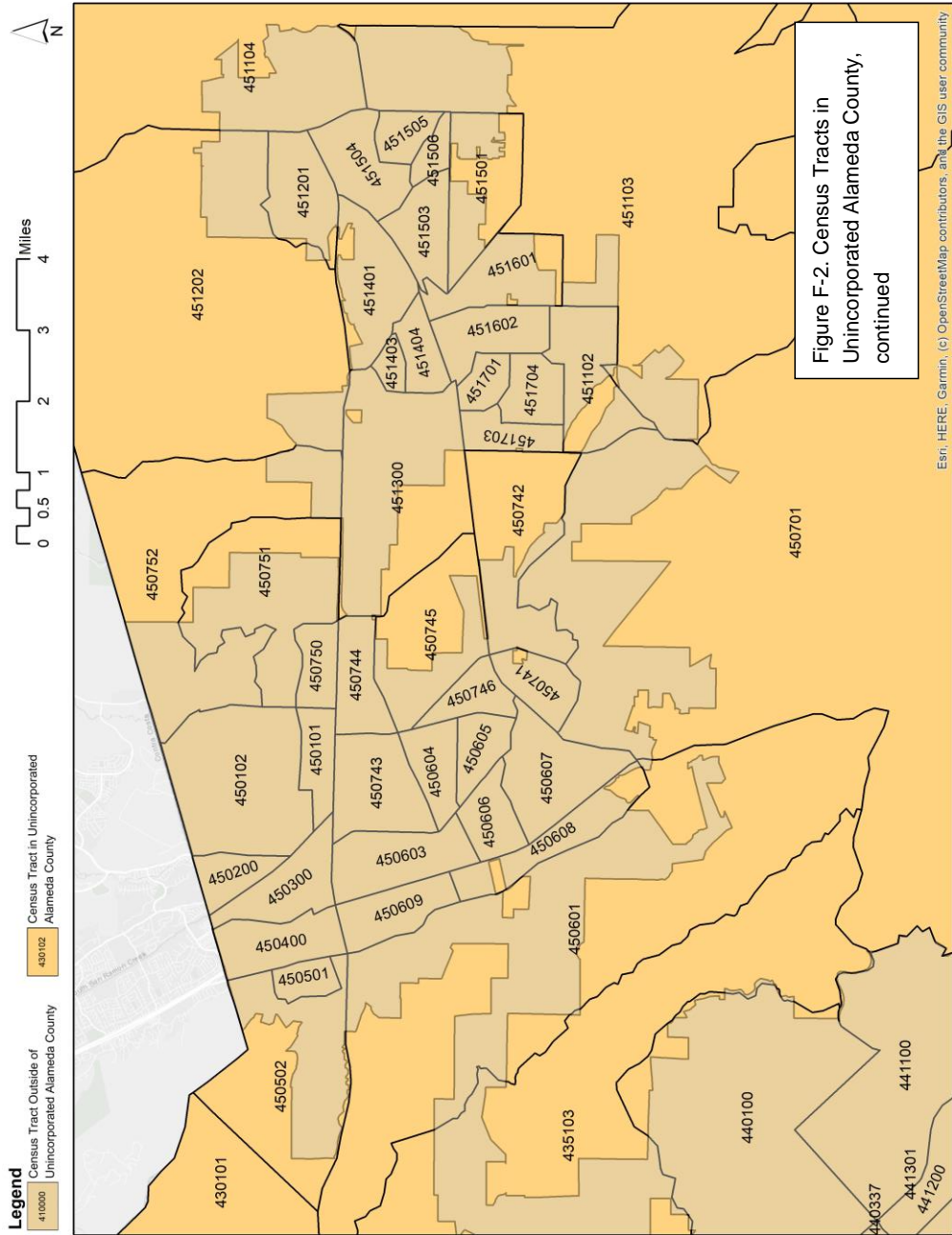
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F.1.2 Neighborhood Analysis

This section analyzes the location of sites inventory units and ~~the different differences in~~ 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. Additionally, due to the low density of sites in East Alameda County, these areas are considered together.

Ashland

Five census tracts in Ashland contain parcels in the sites inventory. The sites inventory assigns 1,358-296 units to Ashland; this is about 2927.5% of all units in the sites inventory. 4723% (234295) are Above Moderate Income, 49-721.9% (267285) are Moderate Income, and 63-355.2% (860) are Low and Very Low Income. 49-448.1% (674624) of all units in Ashland are in tract 4337. Tract 4338.02 has the second largest number of units in Ashland, 24.47% (334374). The Bay Fair BART site contributes to the density of units in tract 4338.02.

Tracts in Ashland are considered low resource and have CalEnviroScreen scores between the 60th and 70th 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~~ each tracts. Homeowners with mortgages report being mortgage-burdened at lower ~~rated rates~~, between 36.7% and 55.6% per tract. 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 in f~~Four tracts (4338.01, 4338.02, ~~and 4339, and 4340~~) are considered low income and susceptible to low income or very low income households are at a high risk of displacement, while the ~~other two remaining tract~~ (4337 and ~~4340~~) are is considered stable and mixed or moderate income at risk of displacement. These categories ~~conflict with more recent align with~~ data on median income and the 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 Overall the~~ majority of units in each tract and located in Ashland ~~overall~~ are on low-income sites, which will may enable existing residents more housing choice. At the same time, with such high risk of displacement throughout the neighborhood, without additional rental protections it is possible that additional investment in Ashland could hasten displacement of existing residents.

75% of units (1,024,000) 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 below~~ 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.

Public comments raised concerns over the density of low income units in Ashland overall and along the Mission Boulevard/East 14th Street corridor in specific. This corridor crosses through all 5 census tracts discussed in this section and is a part of the Ashland and Cherryland Business District. 297 units in Ashland have Mission Boulevard or East 14th addresses, or about 23% of all Ashland units. 130 of these units are associated with current projects, most notably the 79 unit

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development Madrone Terrace, 70 are associated with rezonings at two sites (discussed further in Appendix B); one site is owned by an auto sales business interested in closing and transitioning into development, and the other is home to a restaurant that has been closed for 10 years. The remaining units are a reflection of existing zoning. 40.5% of units in Ashland (550) have Mission Boulevard or East 14th Street addresses, and the majority (456) are on low-income sites. 44.0% (242) of all units along the corridor in Ashland were assigned to income categories reflecting their existing zoning. The largest concentration of low-income units along the corridor is located at the publicly-owned site known as Cherryland Place; after rezoning, the collection of 5 parcels could be the site of a 147-unit development. These sites are described and analyzed further in Appendix B.

Cherryland

Four tracts in Cherryland contain parcels in the sites inventory. The sites inventory assigns 245 247 units to Cherryland, or about 4.65.2% of all units. Cherryland has less units allocated than Ashland does due to the distribution of vacant and underutilized land in these communities. 3323.05% (7257) of units are Above Moderate Income, 3736.07% (8489) are Moderate Income, and 2840.08% (6299) are Low and Very Low Income. 4550.6% (98125) 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 34.0 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 very low and low income susceptible to displacement, while the other two (4356.02 and 4363.01) are considered stable and mixed or moderate income at risk of displacement. Interestingly, Tract 4356.02 has a larger percentage of people living under below the poverty line (16%), higher percentage of overcrowded (17.4%) households when compared to the other tracts in Cherryland. Tract 4363.01 has a median income that is close to double that of when compared to 4355 or 4356.01, possibly reflecting its Hayward residents more than its Cherryland residents. All tracts but 4363.01 and 4312 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, circa 2013. While slightly more units are assigned to above moderate- and moderate-income sites in Cherryland than are to the low and very low-income sites, the location of units throughout Cherryland does not further concentrate poverty.

By placing only a limited number (247 or 5.2%) of all units in Cherryland, the sites inventory does not further concentrate poverty or segregation in Unincorporated Alameda County.

San Lorenzo

~~Four-Five~~ tracts in San Lorenzo contain parcels in the sites inventory. The sites inventory assigns ~~594-629~~ units to San Lorenzo, or about ~~4213.63~~% of all units. ~~6453.87~~% (~~383338~~) units are Above Moderate Income, ~~and 35.210.8~~% are Moderate Income. ~~There are no and 35.4% are~~ Low & Very 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. ~~8880.1~~% (~~529504~~) of all units assigned to San Lorenzo are located in tract 4358; sites in this tract include a vacant lot behind a school, a current development project ~~for~~ consisting of 138 units, and proposed rezonings in the San Lorenzo Village Center.

All ~~four-five~~ tracts are considered low resource, like Ashland and Cherryland. CalEnviroScreen score percentiles 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 tract 4359. A smaller percentage of homeowners are mortgage-burdened in each tract. The percentage of mortgage-burdened households per tract ranges from 29.7% in tract 4361 to 50.7% in tract 4357. 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-Five~~ tracts (~~4357, 4358, 4359, and 4360, 4361~~) are considered to have lower displacement risks, notably different than Ashland and Cherryland~~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. Tract 4357 is characterized with a high POC segregation. 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 tract with the largest percentage of residents living below the Federal poverty line (4357) has only 3 units proposed.~~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. Based on the information presented, the addition of new housing units in San Lorenzo should not further concentrate poverty.~~

Hayward Acres

Hayward Acres is comprised of one census tract, tract 4362. There ~~47-38~~ units assigned to Hayward Acres, ~~30-24~~ Moderate Income, ~~and 47-13~~ Above Moderate Income, and one (1) Low and Very Low Income. This is less than 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 has a

~~high risk of displacement for low and very low income residents low income, susceptible to displacement, and is~~ highly segregated.

By placing ~~only less than~~ 1% of all units in Hayward Acres, the sites inventory does not further concentrate poverty or segregation in Unincorporated Alameda County. ~~Also the majority of the additional units will be above moderate or moderate income category which could reduce the concentration of poverty in Hayward Acres.~~

Castro Valley

Castro Valley is divided into two sections for this analysis: Castro Valley (Main) ~~consisting of 10 tracts~~ and Castro Valley (Environmental Justice Priority Communities) ~~consisting of 5 tracts~~. The second category, Castro Valley ~~-(Environmental Justice Priority Communities)~~ are the census tracts in Castro Valley designated as priority communities in the Environmental Justice Element.

Castro Valley (Main)

Castro Valley (~~main~~Main) contains 10 census tracts and ~~527-613~~ units. This is about ~~44-213.0%~~ of the sites inventory. ~~42.954.6% (226335)~~ of units are Above Moderate Income, ~~8.3% (51)~~ of units are Moderate Income, and ~~5737.04% (304223)~~ are Low and Very 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-family homes and vacant lots proposed for rezoning to higher densities. The ~~304-74~~ low income units located in Tract 4328 are sited on County property currently ~~owned-occupied~~ by the Alameda County Sheriff's department/substation; 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 for 2023. 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, ~~at 65.8% and 65.8% respectively~~, out of all tracts in the sites inventory.

~~8-of-the~~All 10 tracts ~~are-considered-stable-moderate-or-mixed-income~~ have a lower displacement risk; ~~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. Rather, even with additional rezonings, the sites inventory generally maintains the relatively exclusive areas of affluence.

Castro Valley (~~EJ~~ Environmental Justice Priority Communities)

There are 5 tracts in the Environmental Justice Priority Communities in Castro Valley.

1,454,245 units, or 30.426.4% of the sites inventory, are located in this part of Castro Valley. 37.329.6% (544,369) of units are Above Moderate Income, 42.924.1% (487,301) of units are Moderate income, and 49.846.1% (723,575) of units are Low Income. 5937.9% (867,473) of units are located in one tract, tract 4310. About half of the units in tract 4310, which are located at the Castro Valley BART station. This site is further discussed in Appendix B.

Tracts within the Environmental Justice Priority Communities Area 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 Environmental Justice Priority Communities tracts are not disproportionately located in neighborhoods with more people of color or higher levels of rent or mortgage burden.

In three tracts (4309, 4310, and 4311, and 4342) residents have a risk of displacement are categorized stably moderate or mixed income, while tracts 4309-4305 and 4312 is are low income and susceptible to displacement at lower risk of displacement. Tract 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 Communities 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 Environmental Justice Priority Community Communities tracts are similar to those throughout Ashland, Cherryland, and San Lorenzo. Since 5937.9% 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 Environmental Justice Priority Community Communities tracts does not further concentrate poverty or segregation.

Fairview

There are 6-5 census tracts in Fairview and 323-531 units, or about 6.911.2% of units in the sites inventory. 93.0.4% (292,494) of units are Above Moderate Income, 2.8% (15) are Moderate Income, and 86.5% (2635) are Low and Very Low Income Units. A significant portion (78 of 9965 of 105 sites) of the sites inventory in Fairview are vacant lots currently zoned for low-density homes or being rezoned for slightly higher density (up to 17 units per acre) housing. About two-thirds The majority (88.3%) of all units (243,469) assigned to Fairview are located in tracts 4352, 4364.02, and 4364.04.

Tracts in Fairview have a similar percentage of people of color to much of Main Castro Valley, ranging from 46.9% to 77.2%, and much smaller percentages of Latine people as well. More than half of renters, between 54.9% and 60.9%, are rent-burdened in 4-3 tracts. Between 34% and 39.38% or mortgage-holders are mortgage-burdened in every tract.

~~3-Four (4) tracts are exclusive or at risk of becoming exclusive~~ have lower displacement risk, and the tracts closest to Hayward are susceptible to displacement (4364.02) and in an advanced stage of gentrification (4364.04) while 1 tract (4353) is categorized as at risk for displacement. 3 of the tracts are at low- to medium levels of segregation, tracts 4364.02 and 4311 are considered racially integrated, and tract 4364.04 does not have data in this category. Median incomes are similar to those in Castro Valley (Main), and all tracts have less than 10% of households living below the poverty line.

RHNA units in Fairview are primarily concentrated in ~~two-three~~ tracts, 4352, 4364.02, and 4364.04. ~~Two of these tracts both~~ have higher levels of rent burden (60.9% and 56.4%, respectively), while they are both considered moderately resourced, constructing 213 above moderate units will not disrupt existing exclusivity and gentrification; 449 of the 469 units in these tracts are at the above moderate income level; while this is an increase of units from previous iterations of this Housing Element update, it does not interrupt the socioeconomic exclusivity of Fairview.

Unincorporated ~~Pleasanton~~ East County

All 204 units in the East County area are pipeline projects. ~~There is a~~ One site in East County is the bulk of these units, a pipeline-forthcoming development of 194 single family houses, located in tract 4507.45 outside of Pleasanton. 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; very few parcels have building status, and all require septic systems. Maintaining the boundary is in line with the Metropolitan Transportation Council's Plan Bay Area 2050+ Draft Blueprint Strategy EN4, "Maintain Urban Growth Boundaries."

All tracts with pipeline projects in East County are considered High or Highest resource, have lower displacement risks for households, and all have median yearly household incomes above \$140,000. They vary widely in rent burden and race demographics. All have mortgage burden rates between 20% and 37% of all households. By virtue of allowed densities in East County, almost all of the 204 units are above moderate income; those that are assigned other income levels are ADUs. The construction of 204 units is unlikely to disrupt existing socioeconomic trends. is 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. Constructing 194 above moderate units will likely not disrupt existing segregation trends.

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Table F-2. Sites Inventory facts and Demographic Information by census tract																Formatted: Font: Italic	
2020 Tract	# of HH (2021)	# units	Unit Income Category			TCAC (2023)	% Non-white (2021)	% Latine (2021)	Median Income (2021)	% Over-crowded (2021)	% Rent Burdened (2019)	% Mortgage Burdened (2019)	Displacement risk	CalEnviro-Screen Percentile Score	% HH Below Poverty Line	OBI Segregation Category	
			Above Mod.	Mod.	Low & Very Low												
Ashland		1,296 1,358	29523 4	2852 67	7168 60												Formatted: Font: (Default) Arial, 8 pt
4337	1,016	6246 71	14142 3	1094 24	3744 27	Low	90.3	57.7	\$88,712	7.9	48.7	40.3	At Risk of Displacement	62.3	7.8	High PO Segrega	Formatted: Font: (Default) Arial, 8 pt
4338.01*	1,087	249		1	149	Low	93.2	51.2	\$85,596	5	61.2	36.7	V. Low or Low Income High Displacement	62.3	6.3	n/a	Formatted: Font: (Default) Arial, 8 pt
4338.02*	1,510	3743 34	13794	5245	1854 95	Low	90.4	28.7	\$94,208	5.8	61.2	36.7	V. Low or Low Income High Displacement	62.3	6.3	n/a	Formatted: Font: (Default) Arial, 8 pt
4339	2,290	1534 54	33	3433	1164 45	Low	90	43.4	\$63,265	14.3	47.7	55.6	V. Low & Low Income High Displacement	69.3	16.1	High PO Segrega	Formatted Table
4340	1,693	1434 86	1444	8968	4040 4	Low	86.2	53.0	\$53,958	4.7	58.8	45.2	V. Low & Low Income High Displacement	69.8	24.4	High POC Segregation	Formatted: Font: Bold
Cherryland		2472 45	5772	8984	9962												Formatted: Font: Italic
4312		31			31	Mod.	60.7	28.7	\$103,864	4.4	41.8	23.3	Lower displacement risk	36.3	7.8	Racially Integrate	Formatted: Font: (Default) Arial, 8 pt
4355	1,445	5856	1445	4137	34	Low	74	50.0	\$72,601	11.3	55.1	46.3	V. Low & Low Income High Displacement	72.9	12.1	High PO Segrega	Formatted: Font: (Default) Arial, 8 pt
4356.01¹	1,526	2755	1430	925	4	Low	85.6	49.7	\$71,103	10.8	56.7	63.9	V. Low & Low Income High Displacement	64.4	12.6	High PO Segregation	Formatted: Font: (Default) Arial, 8 pt
4356.02	1,617	1259 8	2826	3444	6158	Low	75.7	57.6	\$82,624	17.4	39.3	38.9	At Risk of Displacement	42.8	16	High POC Segregation	Formatted Table
4363.01**	1,890	6	1	5		Low	93	46.3	\$143,618	12.1	55.6	38.9	At Risk of Displacement	63.5	9.7	n/a	Formatted: Font: Bold
Hayward Acres		3847	1347	2430	1												Formatted: Font: Bold
																	Formatted: Font: Bold
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Table F-2. Sites Inventory facts and Demographic Information by census tract																	Formatted: Font: Italic	
2020 Tract	# of HH (2021)	# units	Unit Income Category			TCAC (2023)	% Non-white (2021)	% Latine (2021)	Median Income (2021)	% Over-crowded (2021)	% Rent Burdened (2019)	% Mortgage Burdened (2019)	Displacement risk	CalEnviro-Screen Percentile Score	% HH Below Poverty Line	OBI Segregation Category		
			Above Mod.	Mod.	Low & Very Low													
4362	1,293	3847	1347	2430	1	Low	91.4	69.1	\$59,747	13.3	52.2	55.1	V. Low & Low Income High Displacement	70.1	13.9	High POC Segregation	Formatted Table	
San Lorenzo		629594	338383	68208	223												Formatted: Font: (Default) Arial, 8 pt	
4357	1,479	3		1	2	Low	80.1	52.8	\$96,182	13.6	43.8	50.7	Lower displacement risk	62.7	13.8	High POC Segregation	Formatted: Font: (Default) Arial, 8 pt	
4358	1,709	504520	308354	40466	156	Low	79	37.9	\$92,567	7.2	44	28.6	Lower displacement risk	51.2	5.6	Low-Med Segregation	Formatted: Centered	
4359	1,584	6634	55	29	61	Low	73	27.3	\$102,102	7.7	50.9	33.2	Lower displacement risk	51.4	4.9	Racially Integrated	Formatted: Font: (Default) Arial, 8 pt	
4360	1,444	1540	1140		4	Low	71.8	41.8	\$101,438	6.8	45.2	39.4	Lower displacement risk	40.9	5.2	Low-Med Segregation	Formatted: Font: 8 pt	
4361	1,802	4127	1414	2713		Low	83.8	36.7	\$98,462	4.9	32.7	29.7	Lower displacement risk	47.1	8	Low-Med Segregation	Formatted: Line spacing: single	
Castro Valley (Main)		613527	335226	51	227301												Formatted: Font: (Default) Arial, 8 pt	
																	Formatted: Font: Bold	
4301.01	2,257	1642	1442	1	1	High	66.5	9.5	\$183,895	1	44	22.4	Lower displacement risk	22.9	2.5	Low-Med Segregation	Formatted: Font: (Default) Arial, 8 pt, Bold	
4301.02 ²	959	116	116			Highest	49.4	13.9	\$161,932	0	23.3	32.5	Lower displacement risk	0.3	2.8	Low-Med Segregation	Formatted: Font: (Default) Arial, 8 pt, Bold	
4302 ²	2,359	4849	4049	4	4	Highest	48.6	9.9	\$166,042	0	48.4	31.3	Lower displacement risk	5.9	3	Low-Med Segregation	Formatted: Font: (Default) Arial, 8 pt, Bold	
4303 ²	1,334	11070	10370	2	5	Highest	52.6	20.3	\$150,735	0.9	66.9	26.9	Lower displacement risk	8.6	3.5	Low-Medium Segregation	Formatted Table	

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Table F-2. Sites Inventory facts and Demographic Information by census tract																Formatted: Font: Italic	
2020 Tract	# of HH (2021)	# units	Unit Income Category			TCAC (2023)	% Non-white (2021)	% Latine (2021)	Median Income (2021)	% Over-crowded (2021)	% Rent Burdened (2019)	% Mortgage Burdened (2019)	Displacement risk	CalEnviro-Screen Percentile Score	% HH Below Poverty Line	OBI Segregation Category	
			Above Mod.	Mod.	Low & Very Low												
4304 ²	736	84	44	2	2	High	47.7	8.4	\$190,250	0.7	0	31.7	Lower displacement risk	6.3	4.3	Low-Medium Segregation	
4306	2,289	5648	4948	4	3	High	59.8	10.8	\$141,513	1.6	65.8	39.2	Lower displacement risk	22.2	6.9	Low-Medium Segregation	
4307	1,371	699	59	1	63	High	61.2	18.9	\$109,479	4.2	47.8	40	Lower displacement risk	15.1	5.5	Racially Integrate	Formatted: Font: (Default) Arial, 8 pt, Bold
4308	2,083	11625	2525	16	75	High	61.2	13.4	\$98,563	7.1	45.7	39.3	Lower displacement risk	55.5	9.5	Racially Integrate	Formatted: Font: (Default) Arial, 8 pt, Bold
4328	1,466	153399	588	21	74304	Mod.	69.5	21.6	\$131,563	5	48.3	35.6	Lower displacement risk	37.2	3.4	Racially Integrate	Formatted: Font: (Default) Arial, 8 pt, Bold
4351.03	2,539	26	26			Mod.	68.5	11.2	\$196,970	0	8.7	34.9	Lower displacement risk	5.0	3.8	Low-Med Segrega	Formatted: Font: Bold
Castro Valley EJ Priority Communities		12451,451	369593	301144	575714												Formatted: Font: Bold
																	Formatted Table
4305	2,072	191149	7390	8729	31	Mod.	74.7	14.8	\$94,811	4.9	73.4	39.2	Lower displacement risk	56.5	10.2	Low-Med Segrega	Formatted: Font: (Default) Arial, 8 pt
4309	1,815	4994	2522	209	463	Mod.	69.8	30.8	\$95,462	14.2	60.6	39.9	At Risk of Displacement	54.2	20.7	Racially Integrate	Formatted: Font: (Default) Arial, 8 pt
4310	1,092	473857	212432	60106	201349	Mod.	72.7	13.0	\$78,584	1.9	39	38.7	At Risk of Displacement	66.3	9.3	Racially Integrate	Formatted: Font: (Default) Arial, 8 pt
4311	1,318	321298	5638	1	264260	Mod.	70.5	28.9	\$97,100	4.5	56.5	36.3	At Risk of Displacement	36.8	8.3	Racially Integrate	Formatted: Font: (Default) Arial, 8 pt
4312	2,502	21183	341	133	7572	Mod.	60.7	28.7	\$103,864	4.4	41.8	23.3	Lower displacement risk	36.3	7.8	Racially Integrate	Formatted: Font: (Default) Arial, 8 pt
Fairview		531323	494292	155	3526												Formatted: Font: (Default) Arial, 8 pt
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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 (2023)	% Non-white (2021)	% Latine (2021)	Median Income (2021)	% Over-crowded (2021)	% Rent Burdened (2019)	% Mortgage Burdened (2019)	Displacement risk	CalEnviro-Screen Percentile Score	% HH Below Poverty Line
			Above Mod.	Mod.	Low & Very Low										
4344	1,348	47	47			Mod.	70.5	28.9	\$97,400	4.5	56.5	36.3		36.8	8.3
4351.03	2,539	2	2			Mod.	68.5	11.2	\$196,970	0	8.7	34.9	Lower displacement risk	5.0	3.8
4352	1,465	1974 40	19344 0	1	3	Mod.	77.2	24.5	\$128,795	3.2	60.9	38.7	Lower displacement risk	26.8	5.4
4353	1,726	6059	4333	2	2826	Mod.	75.1	27.4	\$84,000	3.9	54.9	37.3	At Risk of Displacement	36.3	8.2
4364.02	993	1323 2	11827	125	2	Mod.	62.2	20.2	\$153,964	0	23.8	37.1	Lower displacement risk	1.0	3.2
4364.04^	1,199	1404 03	13840 3		2	Mod.	46.9	18.1	\$137,768	3.2	56.4	34.1	Lower displacement risk	34.2	6.7
East County		1942 04	1974	3	4										
4506.01	1,352	1			1	High	49.7	5.5	\$225,393	0	44.3	28.2	Lower displacement risk	5.9	3.8
4507.01	2,663	1	1			High	50.2	6.5	Greater than \$250,000	0.2	64.3	36.1	Lower displacement risk	5.0	4
4507.41	1,964	1			1	High	51.8	2.2	\$140,769	4	50.3	32	Lower displacement risk	8.8	5.9
4507.45	2,229	194	194			Highest	72.1	6.0	\$174,954	7.6	52.2	20.5	Lower displacement risk	37.7	2.9
4511.03^	383	1	1			High	9.1	7.7	Greater than \$250,000	0	34.5	22.1	Lower displacement risk	28.7	2.8
4511.04^	2,172	3	1	2		High	48.0	16.3	\$160,950	5.2	34.5	22.1	Lower displacement risk	28.7	2.8

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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 (2023)	% Non-white (2021)	% Latine (2021)	Median Income (2021)	% Over-crowded (2021)	% Rent Burdened (2019)	% Mortgage Burdened (2019)	Displacement risk	CalEnviro-Screen Percentile Score	% HH Below Poverty Line
			Above Mod.	Mod.	Low & Very Low										
4512.02	2,112	1			1	High	52.5	16.4	\$155,517	1.4	41.9	27	Lower displacement risk	17.7	2.5
4515.01	1,759	1			1	High	39.0	16.0	\$141,948	2	47.4	27	Lower displacement risk	34.9	5.8
4516.01	1,786	1		1		High	27.4	11.5	\$179,341	0	42	29.9	Lower displacement risk	16.0	6.3

* = 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.

* = Census tracts 4511.03 and 4511.04 were newly formed from tract 4511.01 for 2020. For pre-2020 data, these tracts are considered combined.

1: This site is a R/ECAP.

2: This site is a RCAA.

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Section F.2 Background

F.2.1 Existing Housing Programs

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

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.

Section F.3 Public Participation

F.3.1 AFFH and Engagement

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.

Table F-3. Communities of Survey Responders		
Community	Number of Responses	Percentage of Responses
Castro Valley	21	40.4%
Eden Area	24	46.2%

Table F-3. Communities of Survey Responders		
Community	Number of Responses	Percentage of Responses
Ashland	7	13.5%
Cherryland	3	5.8%
Hayward Acres	3	5.8%
San Lorenzo	11	21.2%
Fairview	2	3.8%
Neighboring municipalities	5	9.6%
Total	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 14th 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% of renter households spend between 30% and 50% of their incomes on housing and 26% of renter household spend 50% or more of their income on housing. The analysis also found that 8.5% of residents of the Unincorporated Area live in overcrowded conditions, with the highest levels of overcrowding in Cherryland (17% of residents) and Ashland (15% 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 housing of our 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

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

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" communities¹: 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. 76.7% of all units (3,608) are located in these tracts.

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

¹ 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

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 households² 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 households³ 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 tracts to 91.3% in the Hayward Acres EJ census tracts.

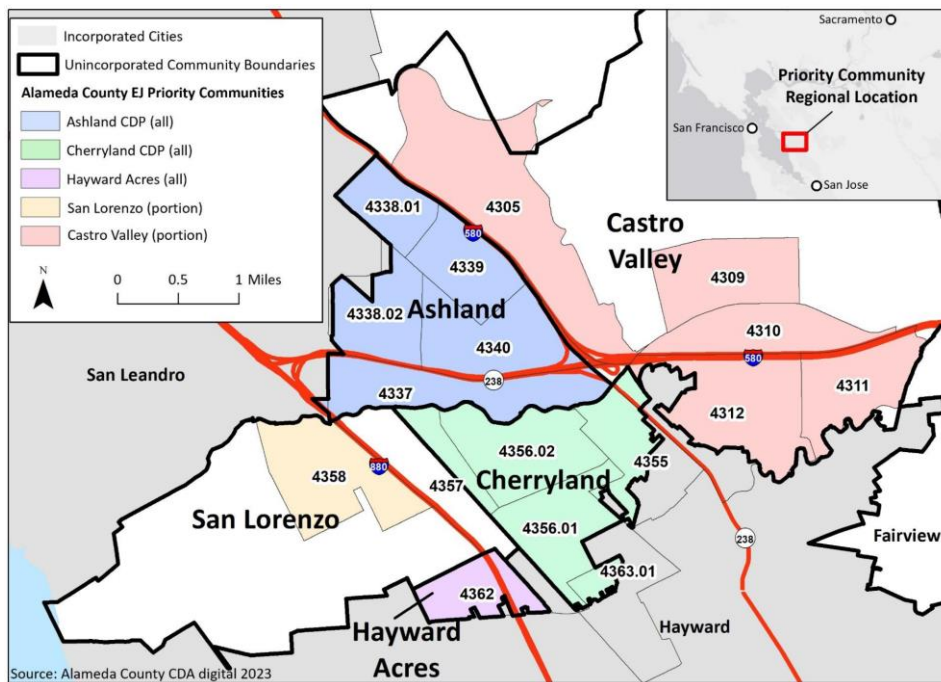


Figure F-3. Environmental Justice Priority Communities. To see an online map of the Priority Communities, visit here: <https://www.acgov.org/cda/planning/generalplans/prioritycommunities.htm>
<https://www.acgov.org/cda/planning/generalplans/documents/Unincorporated-Alameda-County-EJ-areas.pdf>

² Source: OEHHA, CalEnviroScreen 4.0

³ Source: ACS 2016-2020

Table F-4. Housing-Burdened Low-Income Households and Renter Households

Neighborhood or Place	Percent of households that are both low income and severely burdened by housing costs	Housing Burden Percentile Score	Percent of households that are renter households
Ashland ^a	23.0%	74.04	65.8%
Cherryland ^a	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 ^b	12.1%	23.80	35.4%
Castro Valley Priority Community ^a	21.0%	63.26	59.9%
Castro Valley CDP Reference ^b	14.0%	33.21	29.6%
Alameda County Reference ^b	15.7%	42.50	46.4%

NOTES:

^a 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.

^b 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.

Section F.4 Assessment of Fair Housing

F.4.1 Fair Housing Outreach and Enforcement Capacity

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% 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 4% 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.

Table F-5. Fair Housing Assistance Organizations, Alameda County 2022		
Organization Name	Service Area	Website
Bay Area Legal Aid	San Rafael, Napa, Richmond, Oakland, San Francisco, Redwood City, & San Jose	https://baylegal.org/
California Rural Legal Assistance	State of California	https://www.crla.org/
East Bay Community Law Center	Berkeley, Oakland, Emeryville, Alameda	https://ebclc.org/

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Table F-5. Fair Housing Assistance Organizations, Alameda County 2022

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Organization Name	Service Area	Website
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	www.echofairhousing.org/
Housing and Economic Rights Advocates	State of California	http://www.heraca.org/
Housing Equality Law Project	Northern California	http://www.housingequality.org/
Project Sentinel	Northern California	https://www.housing.org/

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%) of the complaints received over the four-year period. Retaliation was identified as a basis in the second highest percentage of cases (12.3%), followed by cases related to race (11.3%), most of which (7.9%) 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% decline.

Table F-6. Fair Housing Complaints

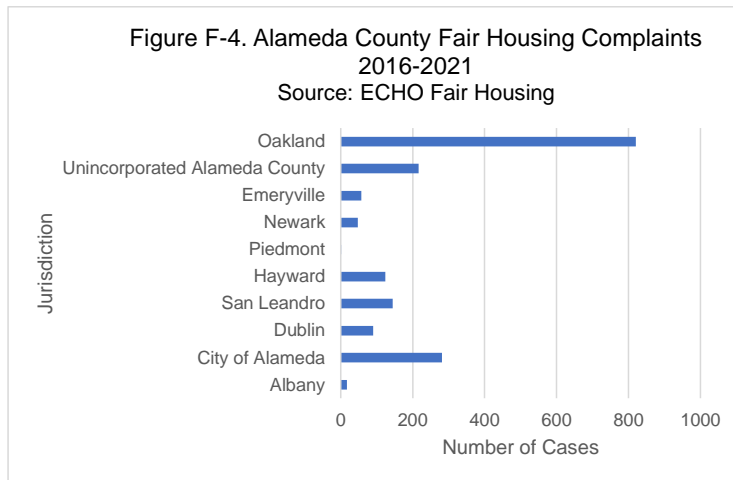
**Forwarded to the Office of Fair Housing and Equal Opportunity
Alameda Countywide, January 2017- June 2020**

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% of complaints. The second most common basis during this time period was race-based discrimination, which accounted for 38% 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% of cases), followed by education to landlords (15% of cases). The largest percentage of cases (48%) 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% 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% overall from 2016, the state production and preservation has decreased by 23%. 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%) 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

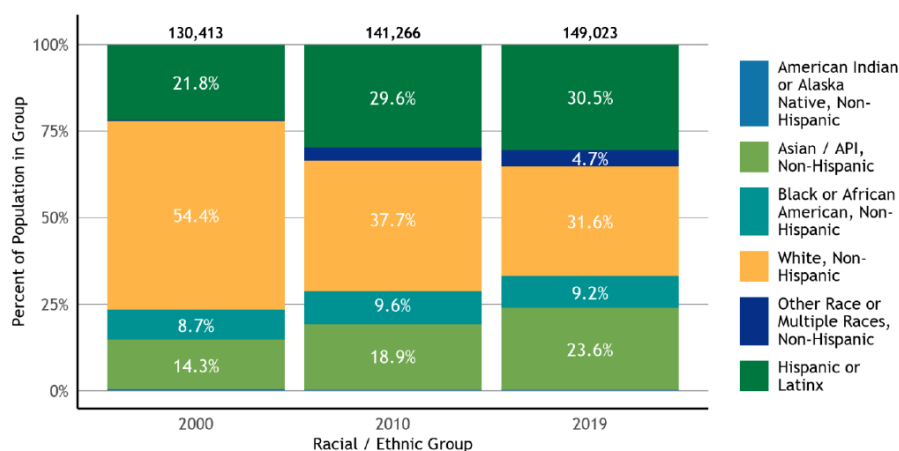


Figure F-5. Population by Race, 2000-2019.

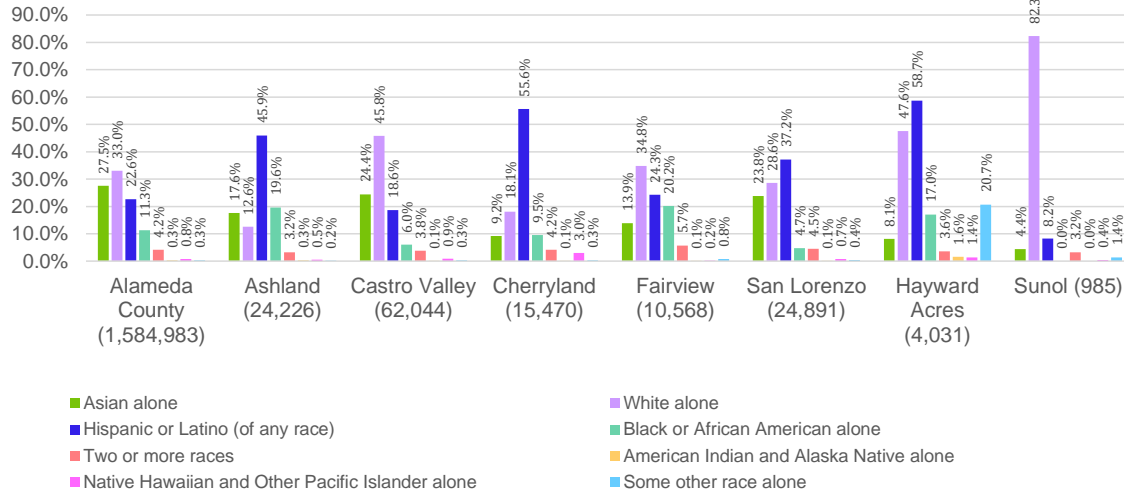
Universe: Total population

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.

Figure F-6. Racial Demographics (2015 ACS)



The bar chart above (Figure F-5) shows the change in racial makeup of the population of unincorporated Alameda County between 2000 and 2019, described in broad racial categories.

Source: 2011-2015 ACS, Table DP05. 2023. Note: Hayward Acres proxied by census tract 4363; all other location are census designated places (CDPs).

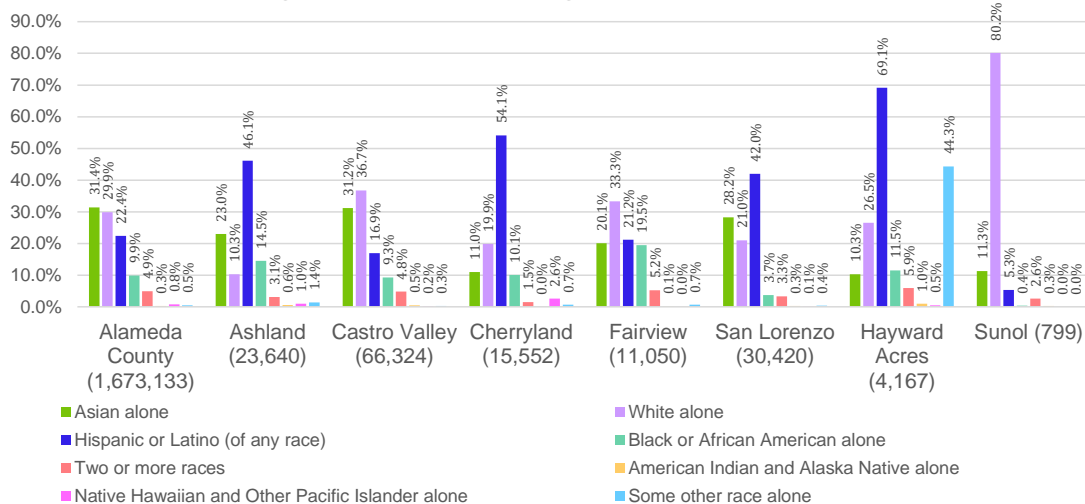
The percentage of white residents, shown in yellow in Figure F-5, has shrunk by 41.7% between 2000 and 2019, from being 54.4% of the entire population to being 31.6% of the population. Over the same time period, the percentages of Latine (light green), Asian and Pacific Islander (dark green), and Mixed Race (dark blue) residents in unincorporated have grown. In absolute terms, 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, Hayward Acres, 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 and Hayward Acres in 2015.

Figure F-7. Racial Demographics (2021 ACS)



Source: 2017-2021 ACS, Table DP05. 2023. Note: Hayward Acres proxied by census tract 4363; all other location are census designated places (CDPs).

Looking at Figure F-7 we see that the population of white people has fallen throughout the county as well as in every unincorporated community. A greater percentage of Asian peoples live in most communities. The percentage of Black residents in Castro Valley grew while staying relatively consistent or dropping in all other places. The percentage of people who listed Some Other Race as their race in Hayward Acres doubled between 2015 and 2021.

Table F-9. Racial Isolation Index Values for Segregation within Unincorporated Alameda County

	Unincorporated Alameda County			Bay Area Average
Race	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.

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 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.

Table F-10. Racial Dissimilarity Index Values for Segregation within Unincorporated Alameda County

	Unincorporated Alameda County			Bay Area Average
Race	2000	2010	2020	2020
Asian/Pacific Islander vs. white	0.266	0.246	0.226	0.185

Table F-10. Racial Dissimilarity Index Values for Segregation within Unincorporated Alameda County				
	Unincorporated Alameda County			Bay Area Average
Race	2000	2010	2020	2020
Black/African American vs. white	0.492	0.439	0.447	0.244
Latine vs. white	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. 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 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.

Figures F-12 and F-13 show the predominant race or ethnicity of each census tract in Unincorporated Alameda County and Alameda County overall, respectively.

Many census tracts in southern Alameda County are majority Asian, shown in pinks and burgundy. Tracts in East Oakland are often majority Latine, shown in shades of green. There are two areas of Alameda County where Black residents are the majority in each tract: West Oakland

and East Oakland, shown in shades of teal and cyan. The majority of tracks in north and east county have are predominantly white.

Looking at Figure 12, tracts in Urban Unincorporated Alameda County have a similar breakdown of predominant races. In Ashland, Cherryland, San Lorenzo, and Hayward Acres, all but two tracts are majority Latine. The remaining two are predominantly Asian. Tracts in Castro Valley and Fairview are primarily a mixture of predominantly white and predominantly Asian. The westernmost tract in Castro Valley is the only tract with a predominantly Black population.

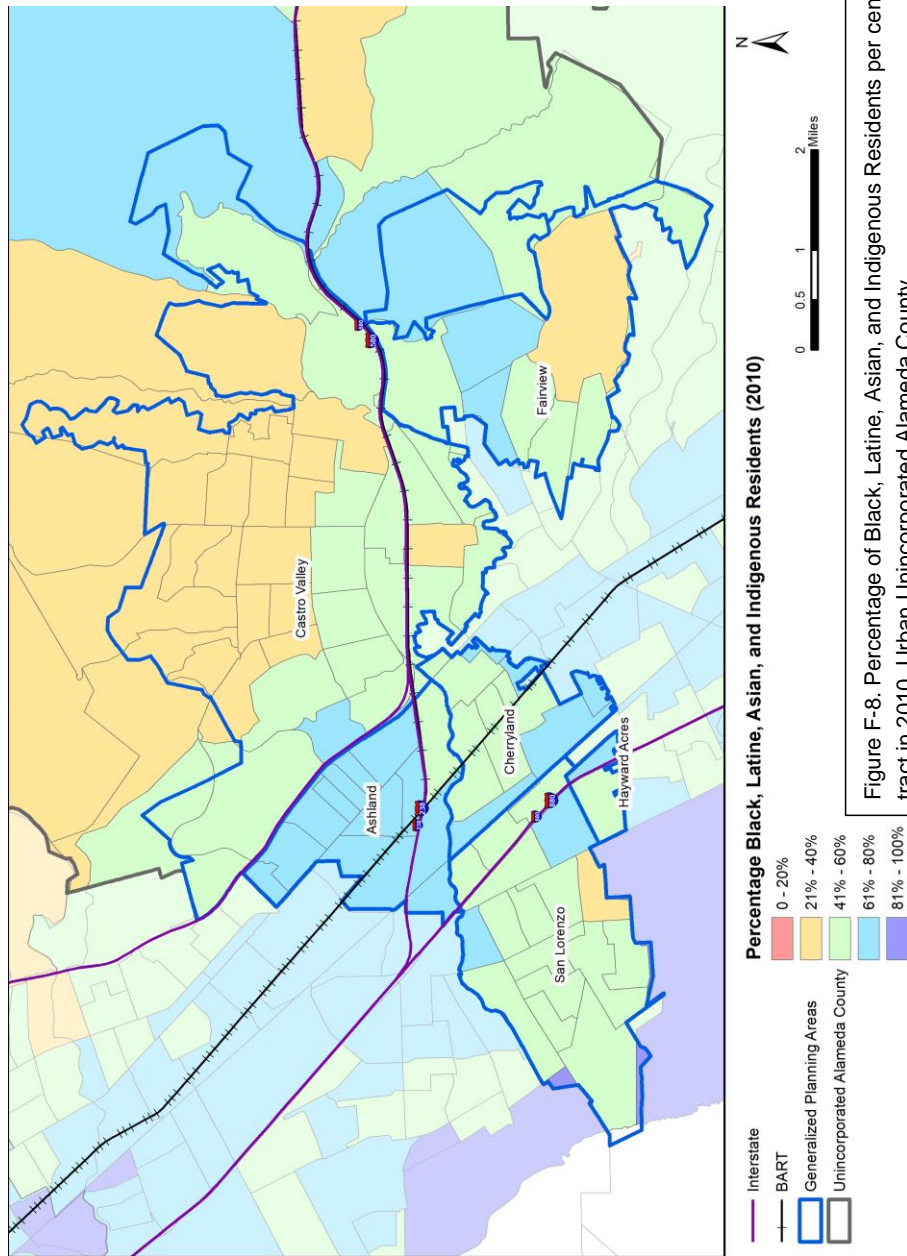


Figure F-8. Percentage of Black, Latine, Asian, and Indigenous Residents per census tract in 2010, Urban Unincorporated Alameda County

Source: HCD AFFH Data Viewer (ESRI, 2010), 2023.

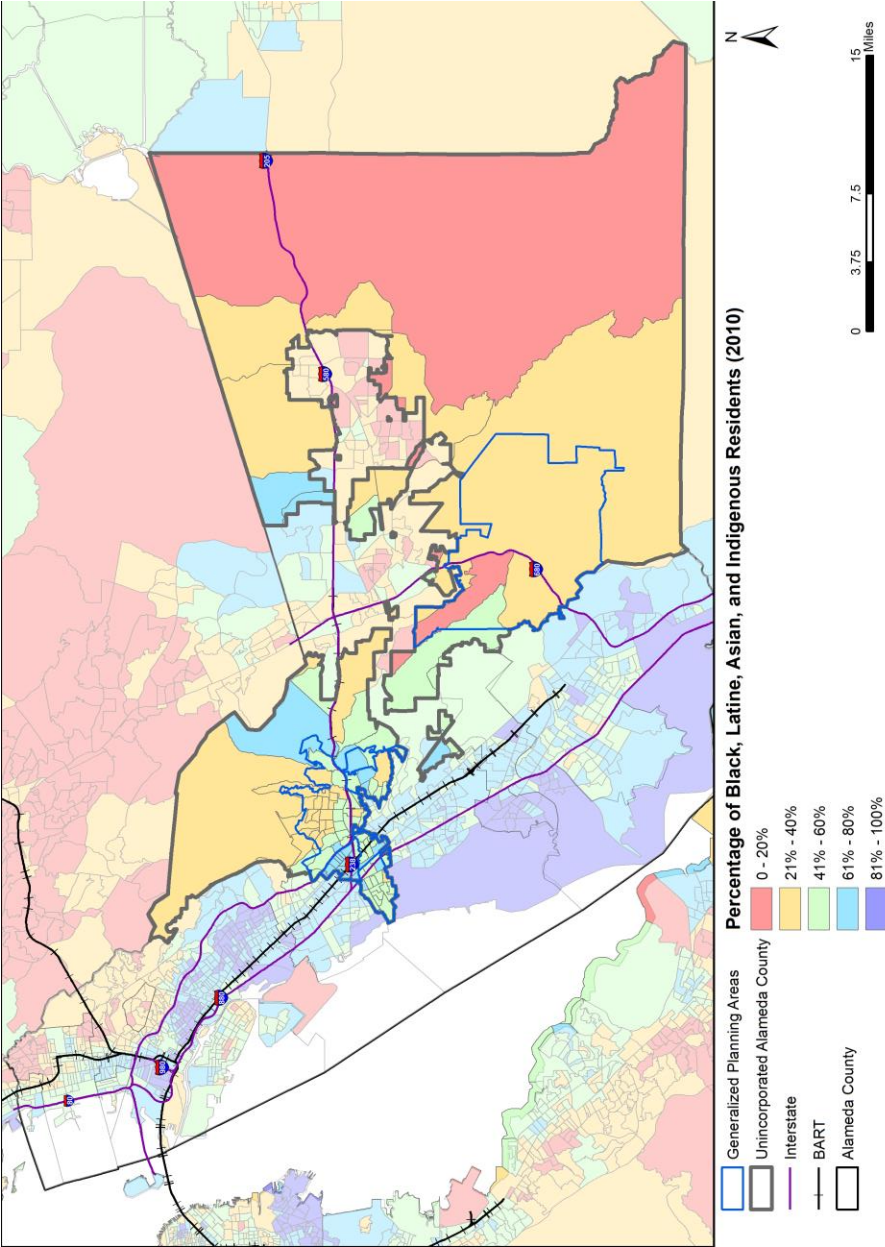
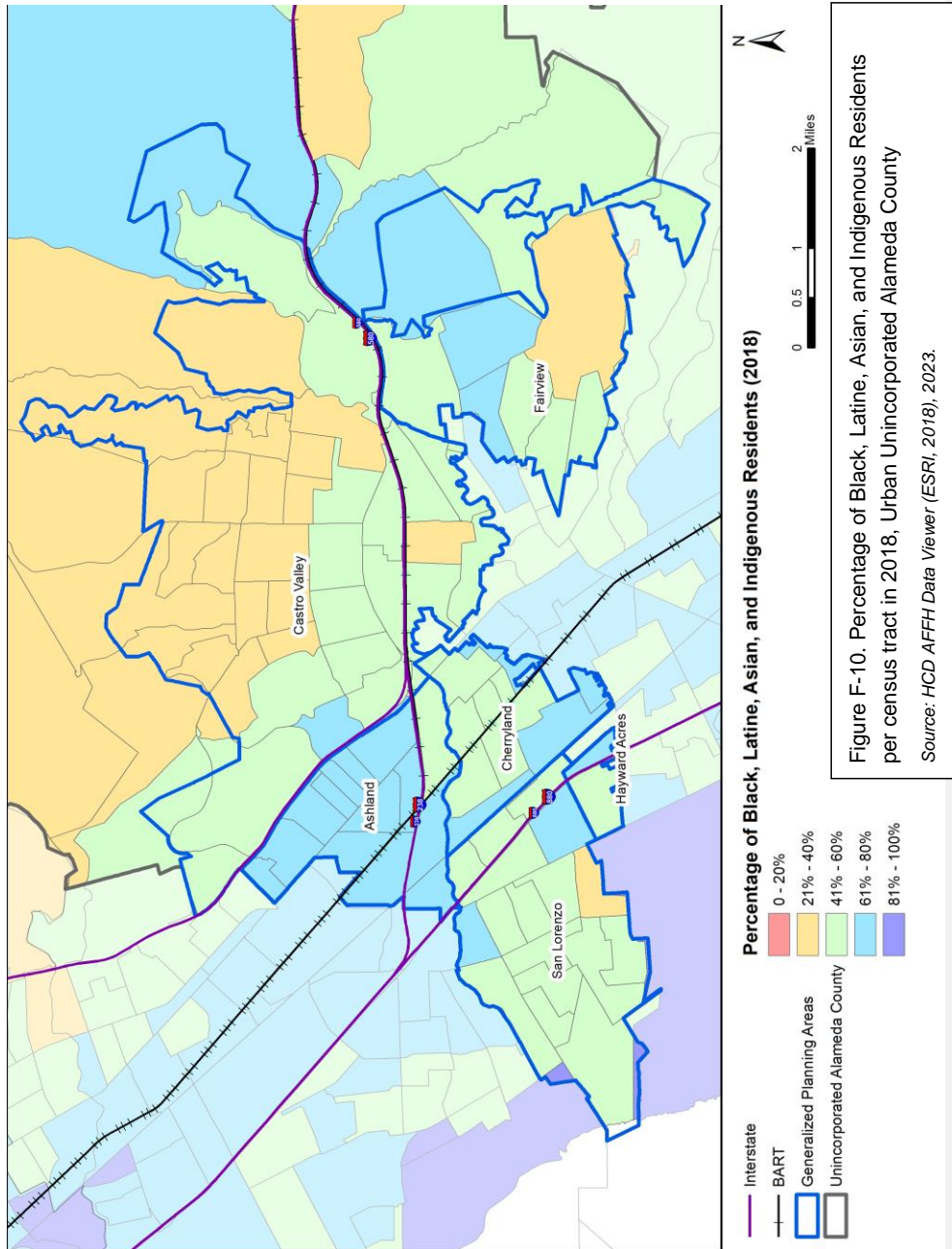
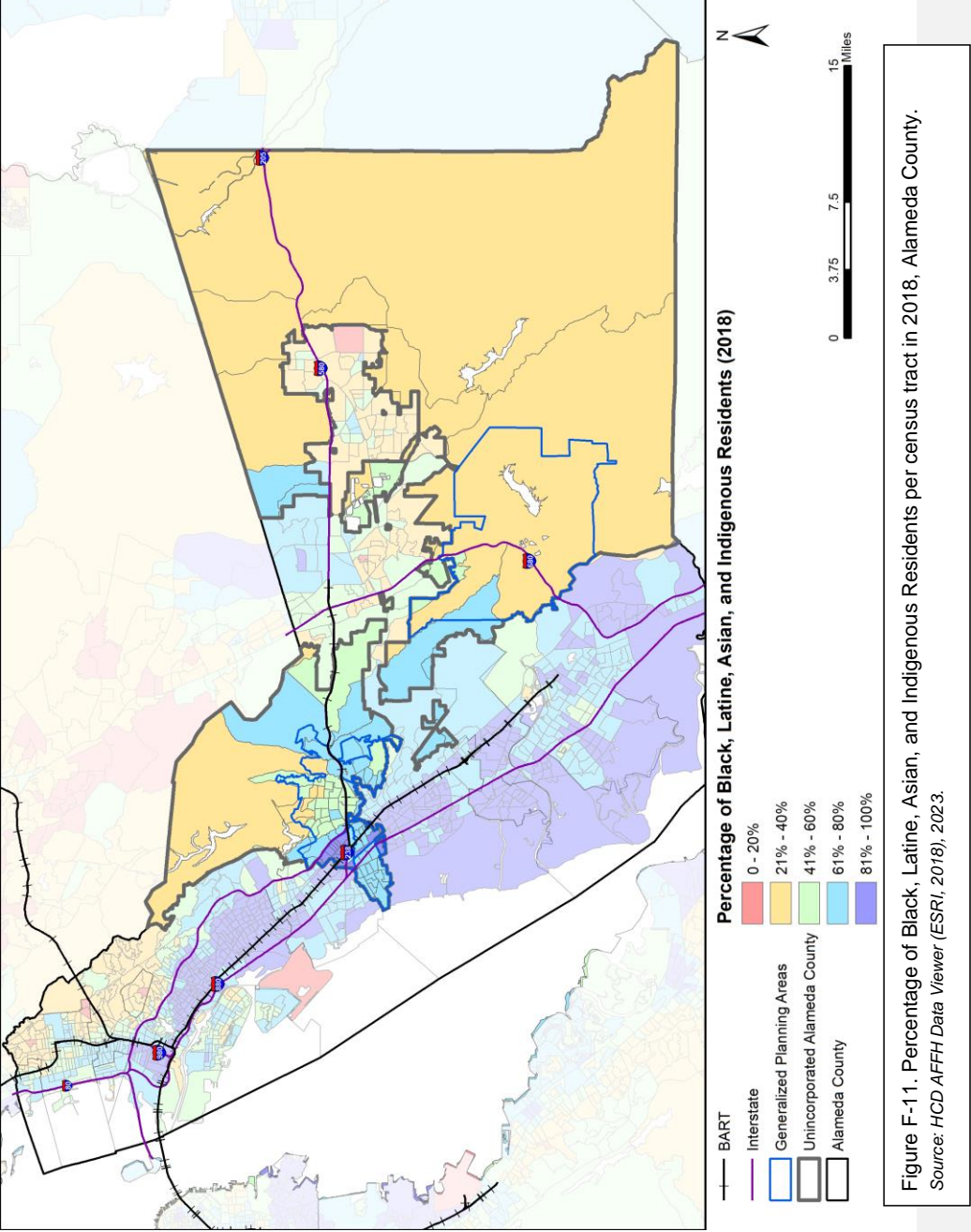
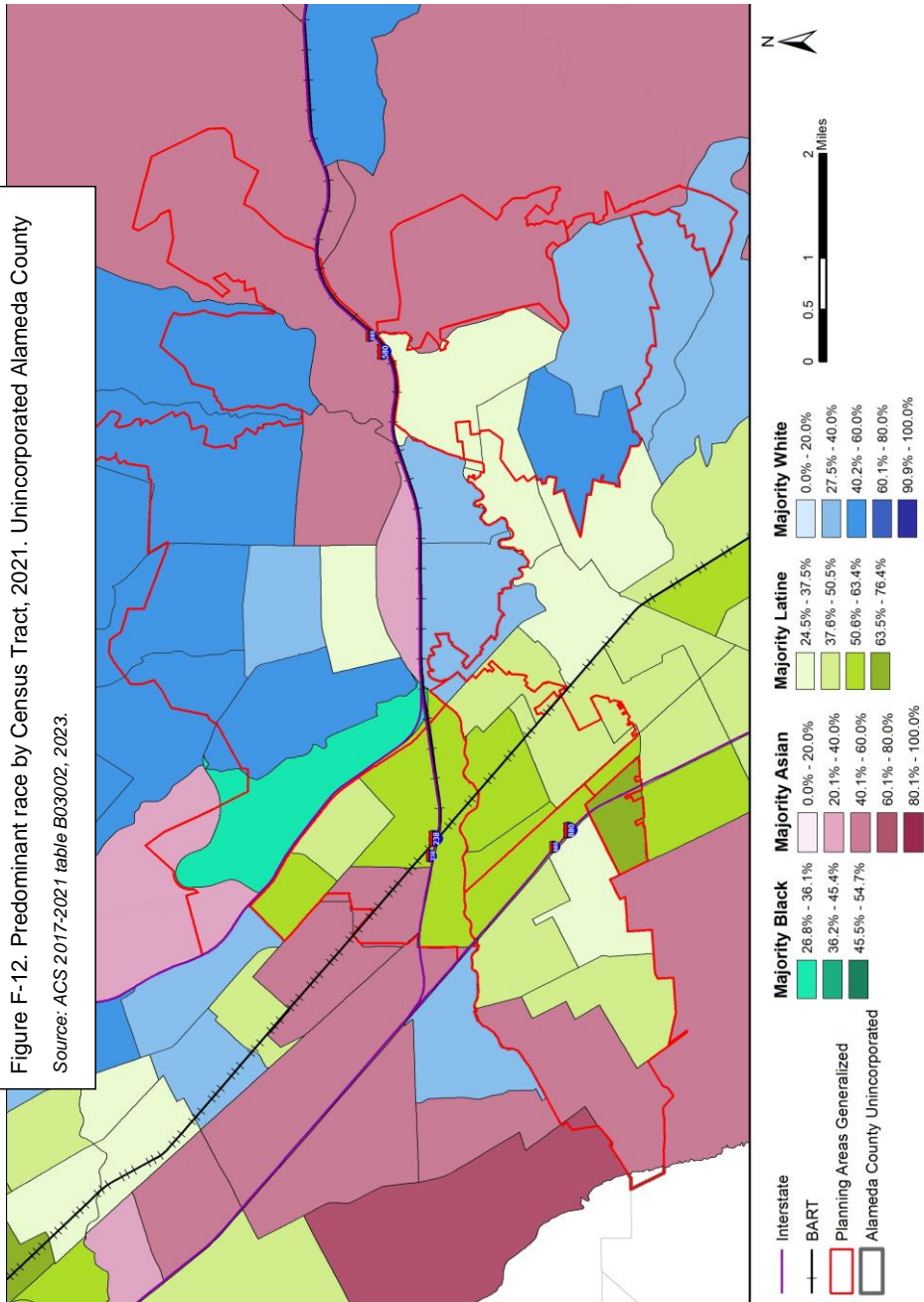


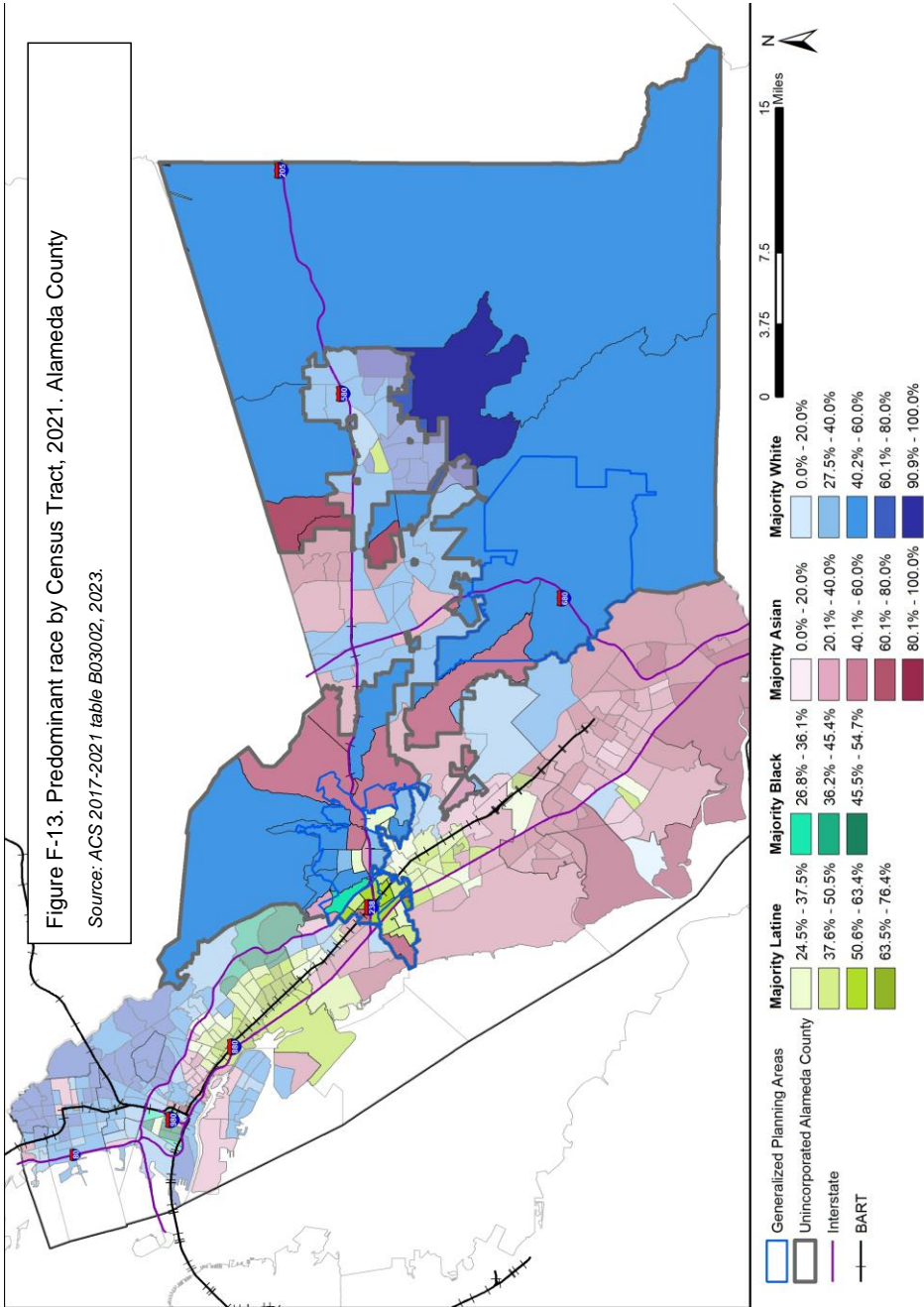
Figure F-9. Percentage of Black, Latine, Asian, and Indigenous Residents per census tract in 2010, Alameda County

Source: HCD AFFH Data Viewer (ESRI, 2010), 2023.









Disability

The American Community Survey (ACS) attempts to capture six aspects of disability: hearing, vision, cognitive, ambulatory, self-care, and independent living). Figures F-14 and F-15 show the percentage of residents in each census tract that report having one or more disabilities as of 2015. Tracts vary slightly, generally between 5% and 15%, in the percentage of people living with one or more disabilities.

Looking at Table F-11, about 9.2% of people living in Alameda County have 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, such as tract 4339 in Ashland or tract 4362 in Hayward Acres, 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

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Table F-12. Percentages of 2010-2014 and 2015-2019 Populations with a Disability

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Tract Number	Unincorporated Community	(ACS, 2010-2014)			(ACS, 2015-2019)		
		Total Population	Population with a Disability	% of Population with a Disability	Total Population	Population with a Disability	% of Population with a Disability
4337	Ashland	3,330	355	10.7	3,491	314	9
4338	Ashland	7,940	712	9	8,090	625	7.7
4339	Ashland	6,872	420	6.1	7,685	807	10.5
4340	Ashland	5,290	691	13.1	5,334	509	9.5
4355	Cherryland	3,306	427	12.9	3,951	573	14.5
4356.01	Cherryland	5,174	448	8.7	5,589	430	7.7
4356.02	Cherryland	5,485	733	13.4	5,362	661	12.3
4357	W. Cherryland and E. San Lorenzo	4,411	566	12.8	5,231	568	10.9
4358	San Lorenzo	5,224	673	12.9	5,543	607	11
4359	San Lorenzo	5,556	650	11.7	5,371	448	8.3
4360	San Lorenzo	4,479	566	12.6	5,063	523	10.3
4361	San Lorenzo	6,044	554	9.2	5,977	673	11.3
4302	Castro Valley	6,696	694	10.4	6,809	768	11.3
4303	Castro Valley	3,777	411	10.9	3,826	408	10.7
4304	Castro Valley	2,128	202	9.5	2,107	137	6.5
4305	Castro Valley	5,725	438	7.7	5,626	204	10.9
4306	Castro Valley	5,833	370	6.3	6,475	932	14.4
4308	Castro Valley	6,002	673	11.2	5,259	548	10.4
4309	Castro Valley	4,685	535	11.4	5,123	454	8.9
4310	Castro Valley	2,872	304	10.6	2,777	289	10.4
4311	Castro Valley	3,084	284	9.2	3,561	457	12.8
4312	Castro Valley	5,473	520	9.5	5,475	748	13.7
4364.01	Fairview	7,800	914	11.7	7,164	735	10.3
4364.02	Fairview	2,739	295	10.8	2,704	251	9.3
4352	Fairview	4,467	605	13.5	4,596	553	12
4362	Hayward Acres	3,976	292	7.3	4,108	356	8.7

Data pulled from HCD's AFFH Data Viewer 1.0 layers for ACS 2010-2014 and 2015-2019

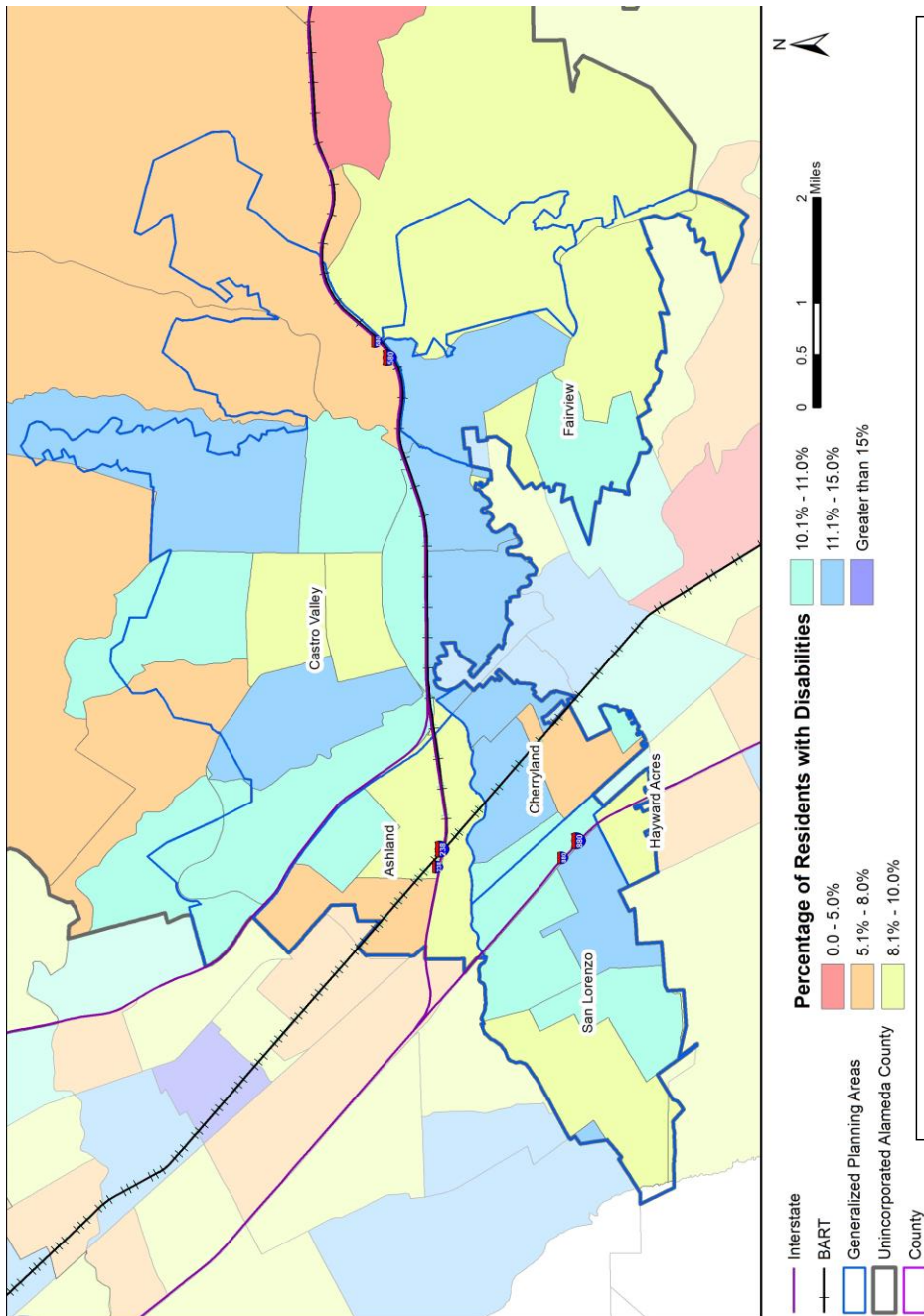
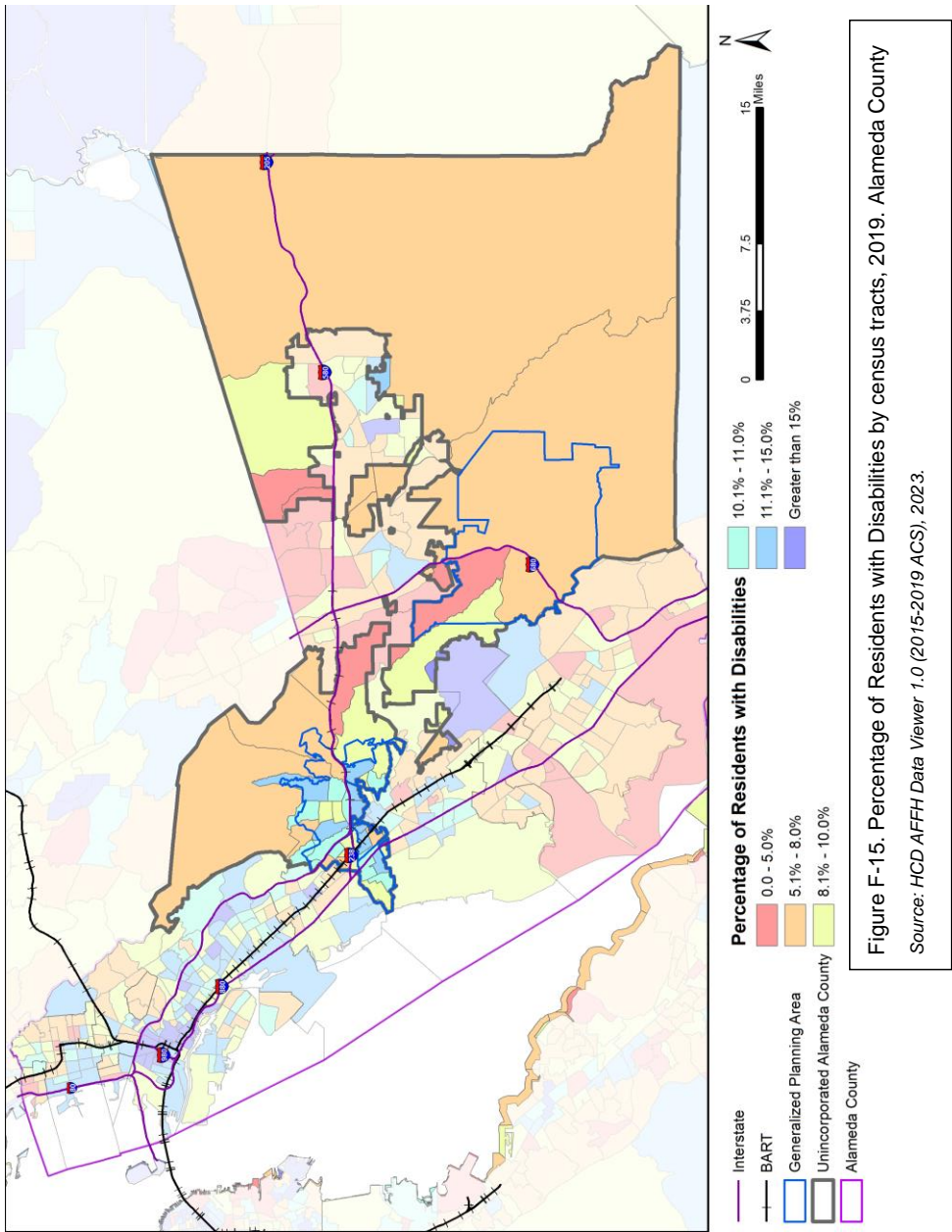


Figure F-14. Percentage of Residents with Disabilities by census tracts, 2019. Unincorporated Alameda County

Source: HCD AFFH Data Viewer 1.0 (2015-2019 ACS), 2023.



Familial Status

Figures F-16 and F-17 show the percentage of the population living with a spouse with ACS 2015-2019 data. Northern Castro Valley has a higher percentage of adults living with a spouse (between 55.5% and 72.5%) than other parts of Urban Unincorporated; much of East County, southern Alameda County, and parts of the Berkeley hills have similar numbers of married adult households. 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.

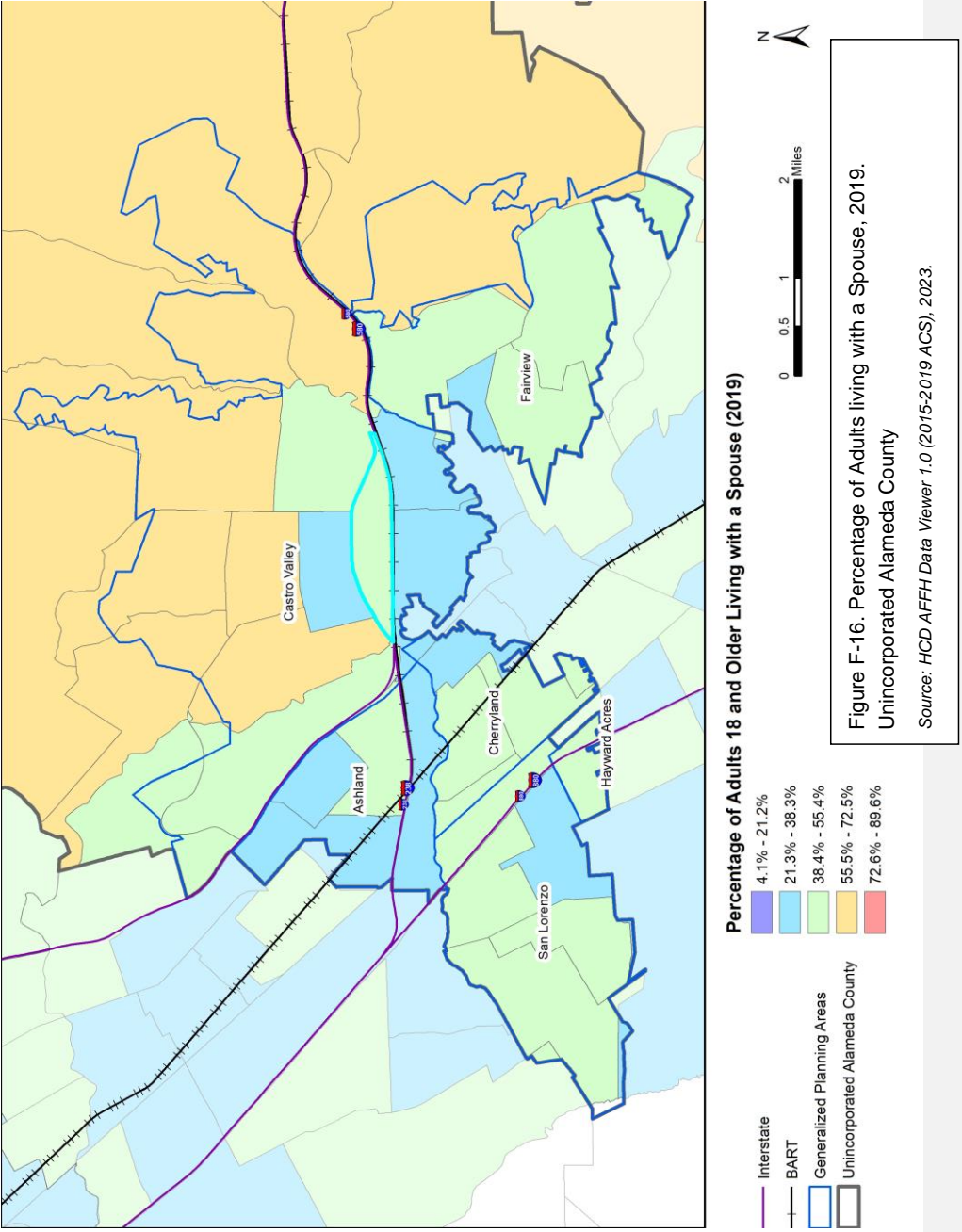
However, the majority of the County from Berkeley to Union City has a significant number of households that are one spouse/parent only. It is difficult to draw conclusions from this data in terms of housing precarity or risk of displacement, but many of the areas that show concerning indicators such as higher levels of low income residents (Figure F-23), overcrowding (Figure F-44), and housing precarity (Figures F-39 and F-41, among others) also have a lower number of two spouse households. West Oakland has the lowest percentage of two spouse holds (less than 21.2% of households, shown in purple), as does a cluster of census tracts in Berkeley likely reflecting the UC Berkeley student population.

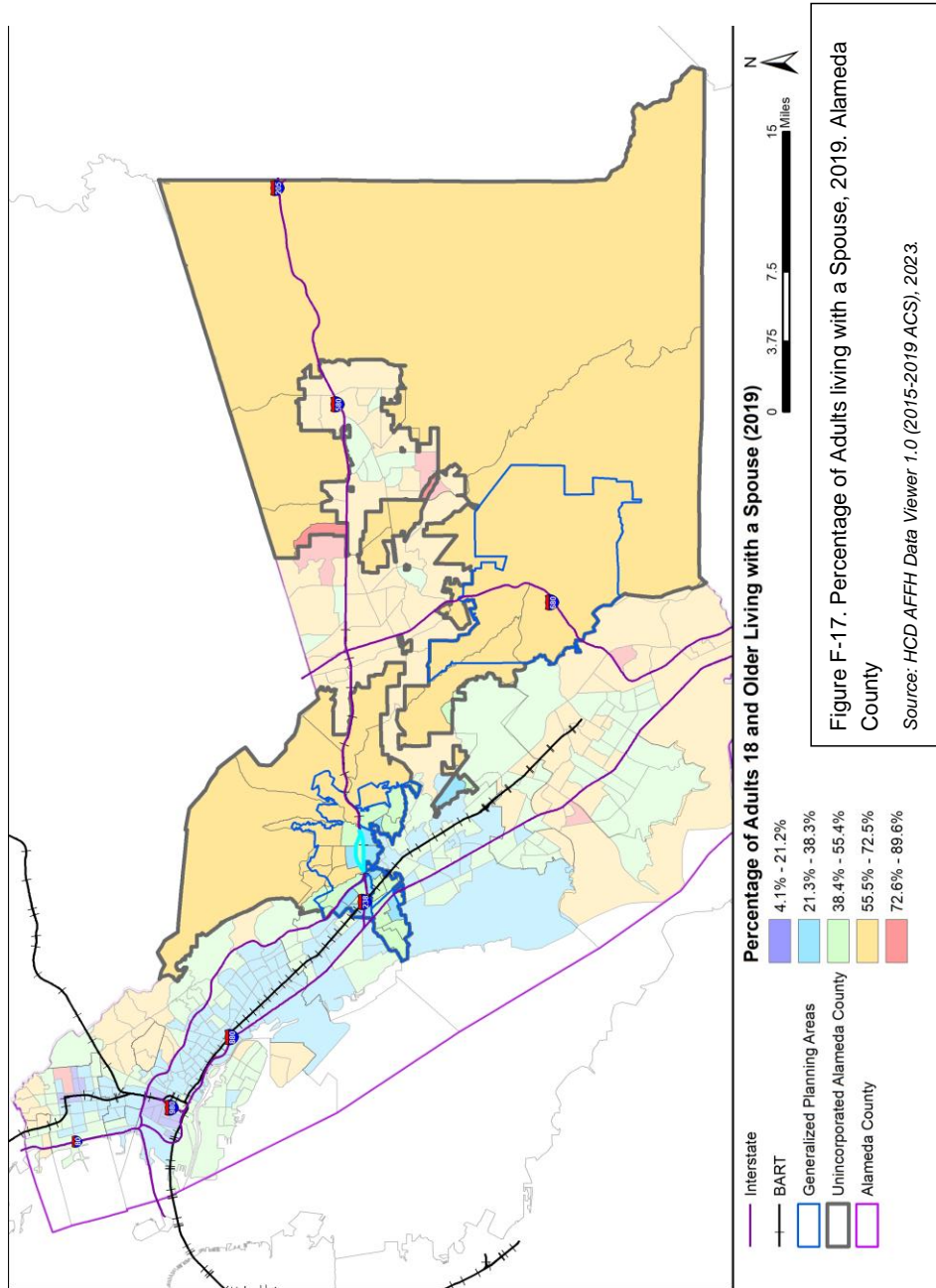
Figures F-18 and F-19 show the number of children in female-headed households. This dataset follows a similar pattern to the percentage of the population living with a spouse; areas with a higher percentage of married households have the lowest percentage of children living in a female-headed household, shown in red. This includes most of East County, southern Alameda County, the Castro Valley hills, Piedmont, and the Oakland hills. There is not a significant discernable pattern or concentration of children living in female-headed households in the rest of the county.

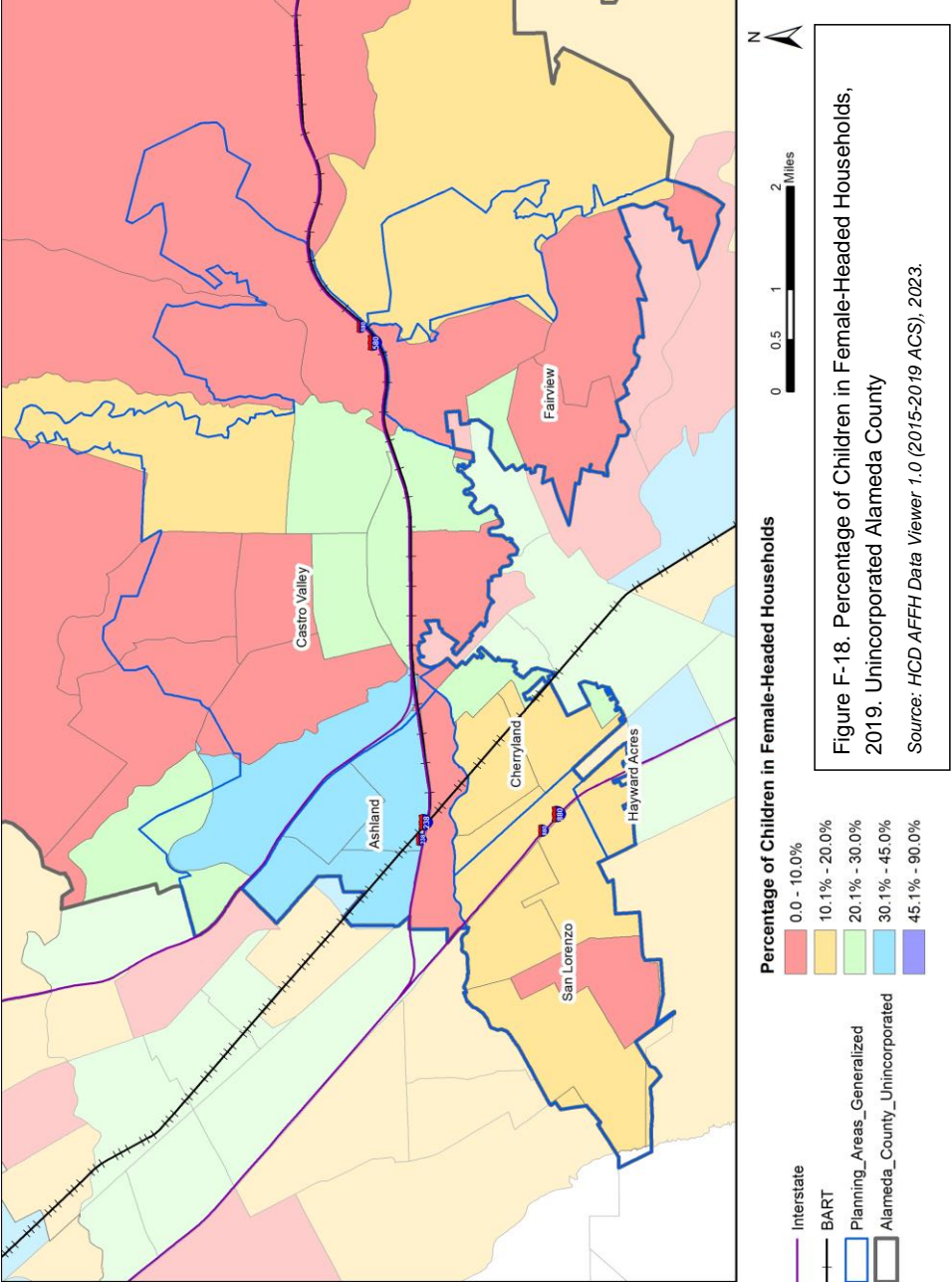
The data showing percent of children in Married Couple households (Figures F-20 and F-21) shows similar pattern as the previous map of One-Spouse households. Major portions of Oakland and Hayward have census tracts with low percentage of households where children are living with a married couple. This contrasts with East County where most households with children are predominately Married Couple Households.

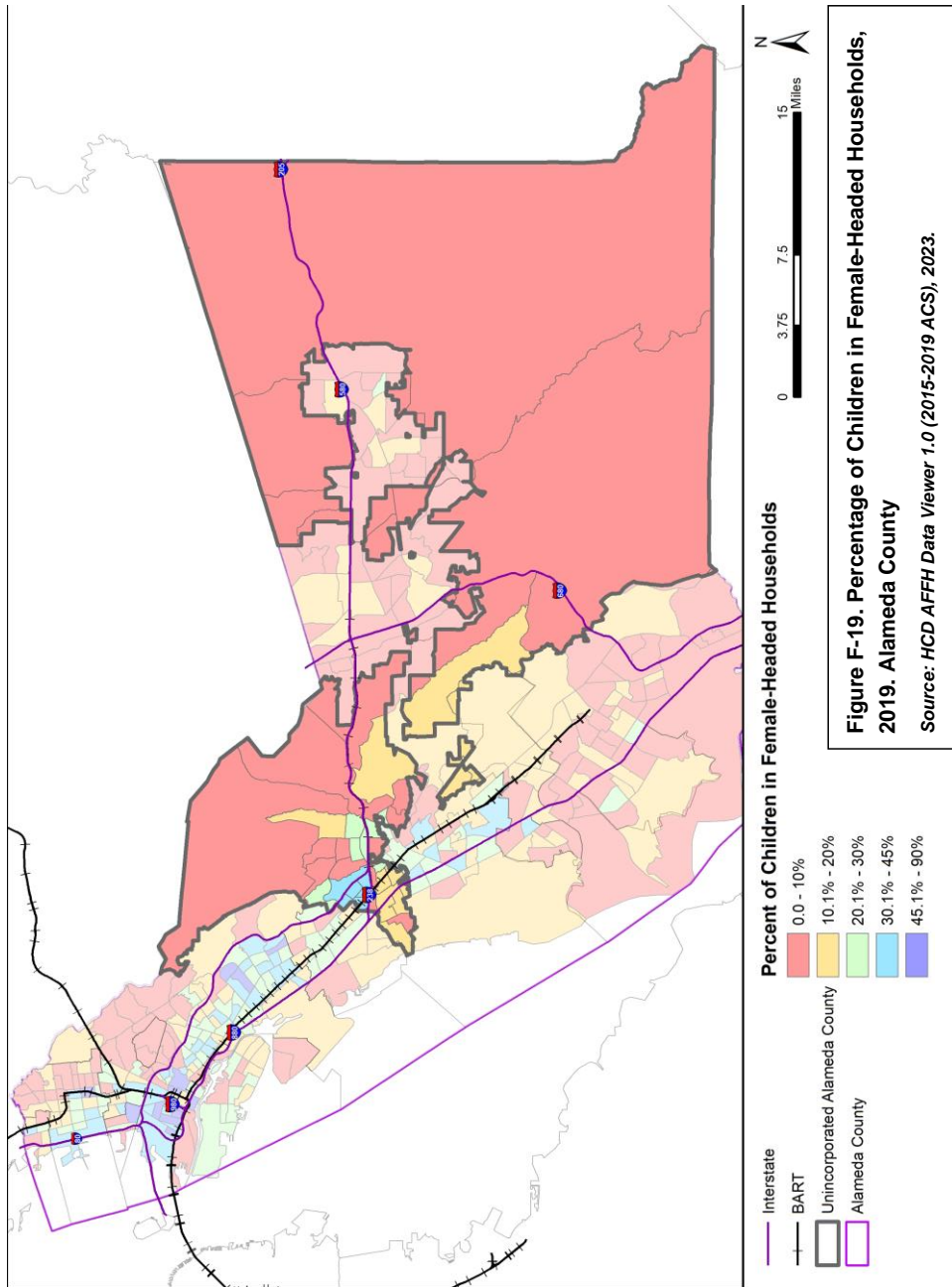
In the unincorporated areas, the percentage of two spouse/couple households with children, shown in Figure F-20. Northern Castro Valley and western San Lorenzo have the highest rates of children living in a married/coupled household, similar to East County, southern Alameda County, and parts of Oakland and Berkeley. In Ashland, Cherryland, Fariview, parts of San Lorenzo, and southern Castro, there are higher rates of kids living in single parent households. Ashland specifically has the highest rate of female-headed households with kids (Figure F-18).

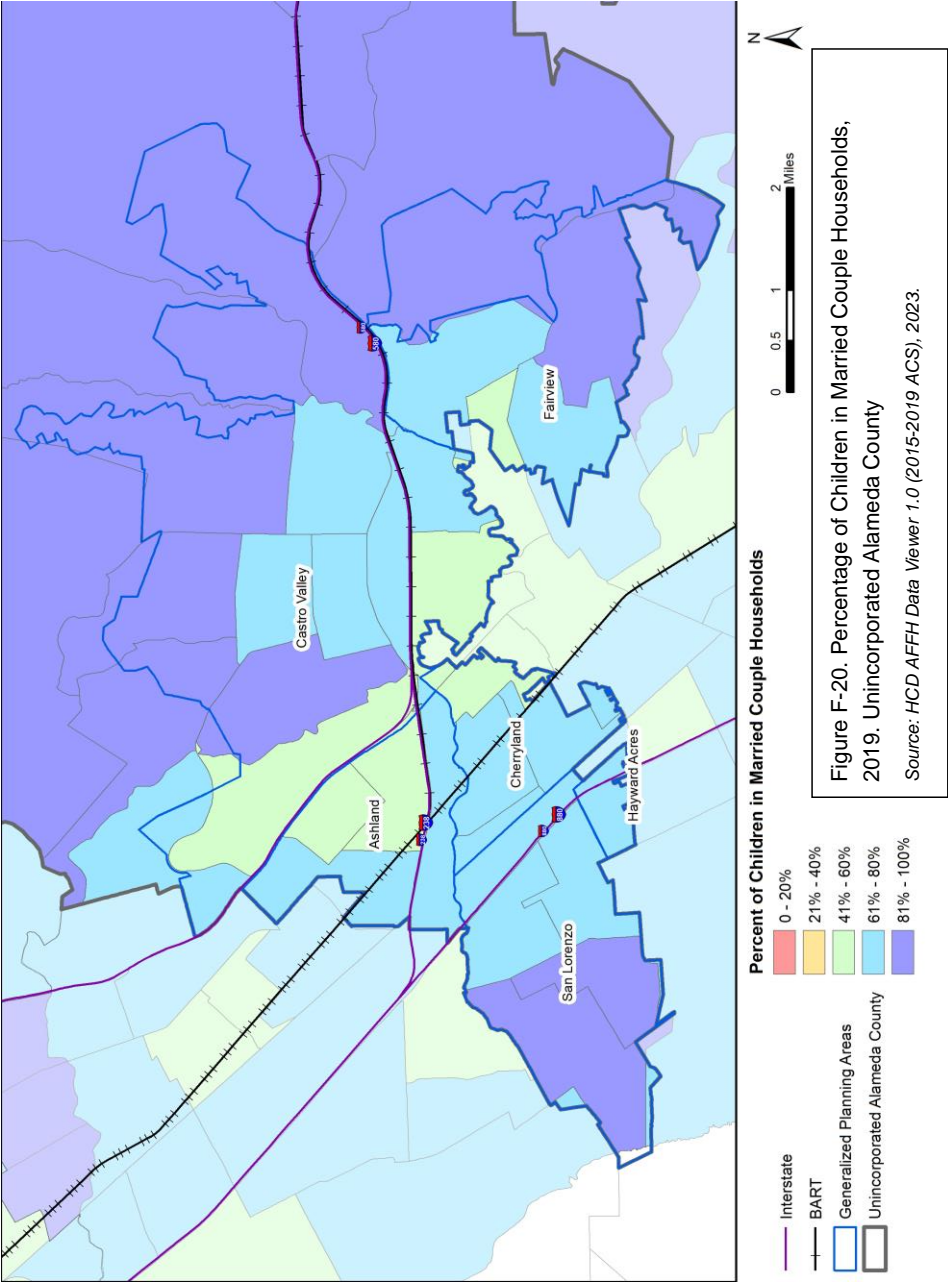
The unincorporated communities have data patterns similar to their neighbors, and there are no unique concentrations of certain arrangements of households.

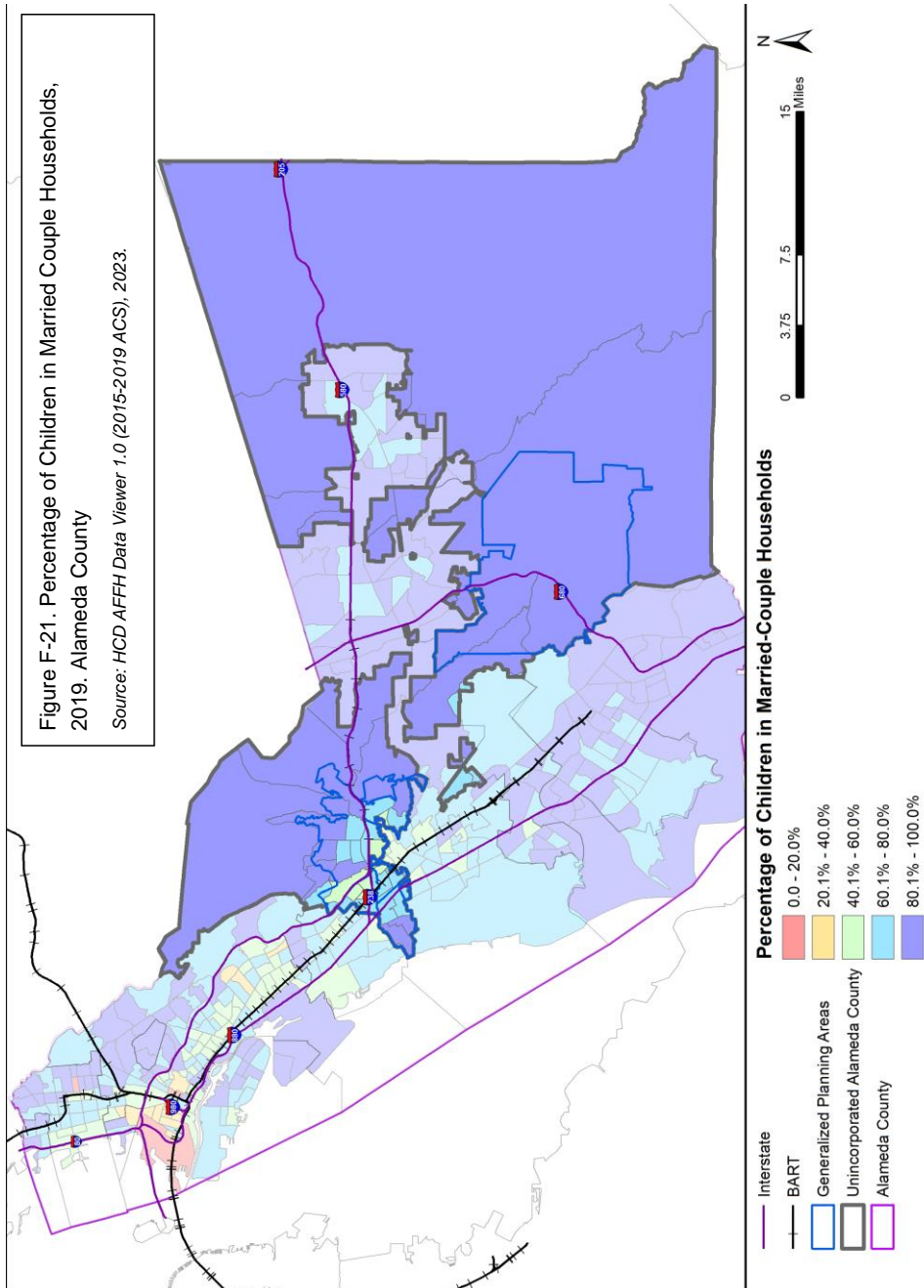












Income

HUD's definition of a "very low-income family" is a family whose income does not exceed 50% of the median family income for the area; a "low-income family" is defined as a family whose income does not exceed 80% of the median family income for the area."⁴

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 incomes, shown in the darkest red. The unincorporated area with the lowest household income is Ashland, specifically tract 4340; this area also has a higher percentage of households living under the poverty line, as discussed in the Neighborhood summary section. The rest of unincorporated Alameda County is mostly in the middle two tiers of income.

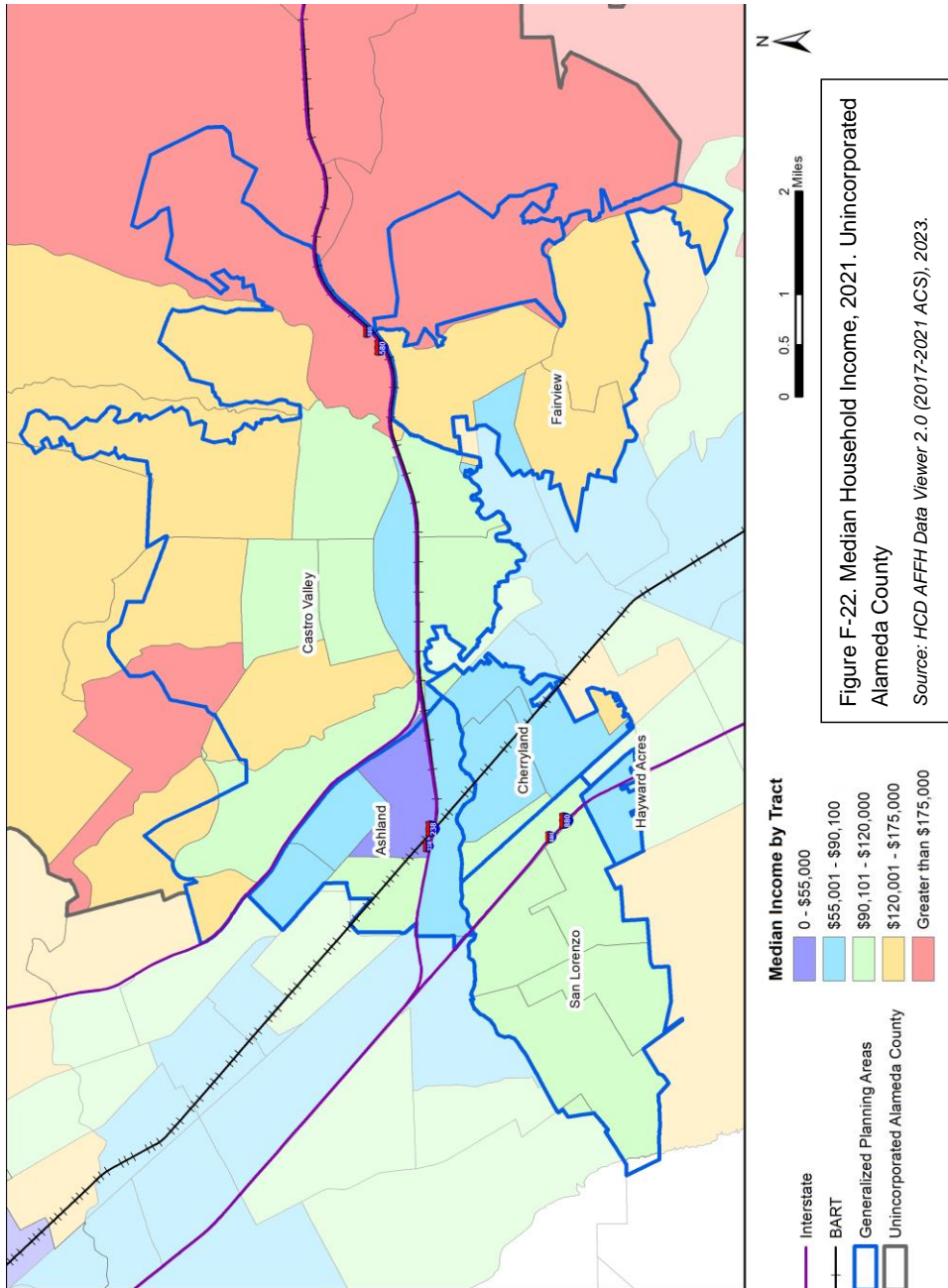
Figures F-24 and F-25 show the lower and moderate income areas in the unincorporated areas of Alameda County and Alameda County overall. HUD defines "a Lower and Moderate Income (LMI) area as a census tract or block group where over 51 percent of the population makes an income that is considered lower or moderate relative to the incomes made around it."⁵ This is true in the Ashland and Cherryland Areas, where Castro Valley and San Lorenzo score better, see the map below.⁶

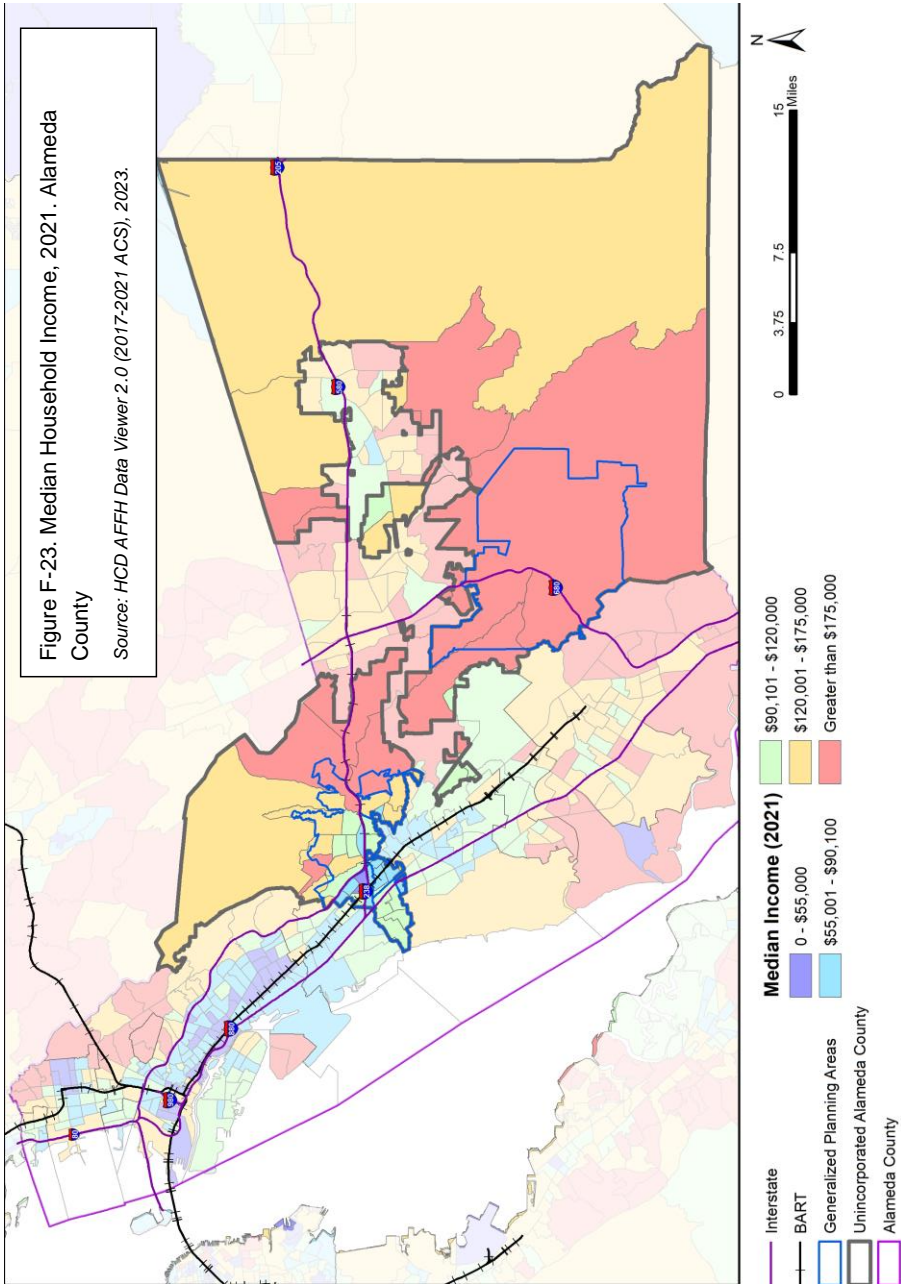
As compared to the rest of Alameda County, the Unincorporated Area has a similar mix of incomes. If one looks at the map below of the whole county one will see that throughout Alameda County there are areas of poverty and areas of wealth. Oakland for example has many areas of low median income but has 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).

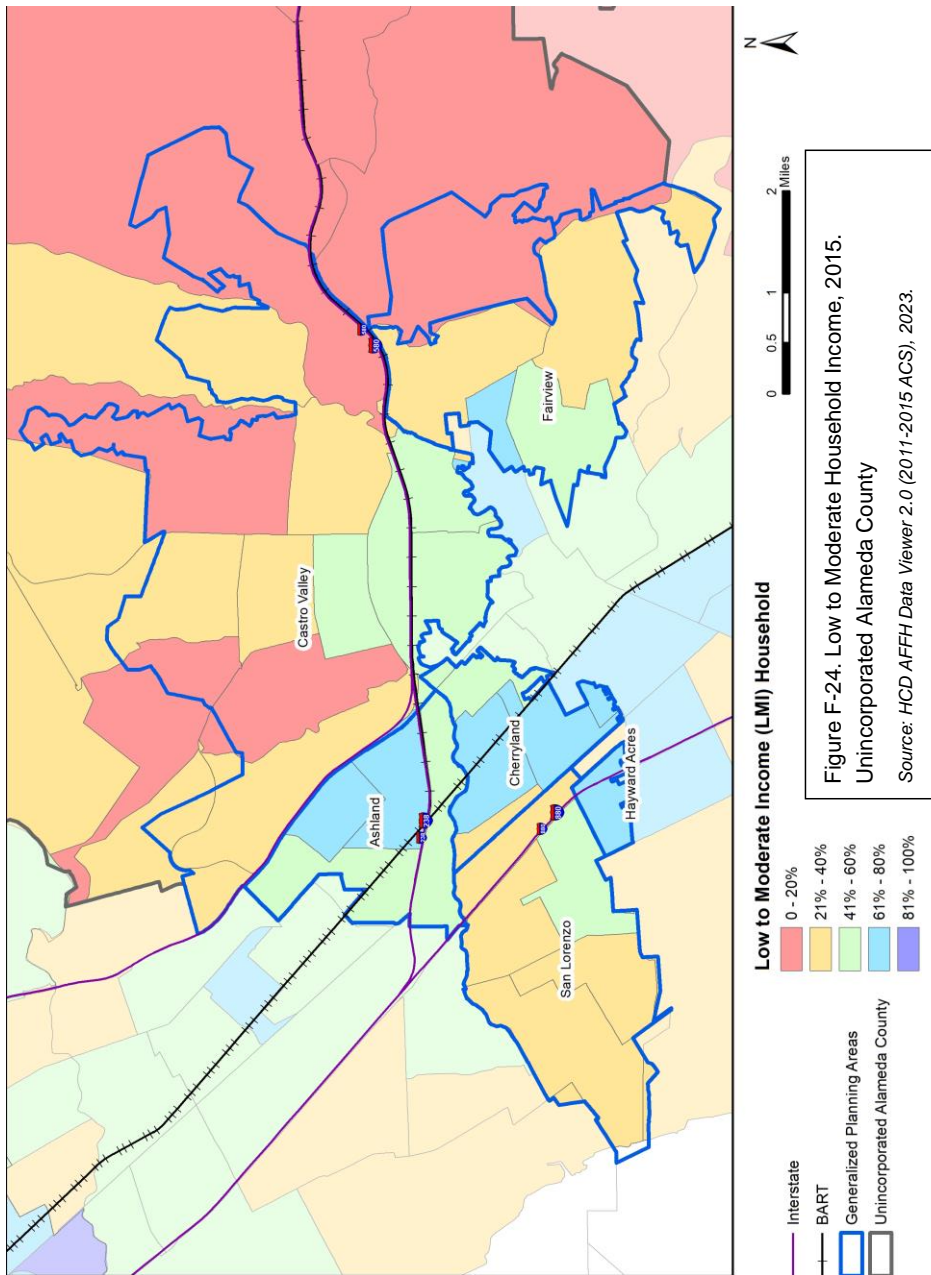
⁴ "Definition of Poverty". HUD, 2023, [hud.gov](https://www.hud.gov)

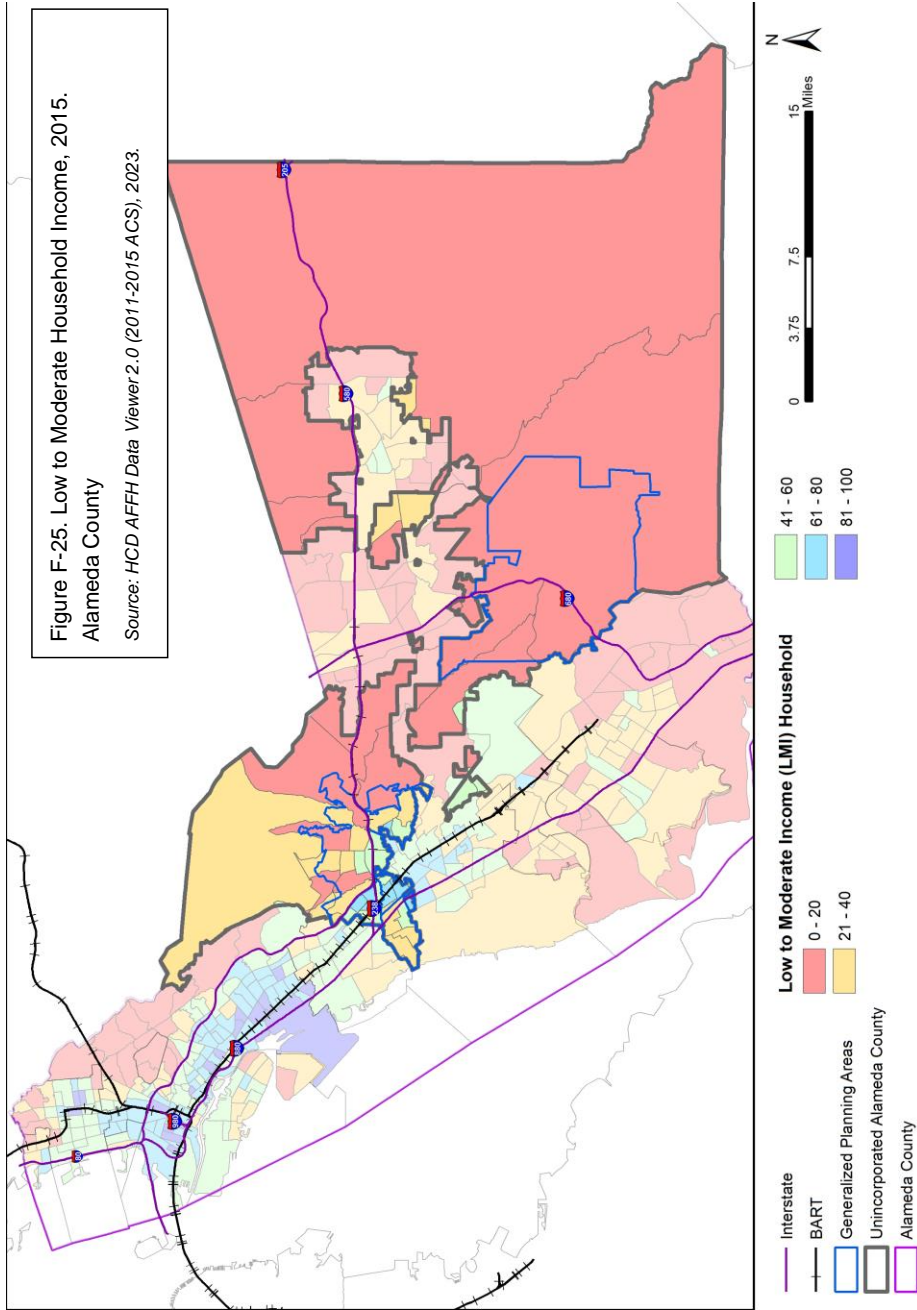
⁵ "Definition of Lower and Moderate Income". HUD, 2023, [hud.gov](https://www.hud.gov)

⁶ "Low to Moderate Income". AFFH Data and Mapping Home, Esri 2022, <https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>









F.4.3 Racially or Ethnically Concentrated Areas of Poverty and Racially Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

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 and a lack of representation for historically marginalized populations and neighborhoods in the planning processes. The U.S. Department of Housing and Urban Development (HUD) developed a census tract-based definition of R/ECAPs which includes a racial/ethnic concentration threshold and a poverty test. The threshold for racial/ethnic concentration is a non-white population of 50 percent or more. The poverty threshold is a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever is lower.

Based on HUD's definition, as of 2013 one R/ECAP has been identified within Unincorporated Alameda County: Census Tract 4356.01, located in Cherryland as shown in Figure F-26. As shown in Figure F-27, there is only one additional R/ECAP in central Alameda County, within the City of Hayward. Other R/ECAPs within the County are located in the City of Oakland, clustered primarily along International Boulevard and San Pablo Avenue, and in the City of Berkeley, south and west of the University of California campus. There are no R/ECAPs in the eastern portion of Alameda County either within the cities or in the unincorporated area. Bay Area-wide, the greatest concentrations of R/ECAPs include a cluster near downtown San Jose and in San Francisco's Bayview Hunters Point, McLaren Park, and Tenderloin neighborhoods. The few R/ECAPs scattered throughout the remainder of the Bay Area include Marin City in Marin County, a single census tract within the City of Concord in Contra Costa County, and a single census tract each in the Cities of Vallejo and Fairfield in Solano County.

Like census tracts throughout Ashland, Cherryland, Hayward Acres, San Lorenzo and a portion of Fairview, Tract 4356.01 is categorized as low resource by the California Tax Credit Allocation Committee (TCAC) opportunity scoring method described in Section F.4.4 of this appendix. Subsequent sections of this appendix provide a detailed analysis of demographic and economic data that allow for comparison of the R/ECAP to other census tracts in the Unincorporated Area. However, no census tract in the unincorporated areas is considered an area of high segregation and poverty.

According to the 2021 HCD AFFH Viewer, 85.6 percent of the population of Tract 4356.01 is non-white and 49.7 percent is Latine. Only one other census tract in Cherryland, all five census tracts in Ashland, and the Hayward Acres census tract have a higher percentage of non-white population. Two other census tracts in Cherryland, three census tracts in Ashland, and the Hayward Acres census tract have a higher percentage of Latine population. All census tracts in San Lorenzo, Castro Valley, and the Unincorporated East County have lower percentages of non-white and Latine population.

The R/ECAP's median income of \$71,103 is the lowest among all Cherryland census tracts. Only two census tracts in Ashland and the Hayward Acres census tract have lower median incomes.

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All census tracts in San Lorenzo, Castro Valley, and the Unincorporated East County have higher median incomes. Like one other census tract in Cherryland, three of the five census tracts in Ashland, and the Hayward Acres tract, the R/ECAP has a displacement risk of "Low-income Susceptible to Displacement" according to Urban Displacement Project data.

As described in Section F.6. of this appendix, the entire Cherryland community, including the R/ECAP, was once part of the William Meek estate, which was gradually subdivided and sold beginning in the early twentieth century. Initially, small agricultural uses were continued on the properties, but from the 1920s through the 1940s, the number of farms and orchards declined as the population of the area grew. The County's first general plan, adopted in 1957, designated the R/ECAP "Suburban" which allowed three residential units per acre. Through the 1960's, the conversion of agricultural land to housing accelerated dramatically. By the early 1980's the northern portion of the R/ECAP was designated "Medium Density Residential" (10-22 units per acre) and the southern portion was designated "High and Medium Density Residential" (14-43 units per acre). Both designations allowed a higher density than what was allowed in the remainder of Cherryland. As one of the few areas in the Unincorporated County where higher density multi-family housing was allowed, the R/ECAP became one of the few options for rental housing for those who could not afford to purchase property, resulting in a concentration of low-income households of color in the area. In Appendix B, the sites inventory methodology discusses how proposed rezonings and the Housing Element Overlay Combining District will enable higher densities of housing in areas outside of the R/ECAP and Cherryland generally. In addition to providing more housing, higher densities will enable people of different socioeconomic classes to live in more neighborhoods.

County Initiatives & Capital Improvement Projects to Increase Equity in the R/ECAP and Surrounding Community

Over the past 20 years, the County has implemented several initiatives and projects intended to increase equity and improve residents' quality of life not only in the R/ECAP, but also in the remainder of Cherryland and the neighboring community of Ashland which, as noted above, have demographics that are similar to the R/ECAP's.

The County Community Development Agency's Economic and Civic Development Department implements several programs focused on providing residents of Ashland and Cherryland with access to economic opportunity. These programs include a Food Entrepreneurship Training Academy, various workshops on starting a small business, and one-on-one advising for small business start-ups.

Active in two phases from 2004 through 2019 and spearheaded by Alameda County Supervisor Nate Miley, the Eden Area Livability Initiative (EALI) facilitated partnerships between the community, the County, and the broader public sector organizations to identify and carry out projects to improve the community.

The Ashland and Cherryland Community Health and Wellness Element was adopted in 2015 as an optional element of the Alameda County General Plan to address gaps in the county's existing public health policies with special consideration for the needs of residents in Ashland and Cherryland.

In compliance with SB 1000 (2016), the Environmental Justice Element, expected to be adopted by the Board of Supervisors in June of 2024, builds upon goals, policies, and actions outlined in the existing Community Health and Wellness Element along with additional topics identified through community engagement processes. The R/ECAP is one of the 16 census tracts included in the Priority Communities that are the focus of the Environmental Justice Element.

Established in 2005, the Ashland Cherryland Healthy Communities Collaborative (ACHCC) includes over 30 local agencies and community-based organizations that provide services in Ashland, Cherryland, and neighboring urban unincorporated communities to improve community health and wellness through interdepartmental and interdisciplinary efforts. Outreach to the ACHCC was included in the community engagement process for the Environmental Justice Element and the Housing Element update.

My Eden Voice! (MEV) was established in 2018 by County Supervisor Nate Miley's office and is now an independent organization that advocates for policies that benefit the historically disadvantaged communities in the unincorporated areas of Alameda County. MEV was included in the community engagement process for the Environmental Justice Element and the Housing Element update.

REACH Youth Center, located on East 14th Street, opened in 2013 to local youth as a center for learning, empowerment, and healthy living. The facility includes a community clinic, library, day care, fitness center, and café.

The Cherryland Fire Station #23, completed in 2017, is a state-of-the-art facility serving the entire Cherryland community, including the R/ECAP.

Constructed by Alameda County and operated by the Hayward Area Recreation and Parks District, the Cherryland Community Center, which opened in 2020, contains multi-use and community rooms, a Pre-K activity room, an Alameda County Library Annex, a catering kitchen, and a reception room.

Hayward Unified School District completed construction of a new campus for Cherryland Elementary School in 2019. While the school is within the City of Hayward, it is located at the edge of the R/ECAP and serves approximately 900 kindergarten through 6th grade students living both within the city and in the adjacent Unincorporated Area, including the R/ECAP.

Various Capital Improvement Projects (CIPs) have been completed or are underway in R/ECAPs. The Alameda County Public Works Agency completed the East 14th Corridor Improvement project in 2022 to improve safety and access for all users, strengthen community identity and revitalize the corridor. The Project extends from 162nd Avenue to Interstate 238 in the Ashland community of Unincorporated Alameda County. As part of the project, the streetscape along E 14th Street was improved to include features such as new sidewalks, bike lanes, intersection bulb-outs, raised curb medians, pavement resurfacing, pedestrian scale streetlights, street trees, stormwater treatment system, utility undergrounding, bus boarding island, decorative street furnishings, bike racks and public art by local artists.

The Mission Blvd. Corridor Improvement Project located from 1-238 to the Hayward City limit at Rose Street will beautify and revitalize the corridor is under construction. When the project is completed, residents, community members and businesses will enjoy safety features and

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enhanced opportunities for walking, biking, and riding public transit, as well as an improved driving experience. The project includes various features such as new sidewalks, enhanced crosswalks, new bikeways, intersection bulb-outs, pavement resurfacing, pedestrian scape lighting, street trees, utility undergrounding, fiber optic conduit bus boarding islands, decorative street furnishings and public art elements.

The Meekland Avenue Corridor Project extends from E. Lewelling Blvd to Blossom Way the Cherryland community. It is currently in the design phase and began in 2023 and anticipated to be completed in the Fall of 2024. It includes the construction of sidewalk and bike lanes along Meekland Avenue along with high visibility crosswalks and bulb-outs. The project will also replace the existing bridge over San Lorenzo Creek in order to accommodate the above pedestrian and bike facilities. When completed, students from Colonial Acres Elementary School and residents within the Cherryland community will enjoy a safe and accessible roadway.

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Racially Concentrated Areas of Affluence (RCAAs)

In contrast to R/ECAPs, Racially Concentrated Areas of Affluence (RCAAs) are neighborhoods where the population is disproportionately white and affluent. To identify RCAAs, State HCD developed a metric that calculated a Location Quotient (LQ) by comparing the percentage of total white population (White Alone, Not Hispanic or Latino) for each census tract to the average percentage of total white population for all census tracts in a given Council of Governments (COG) region. Census tracts with a LQ of more than 1.25 and a median income 1.5 times higher than the COG Area Median Income (AMI) are considered RCAAs.

Shown in Figure F-27, all RCAAs located in the unincorporated areas of Alameda County are in the hills north of Castro Valley and in the East County. Much of the RCAA north of the Castro Valley urban area is parkland owned by East Bay Regional Park District (EBRPD) or watershed land owned by East Bay Municipal Utilities District (EBMUD). The upper portions of Cull and Crow Canyons are agricultural land used primarily for cattle grazing. The majority of the privately owned agricultural land in this area is under a Williamson Act contract which requires that the land stay in agricultural use for at least the next ten years. Zoning in the area requires a minimum parcel size of one hundred acres.

There are a few single-family neighborhoods identified as RCAAs located between the denser Castro Valley urban area and the agricultural and open space land to the north. The predominate general plan designation in these neighborhoods is "Hillside Residential" which limits development to four to eight residential units per acre due to the steep slopes in the area that make denser development more difficult due to the risk of landslides and flooding. In addition, the northern portions of these single-family neighborhoods, as well as the agricultural and open space land to the north, are in the state designated "Very High" or "High" Fire Hazard Severity Zones.

In the East County, unincorporated areas to the north, east, and south of the City of Livermore, and to the south of the City of Pleasanton are identified as a RCAA. As in the Castro Valley area, the East County RCAA is a mix of publicly owned open space and privately owned agricultural land. The privately owned land is predominately owner-occupied and some of the land has been handed down through many generations. Cattle ranching is the primary agricultural use in most

of the area. Wineries and vineyards are the dominant land use in the South Livermore Valley. The agricultural zoning designations that apply to much of this area allow a minimum parcel size of 100, 160, or 320 acres, depending on the remoteness of the property. Twenty-acre parcels are allowed in South Livermore if the land is planted in vineyards. Like the northern portion of the Castro Valley RCAA, the majority of the privately-owned agricultural land in the East County is under a Williamson Act contract. The area shown as a RCAA between Livermore and Pleasanton is quarry land.

While the opportunity for land ownership has contributed to the relative affluence of the RCAAs in the unincorporated East County, these agricultural areas are served primarily by narrow rural roads and lack access to services and utilities such as municipal sewer and water. Many environmental constraints complicate development in the area. Steep topography makes much of the area prone to landslides. While most of the area near the cities and in the northeast corner of the County is in the "Moderate" Fire Hazard Severity Zone, most of the southeastern corner of the County is in the "High" Fire Hazard Severity Zone.

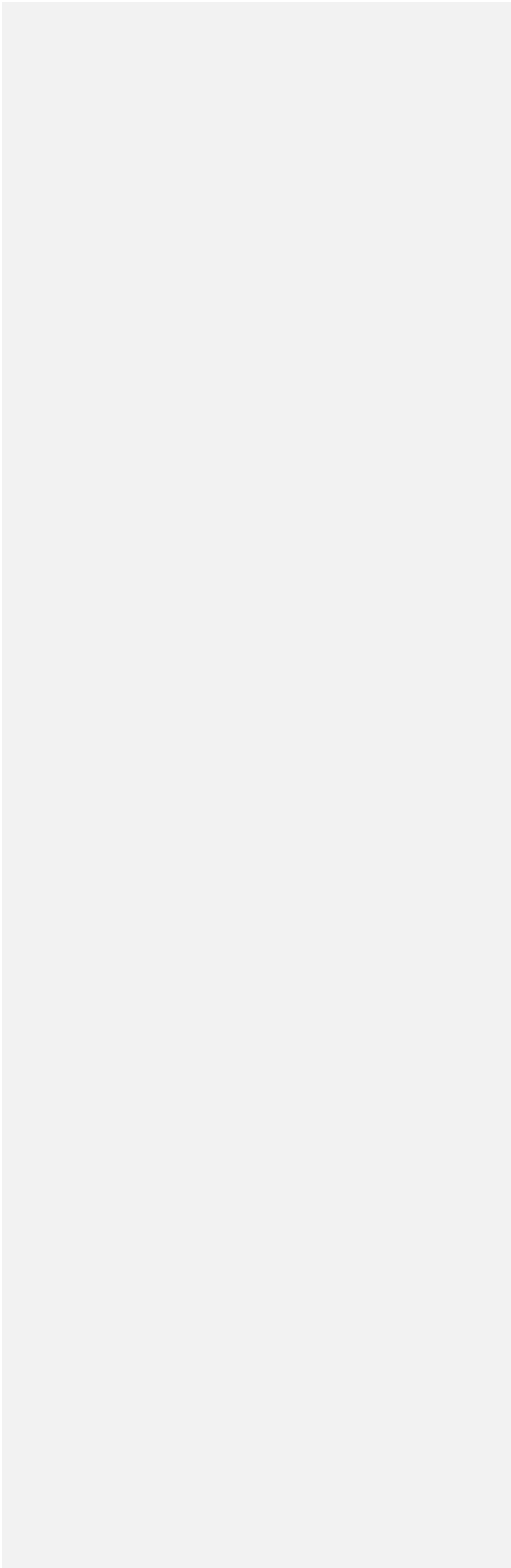
Incorporated areas of Alameda County identified as RCAAs include a small area of the City of Alameda, the entire City of Piedmont, and the Albany, Oakland, and Berkeley hills. In the East County, the majority of the Cities of Pleasanton and Livermore are also shown as RCAAs. These areas are similarly described as higher resource TCAC areas in Section F.4.4.

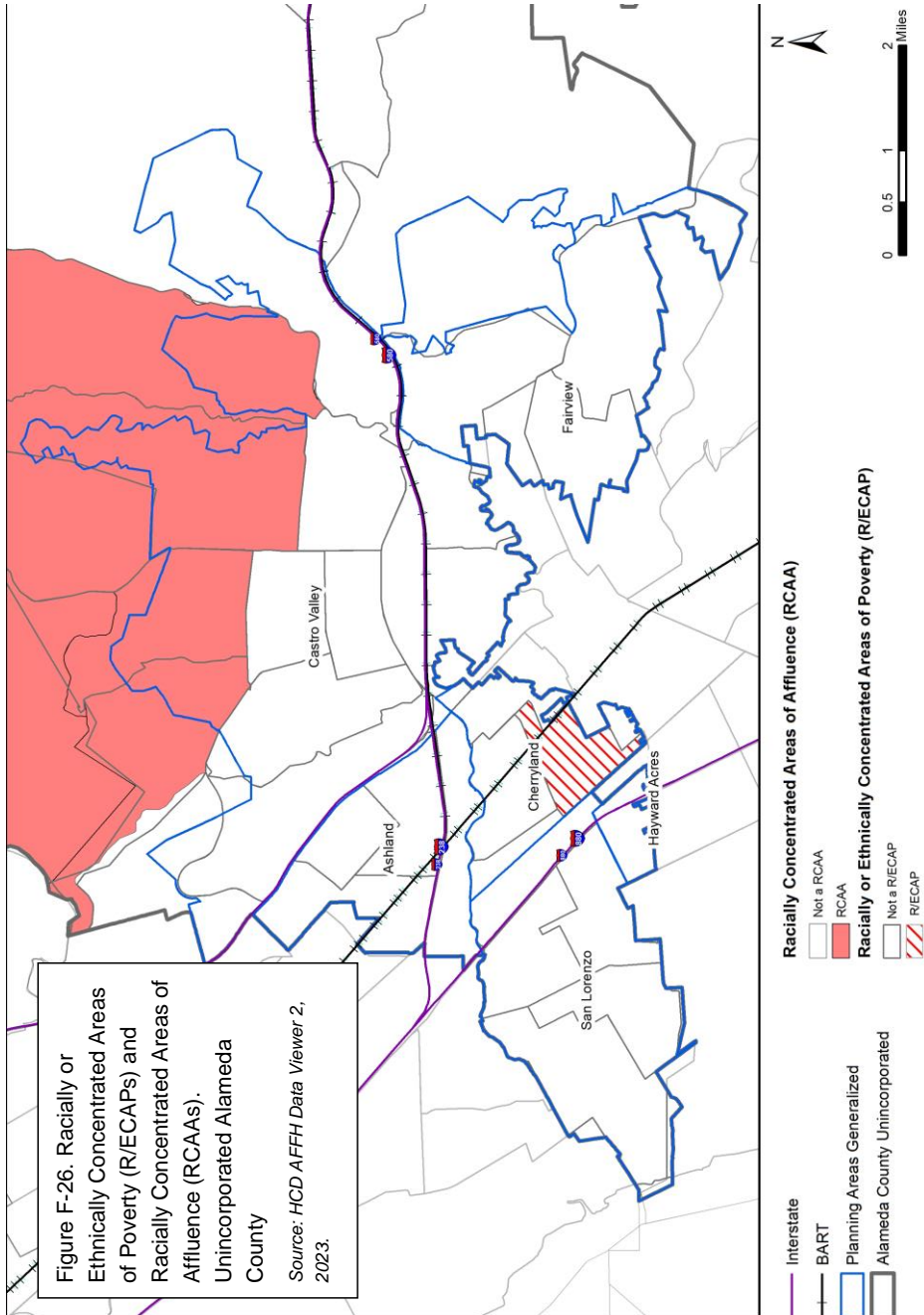
Areas identified as RCAAs throughout the Bay Area are, for the most part, areas of predominately single-family or rural development bordering on more densely urbanized areas, such as in San Mateo and Santa Clara Counties. Like Alameda County, much of Contra Costa County's rural land is identified as a RCAA, as are the Cities of Walnut Creek, Lafayette, and Moraga. Most of the cities in Marin County are also shown as RCAAs.

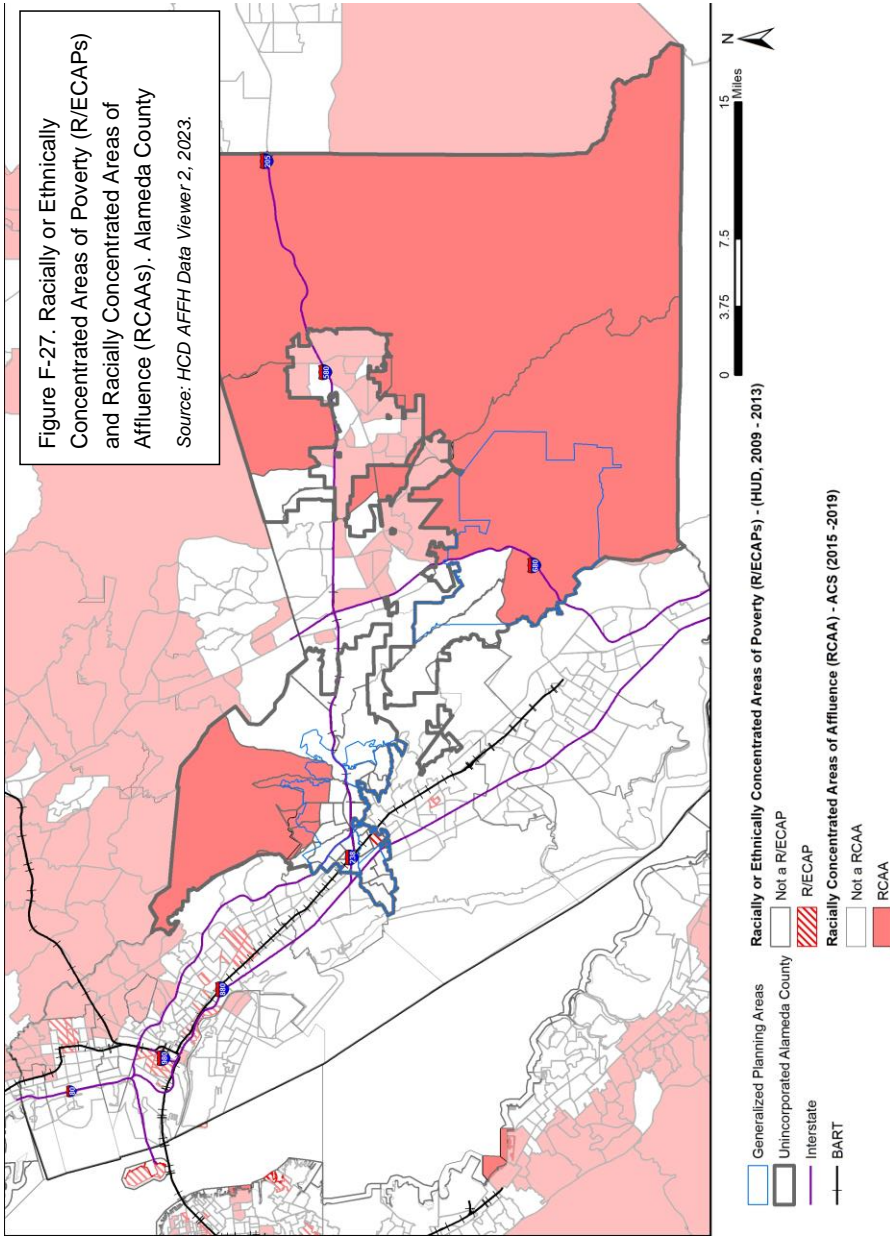
Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) and Racially Concentrated Areas of Affluence (RCAAs)

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 and a lack of representation for historically marginalized populations and neighborhoods in the planning processes. Within Unincorporated Alameda County, there is one R/ECAP: tract 4356.01 located in Cherryland and discussed throughout this appendix. Looking at Figure F-27, there are not many R/ECAPs in the East Bay outside of Oakland.

Racially Concentrated Areas of Affluence (RCAAs) are neighborhoods where the population is disproportionately white and affluent. Shown in Figure F-26, all RCAAs located in the unincorporated areas of Alameda County are in the hills of Castro Valley and East County. Incorporated parts of East County, a small area of the city of Alameda, and the Oakland and Berkeley hills are also RCAAs. These areas are similarly described as higher resource TCAC areas in section F.4.4.







F.4.4 Access to Opportunity

TCAC Opportunity Areas

The California Tax Credit Allocation Committee (TCAC) defines opportunity areas via economic, environmental, and educational information.⁷ Economic, environmental, and educational geographic trends are relatively consistent between the unincorporated areas and Alameda County overall, with the hills and East County areas generally having more opportunities than the communities in the flats nearer the Bay.

Most of the urbanized western unincorporated Alameda County areas, shown in blue outline in Figure F-28, are considered Low Resource and Moderate Resource opportunity areas. This includes Ashland, Cherryland, Hayward Acres, Fairview, and San Lorenzo. Castro Valley, which has a different school district than other areas of urban unincorporated, has Moderate, High, and Highest resource areas, in descending order of prevalence. Tracts further south in Castro Valley, specifically those described as EJ priority areas in section F.3.3, are considered Moderate resourced. Indices in the Ashland, Cherryland, and Hayward-San Lorenzo border area demonstrate the lowest level of economic, educational, and environmental resources. These tracts are highlighted pink in Table F-13.

North Castro Valley (tract 4301.02) has the Highest Resource designation, with an Economic Score of 62, Education Score of 88, and an Environment Score of 94. However, this area is mostly agriculture and open space, with a few suburban neighborhoods in the southeastern part of the tract 4301.02 and to the south of tract 4303, which has an Economic Score of 59, an Education Score of 84, and an Environment Score of 92.

The land uses in these areas are primarily agriculture, ranching, and single-family detached residences on large suburban parcels. These low-density uses mean that the highest resource designations are based on relatively few homes and businesses. These parcels are outliers when compared to the rest of urbanized unincorporated areas of Alameda County as well as many other cities in Alameda County. Additionally, this area is much farther from the highways that characterize much of the East Bay and influence CalEnviroScreen scores (see Figures F-36 and F-37) and, therefore, the Environment index used to calculate TCAC opportunity scores.

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 opportunity designation. This is true of Albany and Berkeley to the north and Fremont to the south. To the east, 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.

⁷ For more details on how TCAC calculates opportunity scores, read their methodology here: <https://www.treasurer.ca.gov/ctcac/opportunity/2023/methodology.pdf>

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.

Because of how TCAC opportunity scores are calculated, they correlate with median income and housing costs. Areas with lower median incomes and higher housing cost burden are similar to those with lower TCAC opportunity levels.

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.⁸

Table F-13. TCAC Category Score by Census Tracts, 2023

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Area	Census Tract	Economic	Education	Environment	2023 Opportunity Category
East Castro Valley / Canyons	4301.01	61	87	25	High Resource
North Castro Valley / Canyons	4301.02	62	88	94	Highest Resource
Castro Valley	4302	55	83	96	High Resource
Castro Valley	4303	59	84	92	Highest Resource
Castro Valley	4304	53	82	94	High Resource
Castro Valley	4305	19	48	44	Moderate Resource
Castro Valley	4306	42	73	80	High Resource
Castro Valley	4307	38	70	91	High Resource
Castro Valley	4308	40	70	60	High Resource
Castro Valley	4309	24	69	70	Moderate Resource
Castro Valley	4310	42	64	26	Moderate Resource
Castro Valley	4311	39	40	48	Moderate Resource
Castro Valley	4312	46	34	43	Moderate Resource
Castro Valley	4328	49	31	59	Moderate Resource
5 Canyons and Palomares	4351.03	67	15	96	Moderate Resource

⁸ 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

Table F-13. TCAC Category Score by Census Tracts, 2023

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Area	Census Tract	Economic	Education	Environment	2023 Opportunity Category
Castro Valley / Fairview	4352	39	51	62	Moderate Resource
Castro Valley / Fairview	4353	28	30	76	Moderate Resource
Fairview	4364.02	57	15	97	Moderate Resource
Hayward / Fairview	4364.01	40	12	67	Low Resource
Ashland	4338	22	9	48	Low Resource
Ashland	4339	6	7	48	Low Resource
Ashland	4340	6	9	28	Low Resource
South Ashland	4337	38	13	31	Low Resource
Hayward / Cherryland	4355	12	16	41	Low Resource
Cherryland	435602	9	14	63	Low Resource
Cherryland	4356.01	10	18	50	Low Resource
Hayward / Cherryland	4363	33	7	33	Low Resource
San Lorenzo / Cherryland	4357	12	16	30	Low Resource
San Leandro / San Lorenzo	4336	13	29	32	Low Resource
San Lorenzo	4358	32	23	33	Low Resource
San Lorenzo	4359	22	29	53	Low Resource
San Lorenzo	4360	27	29	58	Low Resource
San Lorenzo	4361	25	23	32	Low Resource
Hayward / San Lorenzo	4362	9	6	30	Low Resource
Dublin / Castro Valley	4505.02	66	85	32	High Resource

Low Resources tracts with notably low scores are highlighted pink. Source: HCD and TCAC, 2023.

Figures F-30 through F-35 depict the Economic, Education, and Environment indices in Alameda County overall and the unincorporated areas specifically.

Tracts in Ashland, Cherryland, Hayward Acres, and San Lorenzo all have economic scores lower than .4, shown in orange and red in Figure F-30. This is similar to much of east Oakland, San Leandro, and Hayward (Figure F-31).

Figures F-32 and F-33 show the environmental index, which is based on CalEnviroScreen 4.0 (discussed in the next section). Hill areas from Berkeley, through Castro Valley, to Sunol display the highest scores, shown in purple. The Eden Area has a range of scores, like much of San Leandro and Hayward.

Figures F-34 and F-35 display the education index for Alameda County and the urban unincorporated areas. The education index is based in part on year-to-year improvements at

schools. Sunol, the Castro Valley hills, and parts of Oakland have the highest scores. West and East Oakland, San Leandro, and Hayward vary in ways similar to the Eden Area and [much](#) of Fairview.

Education Analysis

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District Performance by County for 2023

Name	English Learner Progress	Chronic Absenteeism	Suspension Rate	Graduation Rate	English Language Arts	Mathematics	College/Career (Status Only)
Alameda County Office of Education	--	--	Blue	Red	--	--	Very Low
Alameda Unified	Yellow	Yellow	Yellow	Blue	Green	Green	High
Albany City Unified	Yellow	Orange	Green	Green	Blue	Blue	High
Berkeley Unified	Orange	Orange	Green	Green	Green	Blue	High
Castro Valley Unified	Yellow	Yellow	Orange	Blue	Green	Green	High
Dublin Unified	Green	Yellow	Green	Blue	Blue	Blue	Very High
Emery Unified	Orange	Yellow	Orange	Blue	Yellow	Yellow	Low
Fremont Unified	Orange	Orange	Yellow	Yellow	Green	Blue	Very High
Hayward Unified	Orange	Yellow	Orange	Red	Orange	Orange	Medium
Livermore Valley Joint Unified	Orange	Yellow	Orange	Blue	Green	Green	Medium
Mountain House Elementary	--	--	--	N/A	--	--	N/A
New Haven Unified	Orange	Yellow	Yellow	Orange	Orange	Orange	Medium
Newark Unified	Red	Orange	Orange	Orange	Orange	Orange	Medium
Oakland Unified	Orange	Red	Yellow	Orange	Orange	Orange	Medium
Piedmont City Unified	--	Orange	Green	Yellow	Blue	Blue	Very High
Pleasanton Unified	Green	Orange	Green	Blue	Blue	Blue	Very High
San Leandro Unified	Orange	Yellow	Yellow	Yellow	Yellow	Yellow	Low
San Lorenzo Unified	Yellow	Yellow	Yellow	Orange	Orange	Yellow	Low
Sunol Glen Unified	--	Orange	Blue	N/A	Blue	Blue	N/A

Figure F-81. 2023 Alameda County District Performance. [California Department of Education, https://www6.cde.ca.gov/californiamodel/countydistricts?year=2023&cdcode=0161192&scode=&studentgroup=All](https://www6.cde.ca.gov/californiamodel/countydistricts?year=2023&cdcode=0161192&scode=&studentgroup=All)

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Figure F-81 shows all school districts in Alameda County and summary of their performance regarding English Learner Progress, absenteeism, the rate of student suspension, the graduation rate, English language arts performance, mathematics performance, and rate of continuation into college or a career. The unincorporated communities of Alameda County are served by a number of these school districts.⁹

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⁹ A map of Alameda County school districts can be accessed here: <https://www.acoe.org/Page/404>

- [Hayward Unified School district serves southern Castro Valley, most of Fairview, and portions of Cherryland in addition to the city of Hayward.](#)
- [Castro Valley Unified School District serves Castro Valley residents north of the 580 Highway as well as parts of Sunol](#)
- [The San Lorenzo Unified School District serves residents of San Lorenzo, Ashland, Hayward Acres, and parts of Cherryland and Castro Valley.](#)
- [The San Leandro Unified School District serves a small portion of Castro Valley known as the Hillcrest Knolls neighborhood.](#)

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[Residents in the unincorporated communities of East County are served by a number of school districts depending on their location. From west to east, they include the Sunol Glen Unified School District, the Pleasanton Unified School District, the Livermore Valley Joint Unified School District, and Mountain House Elementary.](#)

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[The table above summarizes district performance by county from the state Department of Education. For all data presented, the status level and direction of progress are considered so that scores value improvement year over year. Most jurisdictions serving unincorporated Alameda County have similarly rated progress for English Learners and similarly rated levels of absenteeism. The San Lorenzo, San Leandro, and Hayward Unified School Districts have significantly lower graduation performance levels, especially compared to Castro Valley Unified and school districts in East County. San Lorenzo, San Leandro, and Hayward Unified School Districts also have lower performance levels when compared to compared to Castro Valley Unified and school districts in East County.](#)

[Due to the low variation of residents living with disabilities in the unincorporated areas, there is no particular concentration of residents with disabilities in any given area. The Castro Valley Unified School District and those in East County serve less female-headed households with children than neighboring school districts do in the Eden Area. School districts in East County serve less residents of color in unincorporated communities than school districts serving the urban unincorporated areas.](#)

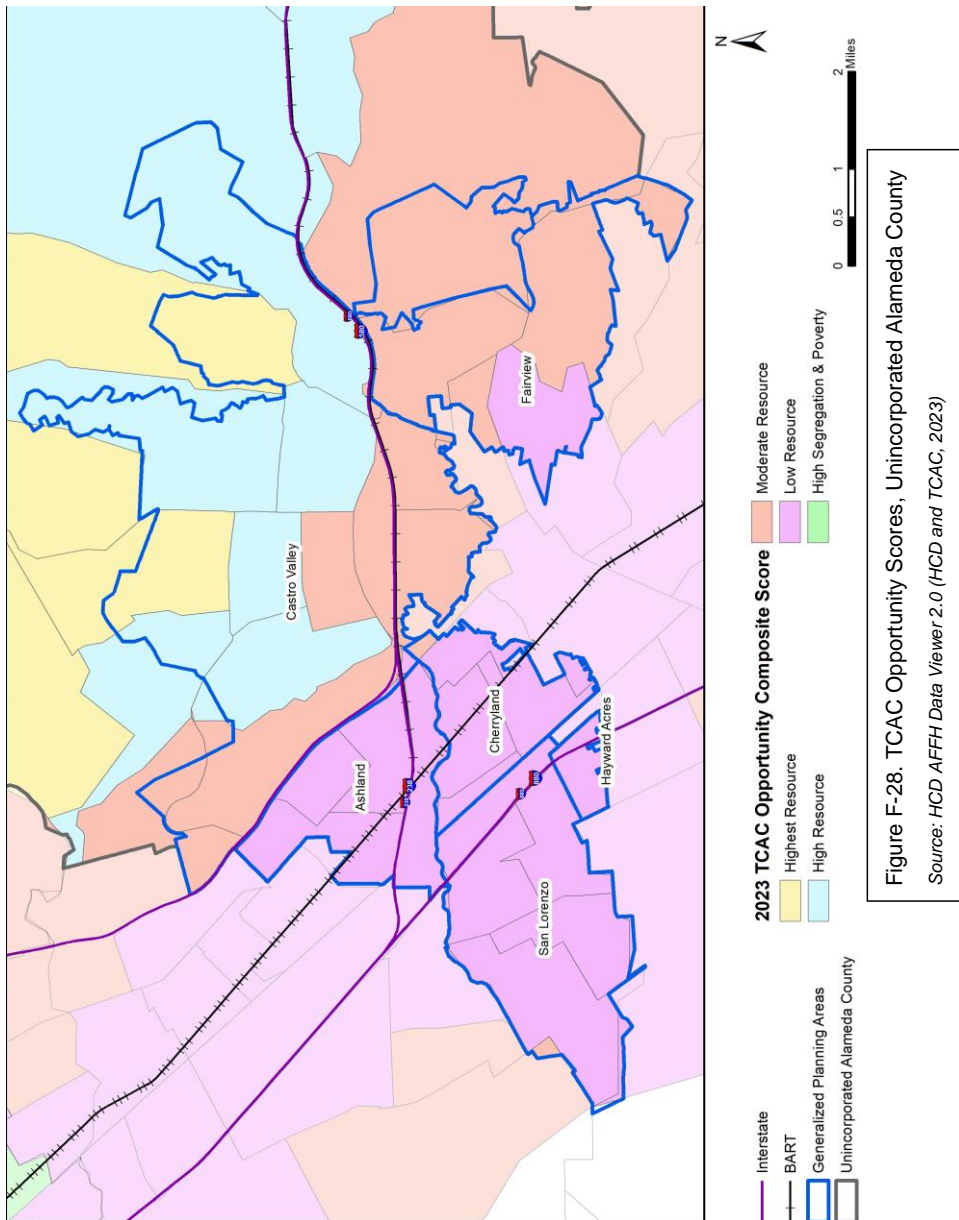
[Segregation is reflected in which school districts serve which parts of the unincorporated communities. Racially Concentrated Areas of Affluence are located in the Castro Valley Unified School District and those in East County, the more proficiently ranked school districts serving the unincorporated communities. These areas, as discussed elsewhere, have more majority-white census tracts and higher median incomes than the unincorporated communities served by the San Lorenzo, San Leandro, and Hayward Unified School Districts.](#)

[County staff do not have a role in school district boundaries or district policies, particularly those that reflect which neighborhoods attend which schools within a given district. However, Planning staff can enable greater access to better performing school districts overall by supporting greater densities of housing in those districts. Unincorporated East County is inside the Urban Growth Boundary; it would require a county-wide ballot initiative to change allowed densities in these parts of the county. There is also limited infrastructure to support additional households in much of unincorporated East County \(ie, sewage\). The urban areas of Castro Valley, however, are](#)

located within the more proficient Castro Valley Unified School District. As discussed in subsequent sections of this appendix as well as Appendix B, staff are proposing higher densities (up to 17 units per acre) in vacant lots in northern Castro Valley.

Castro Valley Unified School District Facilities staff have expressed that, in order to serve additional students in the coming years, they will likely require new and modernized school facilities. Since 2021, enrollment has increased at all but 3 schools in CVUSD (Creekside Middle School, Roy A Johnson High School, and the CVUSD Virtual Academy), and their staff anticipate this trend to continue regardless of Housing Element-associated development. These enrollment trends differ from other districts serving Unincorporated Alameda County, particularly the Hayward Unified School District which recently closed a school in southern Castro Valley due to low enrollment numbers.

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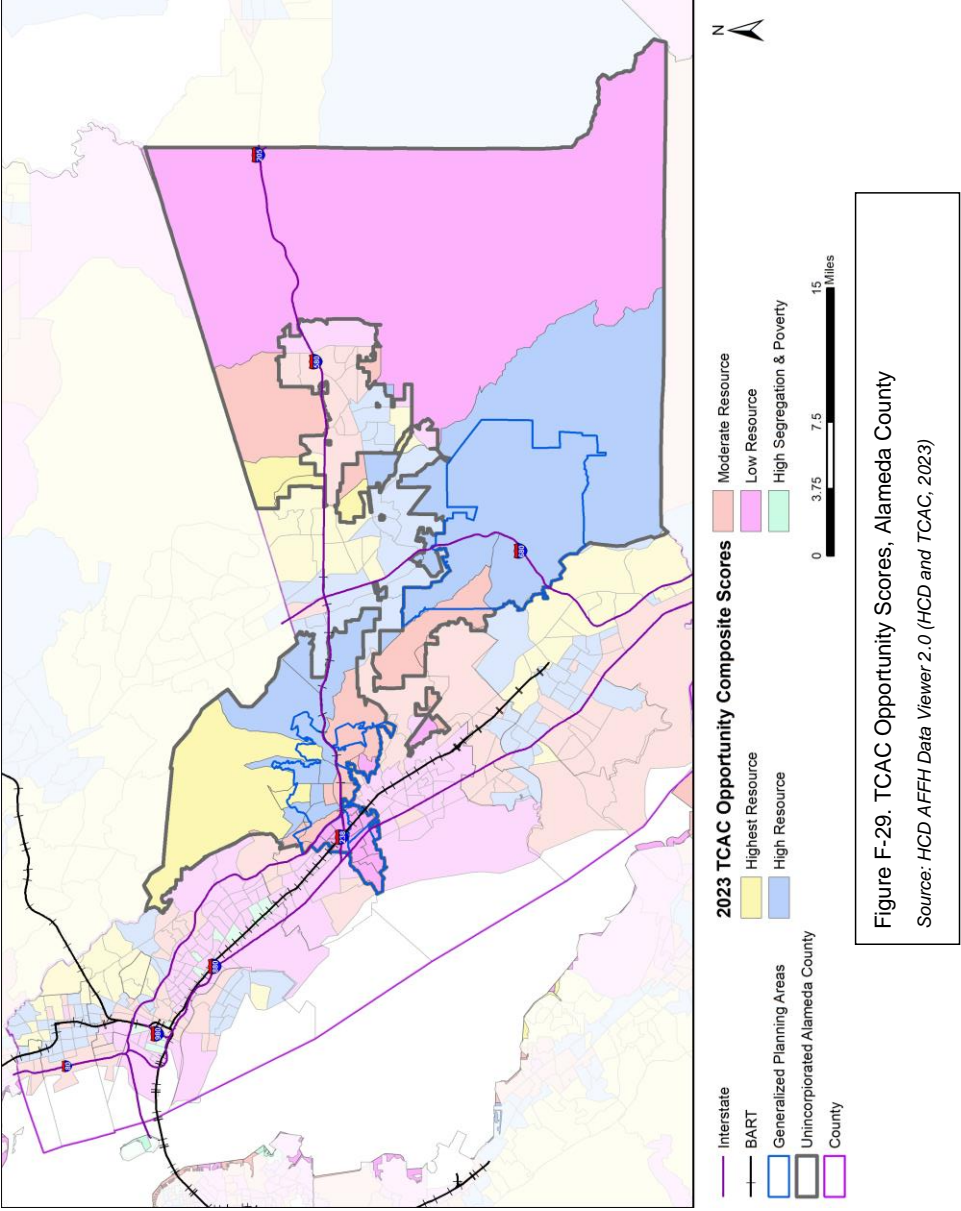
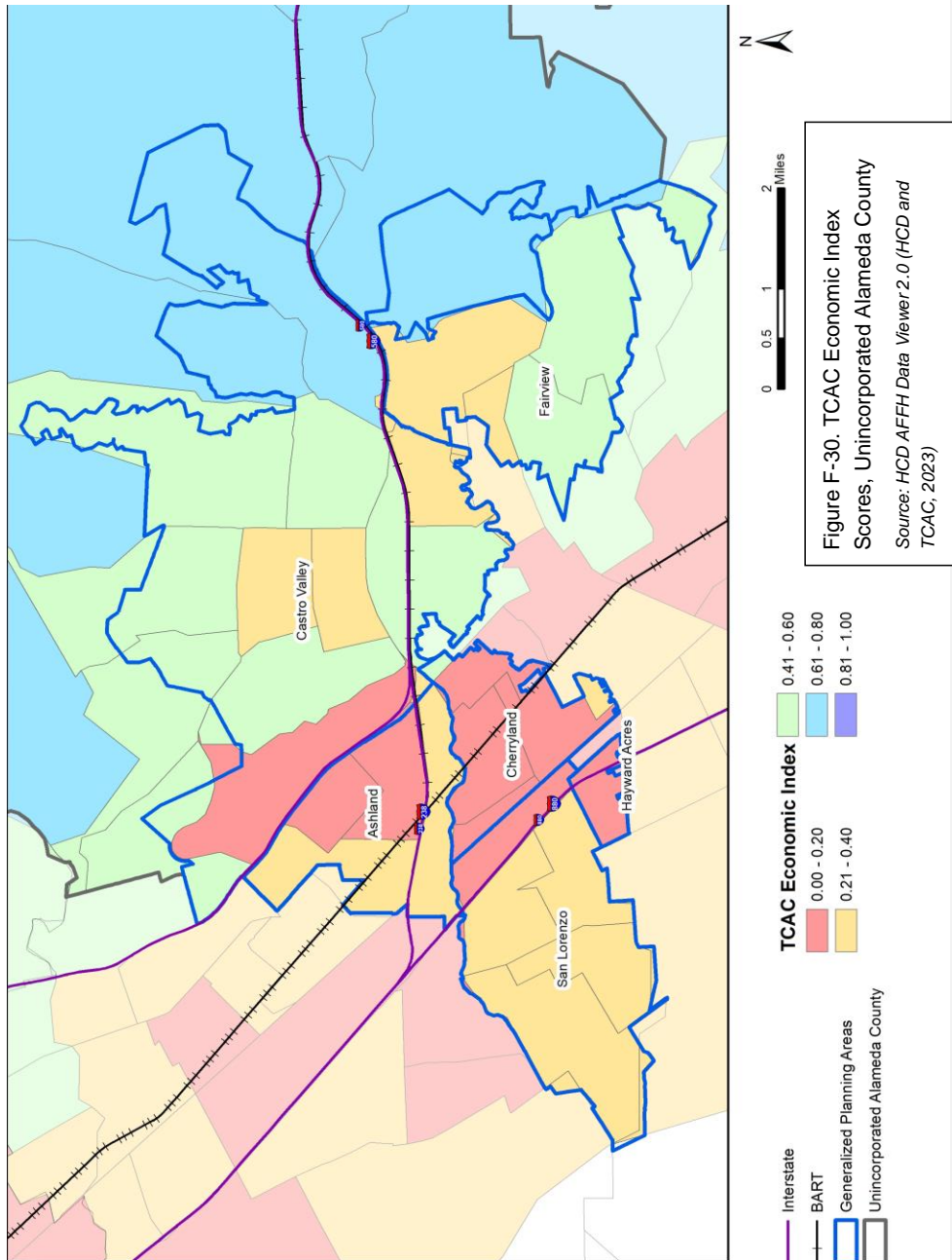
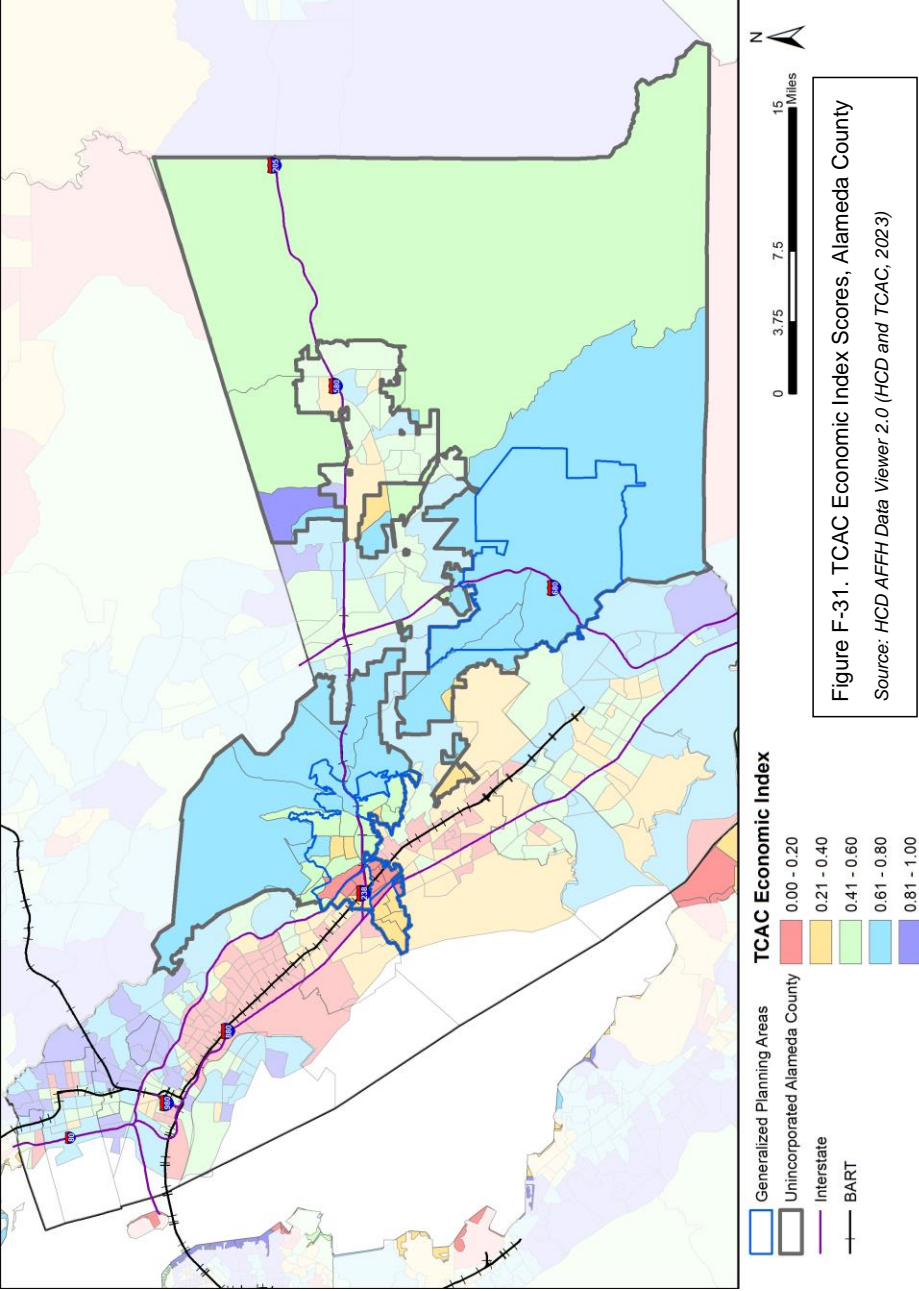
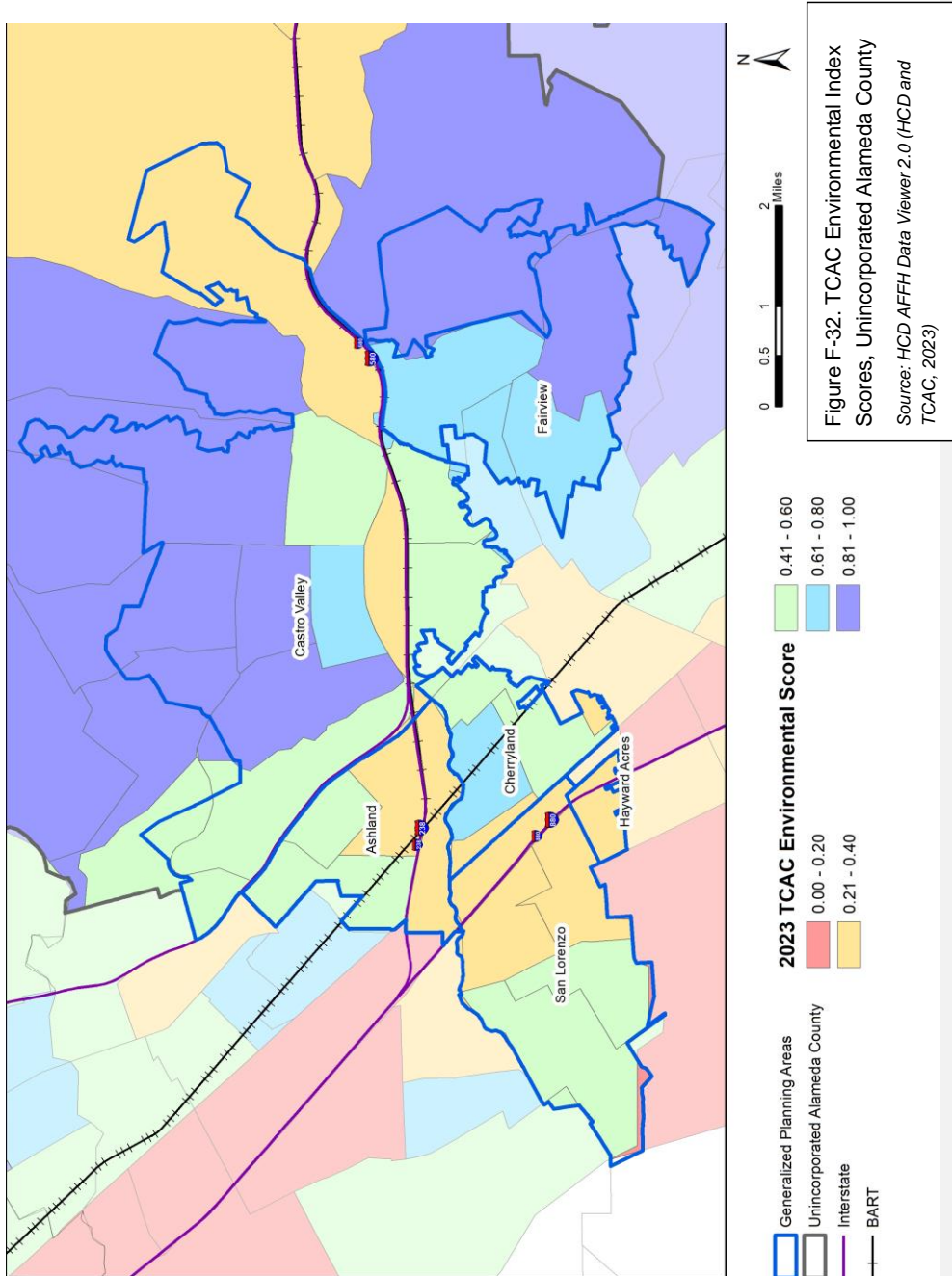
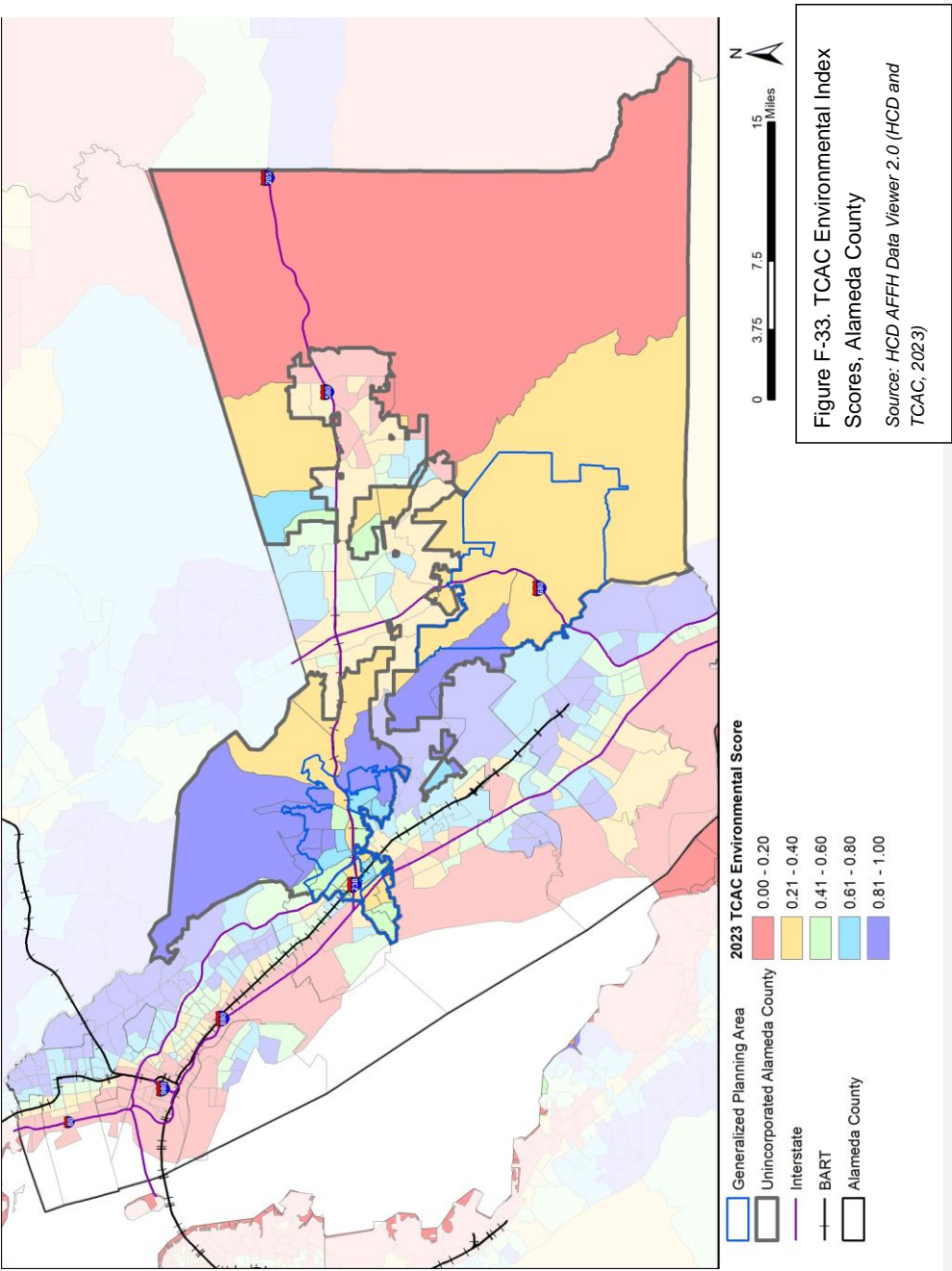


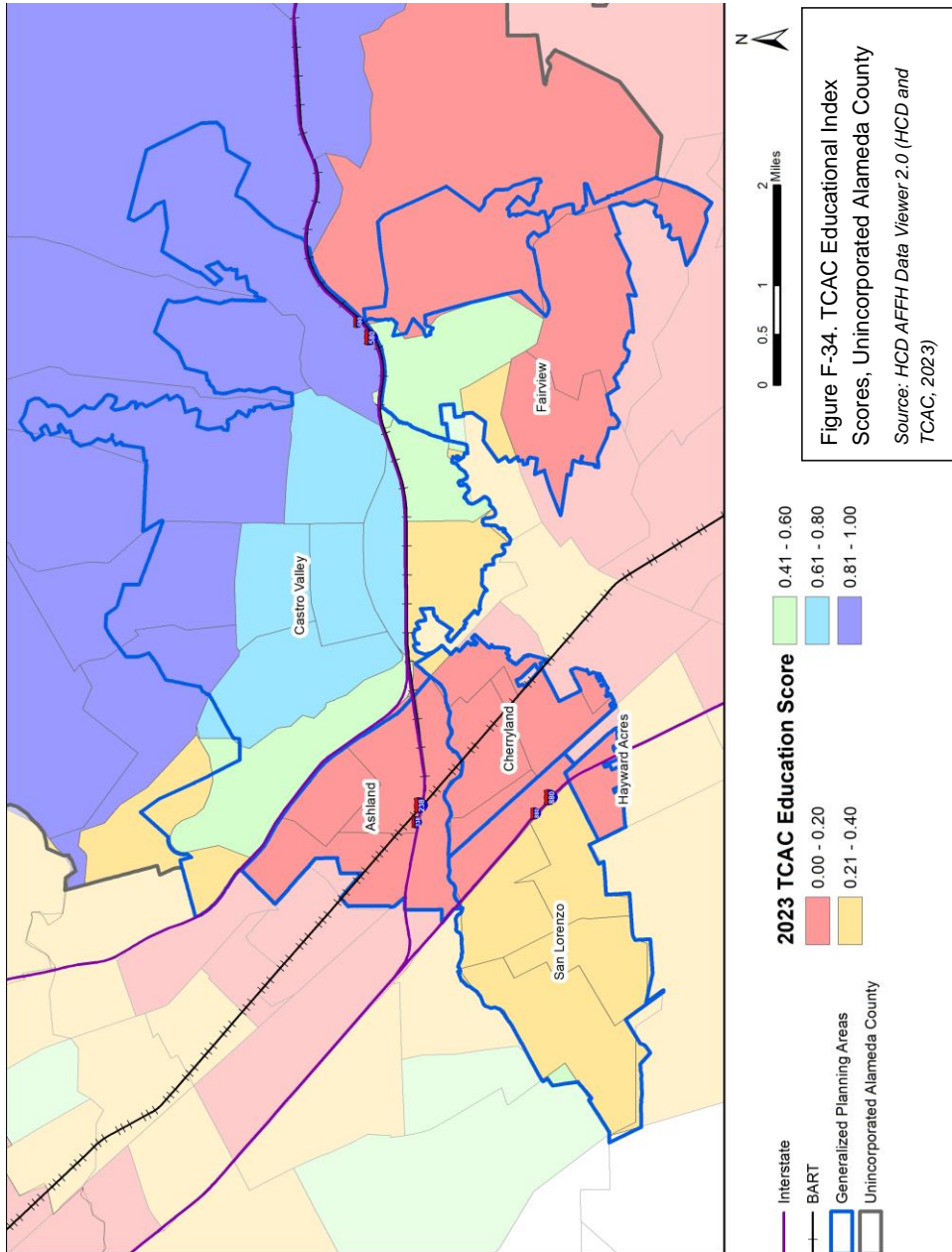
Figure F-12.
Source: HCD and TCAC, 2023.

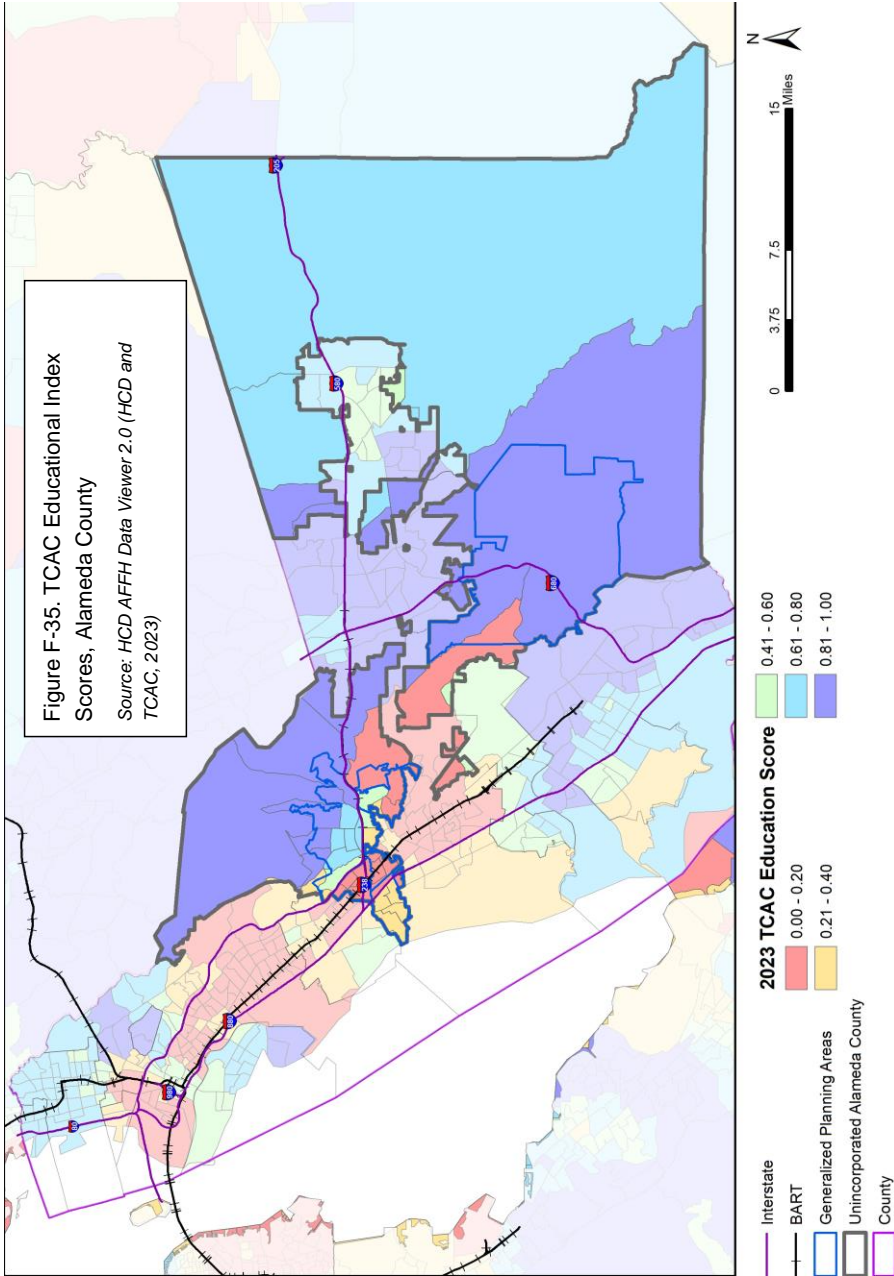












CalEnviroScreen 4.0

Figures F-36 and F-37 show the overall CalEnviroScreen scores for Unincorporated Alameda County and Alameda County overall. The composite scores, ranging from 0 to 100, summarize other indicators to determine the cumulative impacts on any census tract in the state.¹⁰

Regional

Communities with higher composite score percentiles in Bay Area, shown in darker orange and red in Figure F-37, are generally located near industrial and or heavy commercial areas like the Port of Oakland and major highway junctions, while rural areas have a lower percentile, as shown in Figure F-37. 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 score, and highest environmental burden. Areas in west San Francisco, in East Alameda County, and those located in the hills further from the highways have lower scores, meaning they experience less environmental burden.

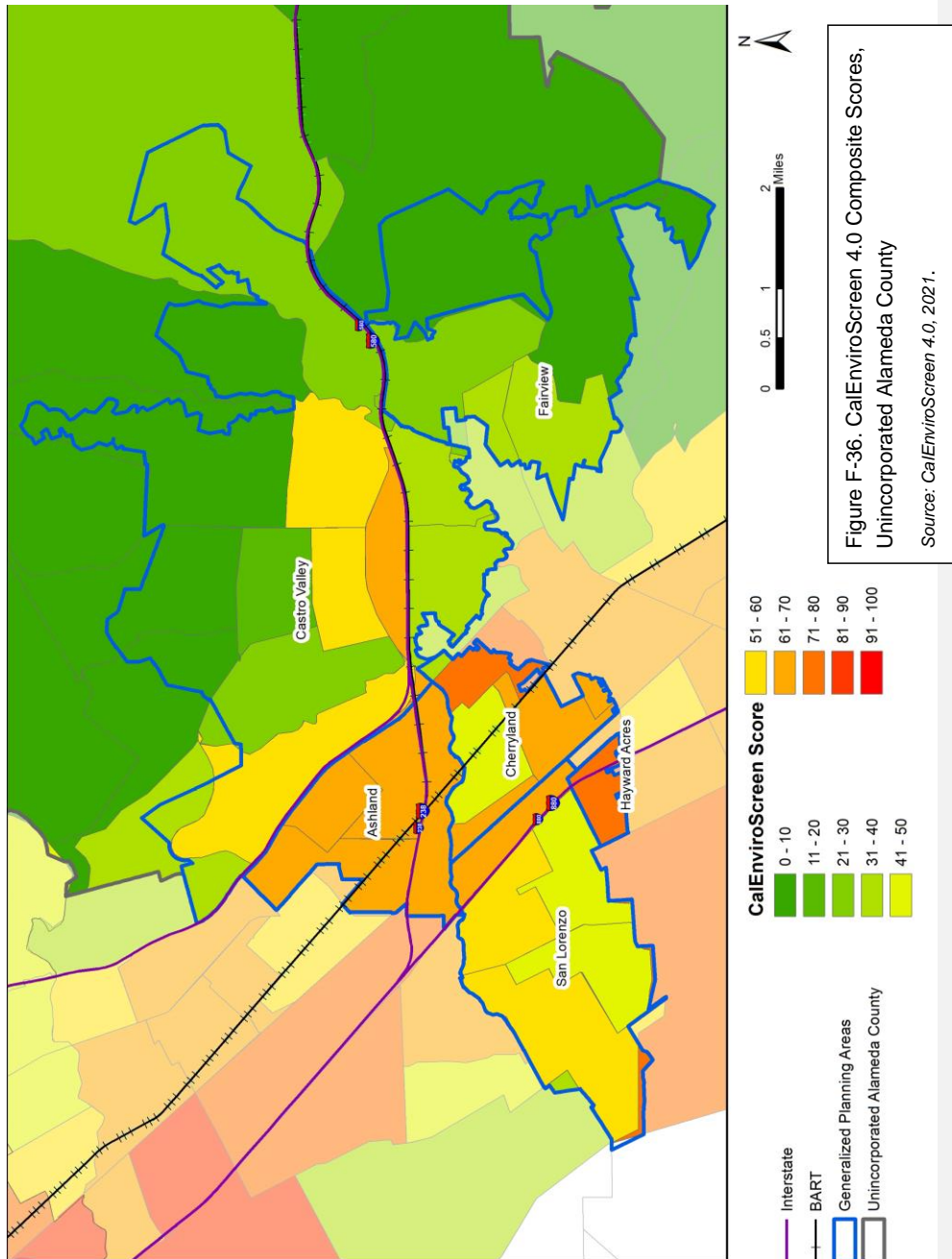
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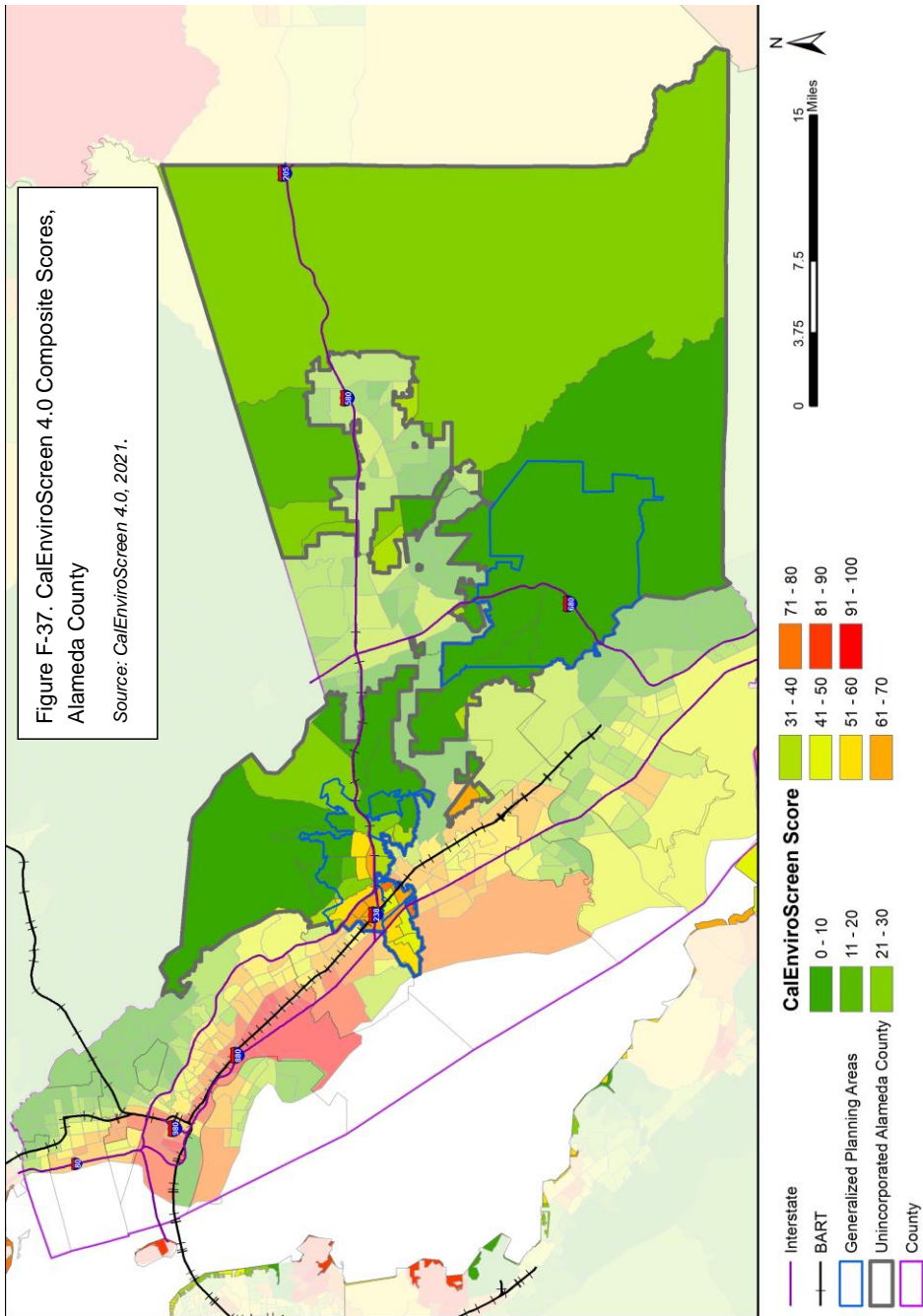
Pollution burden varies between western and eastern Unincorporated Alameda County. Looking at Figure F-36, Ashland, Cherryland, Hayward Acres communities have the highest scores, with areas around Mission Boulevard having the worst score between 70-80. These areas with the highest scores directly correspond with the less positive economic outcomes (Figures F-38 and F-30), low resource areas (Figure F-28), and high housing burdened areas (Figures F-39 and F-41). As described in the Neighborhood Analysis section, these same areas have significant Hispanic or Latine populations and larger portions of the population living below the poverty level. The hillside areas of Castro Valley have markedly lower environmental scores, like many hill areas in Alameda County. Closer to the Castro Valley Downtown Business District (tract 4310) scores increase to 50-60 and 60-70, reflecting proximity to highways. Overall, 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, most environmentally burdened scores, 90 – 100. Part of Cherryland near Mission Boulevard (tract 4355) and Hayward Acres (tract 4362) have the highest composite scores in the jurisdiction.

The areas most burdened by negative environmental indicators in the unincorporated areas are part of the Environmental Justice Priority communities, discussed elsewhere in this appendix, in the draft Environmental Justice Element. Staff anticipate bringing the element to the Board of Supervisors for adoption in June 2024. This element, should it be adopted, will create significant social infrastructure to make major investments in the quality of life of residents in the unincorporated areas, especially those most burdened. To see the complete list of all policies,

¹⁰ The CalEnviroScreen 4.0 tool and information about the CalEnviroScreen composite score methodology can be found here: <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>

[action items, and catalyzing actions proposed by the Environmental Justice Element, see here: https://www.acgov.org/cda/planning/generalplans/publicdraft.htm](https://www.acgov.org/cda/planning/generalplans/publicdraft.htm)





Jobs Proximity Index

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.¹¹ 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. In Figure F-38, this is reflected with higher job proximity index scores in urban cores and along the coastal areas, demonstrating a higher level of job accessibility. Unfortunately for those living in the unincorporated area, most jobs are a long drive from home: much of urban unincorporated Alameda County is in the lowest index category, like neighboring Hayward, meaning they have low job accessibility. This is true throughout the urbanized unincorporated communities. Interestingly, East Alameda County has generally higher job proximity scores than west Alameda County, reflecting proximity to more centers of employment.

Job proximity in the urban unincorporated areas is uniform. The slightly 'closer' areas of San Lorenzo, marked in orange, are an industrial area. Much of the green areas in Castro Valley, denoting even higher proximity, are rural areas that include parkland. The areas with the highest level of job proximity in the unincorporated areas are in East County, nearest east Contra Costa County and San Joaquin County. While these areas are closer to job centers located in adjacent jurisdictions as well as cities in East County, they are located within the Urban Growth Boundary and generally require septic service.

Unlike much of the data discussed in this appendix, low job proximity does not follow along income levels or education access.

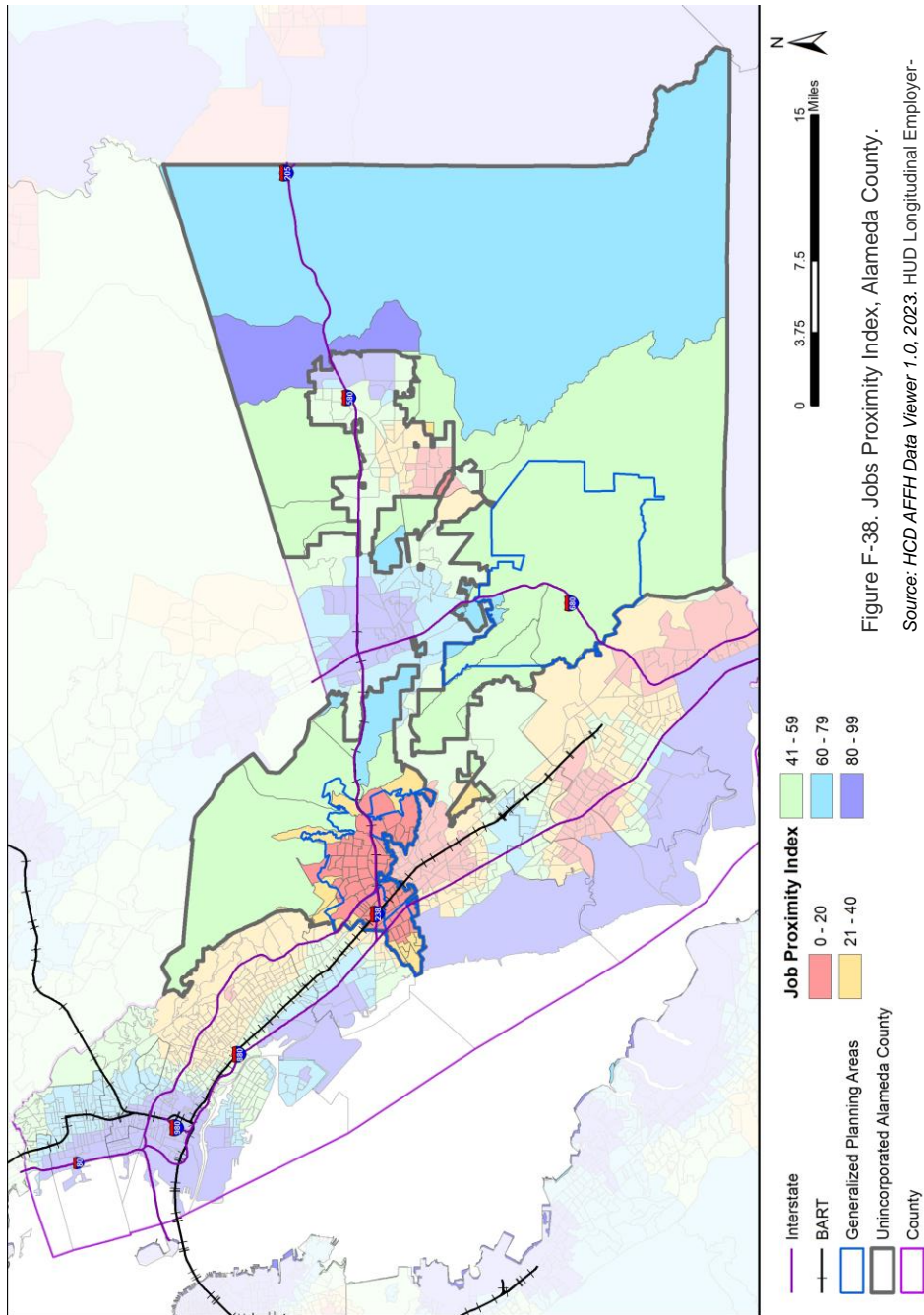
It should be noted that, while Job Proximity was included in the 2023 and previous TCAC opportunity score methodology, it has since been removed because relevant literature suggests that there are more significant factors impact employment, such as what transportation options are available to access employment and travel time to employment.¹² With this information in mind, the low levels of job proximity in much of the urban unincorporated areas does not necessarily reflect actual access to employment. As discussed later in this appendix, there is relatively little public transportation coverage throughout the urban unincorporated areas, though there are 2 important BART stations. However, residents with access to cars have high connectivity through the existing network of surface roads and highways that cross the East Bay. Due to the low density of public transportation available to many residents in the unincorporated areas -- particularly those in rural East County or greater than a half mile from Bay Fair BART, Castro Valley BART, or the East 14th Street/Mission Boulevard corridor -- residents seeking employment who cannot drive have the lowest access to employment in the unincorporated areas. This includes residents with certain disabilities and medical conditions, residents who cannot afford to own and maintain a car, and residents who do not have driving licenses.

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¹¹ "Job Proximity Index". HUD, 2023, hud.gov

¹² You can read about the 2024 TCAC Methodology here: <https://www.treasurer.ca.gov/ctcac/opportunity/2024/draft-2024-opportunity-mapping-methodology.pdf>

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F.4.5 Disproportionate Housing Needs

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% of its monthly income on rent, while those who spend more than 50% of their income on rent or housing costs are considered “severely cost-burdened.”¹³ 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% are cost-burdened and 16% are severely cost-burdened. In the County, 20% are cost-burdened, and 17% are severely cost-burdened.¹⁴

Renters are often more cost-burdened than owners. When looking at the cost burden across tenure in Unincorporated Alameda County, 25% of household renters spend between 30% and 50% of their income on housing compared to 19% of households that own their homes. Additionally, 26% of household renters spend 50% or more of their income on housing, compared to 10% of household owners. In total, 29% of household homeowners and 52% of household renters experience some level of cost burden.¹⁵ If one looks at the overpayment of rent map in Unincorporated areas one will see that overpayment occurs all over. As shown in Figure F-39, in Castro Valley there are areas where more than 68% of renters pay over 30% of their income on rent. Most of the unincorporated area is in the 41-67% range of how many people pay over 30% of their income on rent.¹⁶

Looking at the county overall in Figure F-40, areas with higher median incomes (Figure F-23) are generally less likely to have high rent-burden, like southern Alameda County, parts of the Berkeley and Oakland hills, and much of East County. Notably, the Sunol area falls in the

¹³ “Overpayment and Over Crowding”. Housing Needs Data Report: Unincorporated Alameda, ABAG 2021, p. 39, <https://mtcdrive.app.box.com/s/nei8x775oi5m47mqhu8ctpyqrio2v3/file/794875935734>

¹⁴ “ABAG 2021 Pre-Certified Housing Needs Data”. U.S. Census Bureau, American Community Survey 5-year Data (2015-2019), Table B25070, B25091

¹⁵ *ibid*

¹⁶ “Over Payment by Renters by Tract”. AFFH Data and Mapping Home, Esri 2022, <https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

highest category of rent burden. Much of neighboring San Leandro and Hayward have rates of rent burden similar to the Eden Area.

Looking at Figure F-41, one can see that the owners compared to renters are far less cost-burdened. One area, tract 4356.01, has the highest level of mortgage-burden in the unincorporated areas: 63.9% as of 2019 (Table F-2). In general, overpayment by homeowners is far less severe than the overpayment by renters. Most of the unincorporated area is in the 20-40% range of how many people pay over 30% of their income on a mortgage, shown in orange, yellow, and cyan.¹⁷

In the Unincorporated areas of Alameda County, lower-income households are more often to be housing cost-burdened than higher-income households (Figure F-23). For example, in 2017 71% (4,748 households) of Unincorporated Alameda County households making less than 30% of area median income (AMI) spend 50% or more income on housing, while 14% (948 households) spend 30%-50%. For Unincorporated Alameda County residents making more than 100% of AMI, just 2% are severely cost-burdened, and 87% of those making more than 100% of AMI spend less than 30% of their income on housing.¹⁸

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% spending 30% to 50% of their income on housing, and Non-Hispanic American Indian or Alaska Native residents are the most severely cost-burdened with 38% spending more than 50% of their income on housing.¹⁹

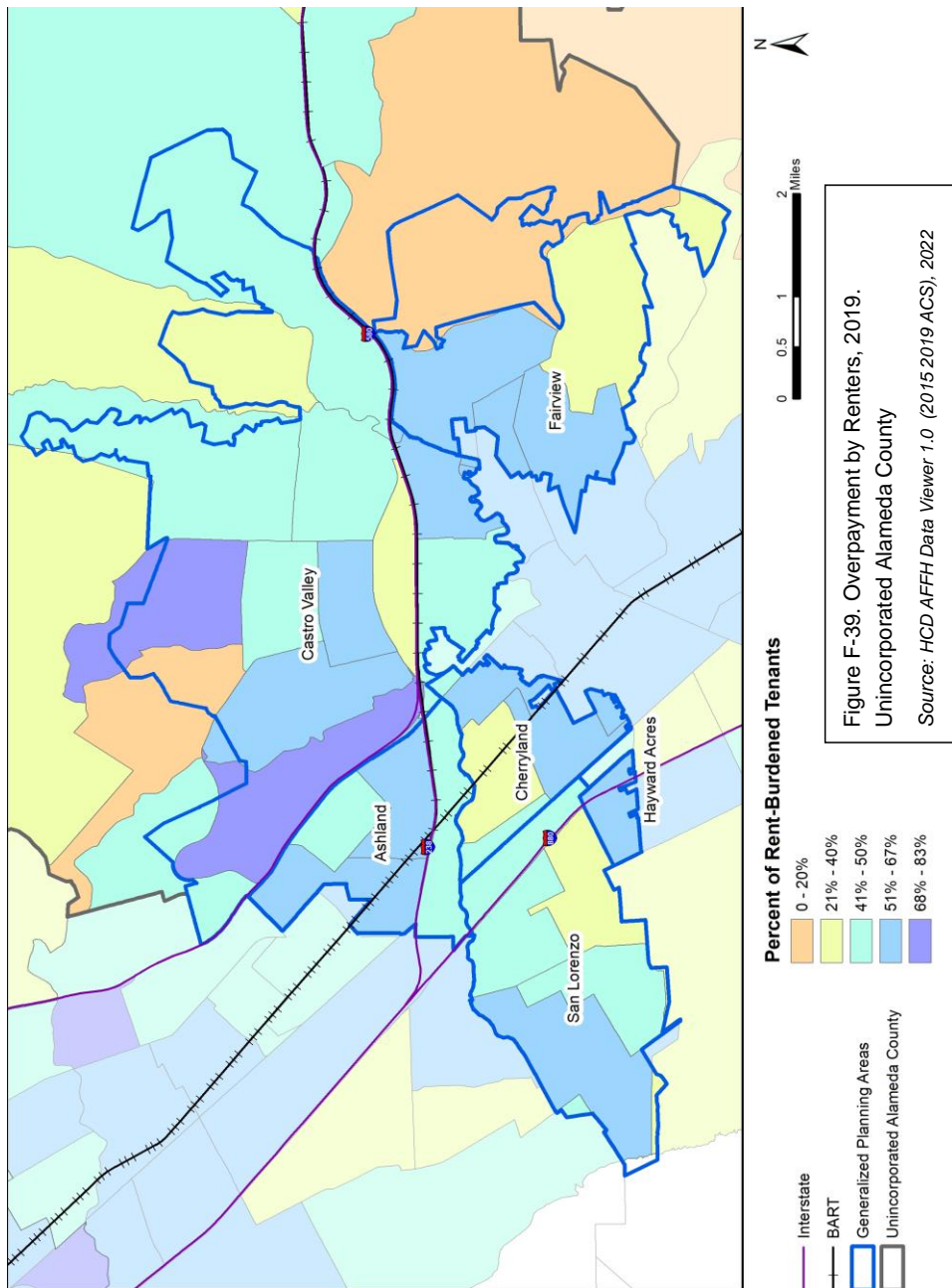
When housing cost-burdened seniors are no longer able to make house mortgages or pay rent, they may lose their housing altogether. Nearly one-third of seniors in Unincorporated Alameda County are cost-burdened. Among seniors making less than 30% of AMI, 71% (1,683 households) are cost-burdened, spending 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.²⁰

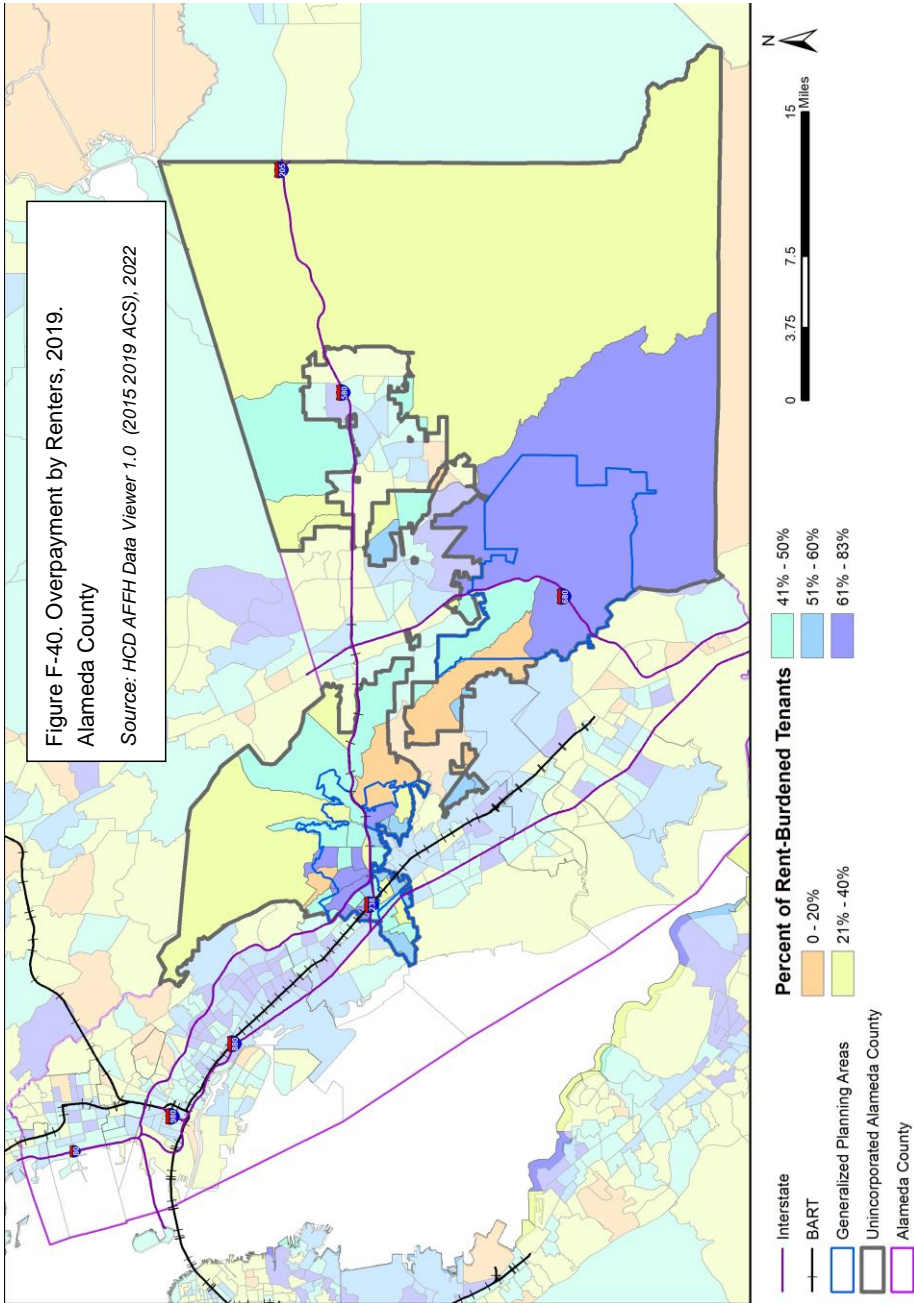
¹⁷ Ibid.

¹⁸ "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)

¹⁹ Ibid.

²⁰ Ibid.





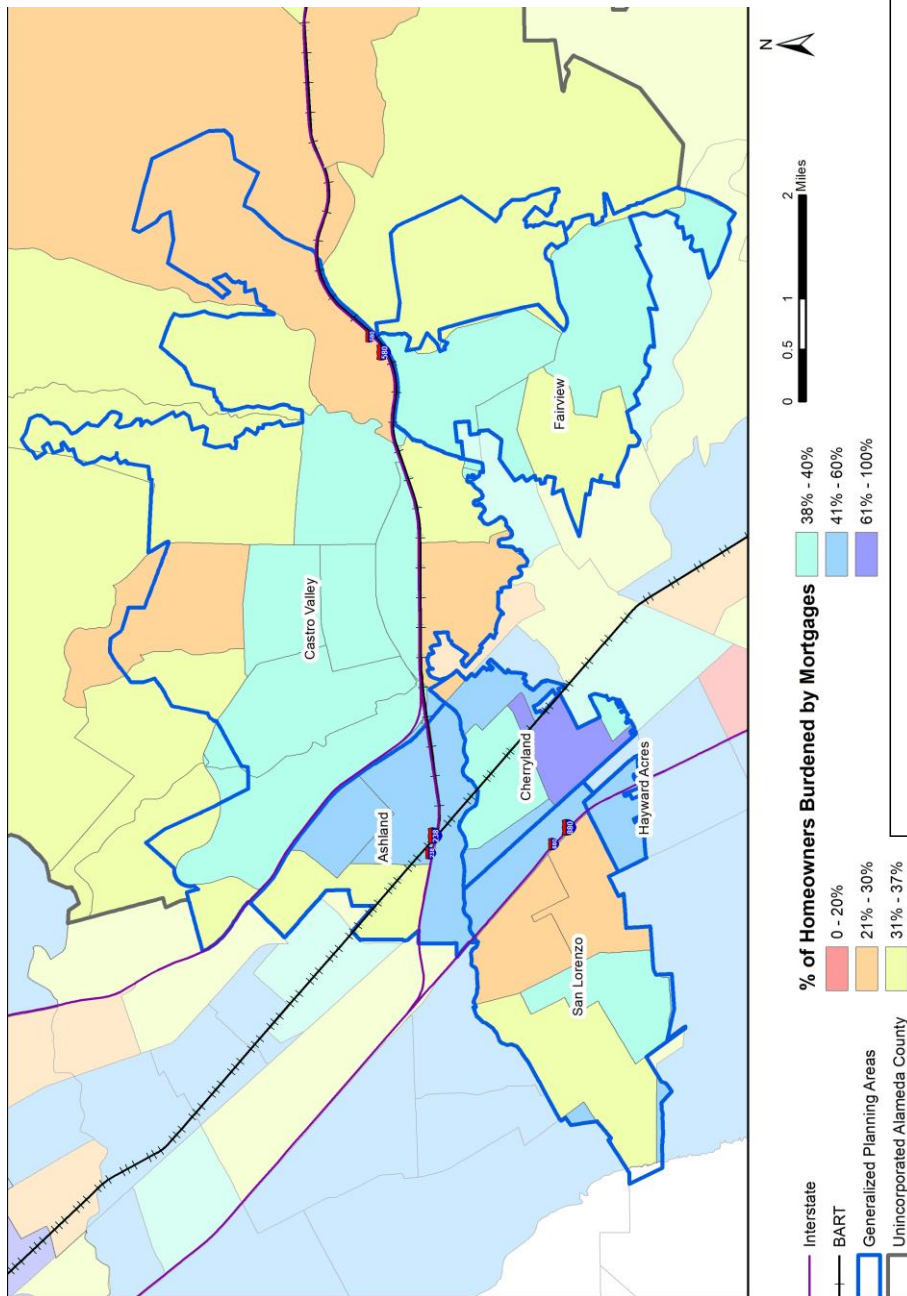
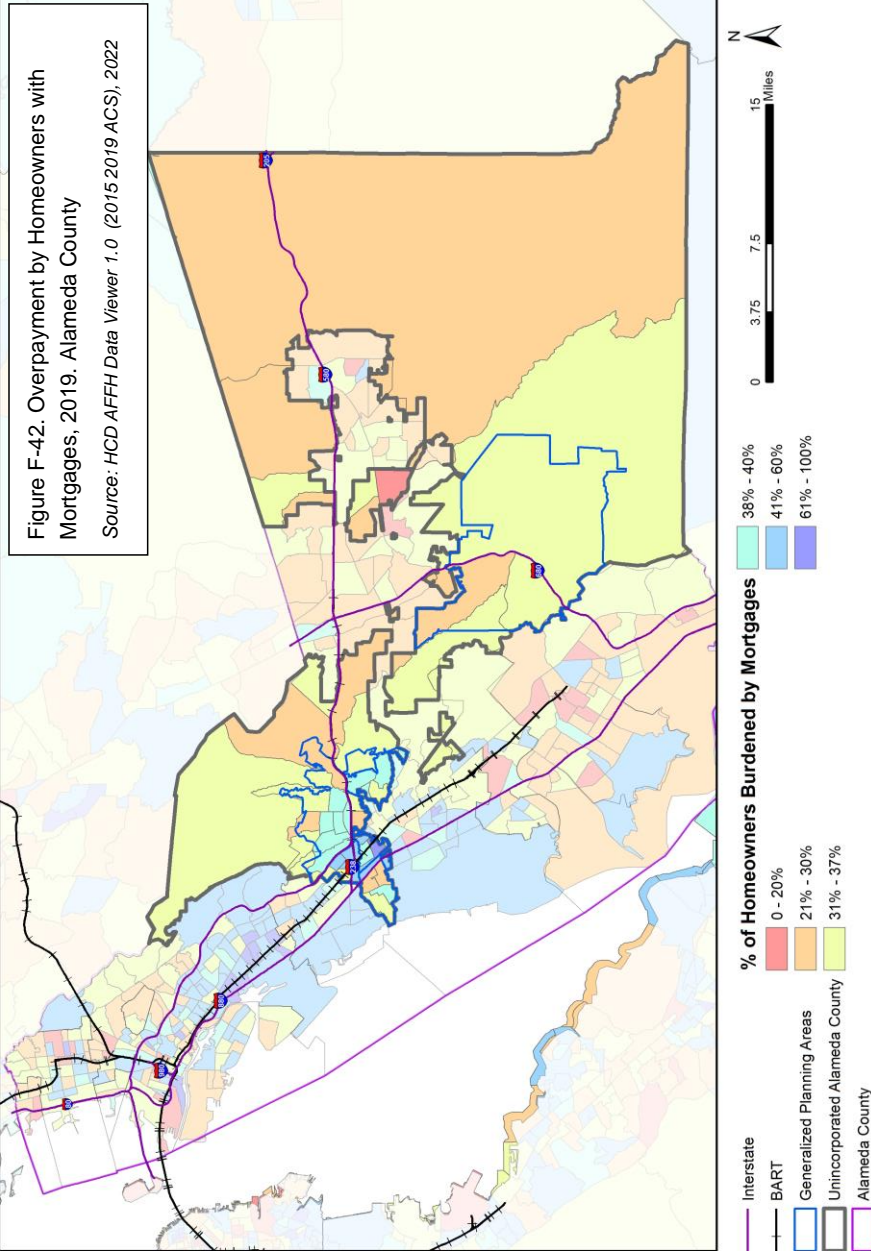


Figure F-41. Overpayment by Homeowners with Mortgages, 2019. Unincorporated Alameda County

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.

County patterns of overcrowding

Overcrowding remains low throughout the County, as shown in Figure F-44, 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 reported overcrowding in the Tri-Valley area, Albany, Berkeley, or 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, shown in Figure F-43, 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.

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

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%

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.

Community	Ashland	Cherryland	Fairview	San Lorenzo	Castro Valley
% Overcrowded	11.4	14.7	3	6.4	3.3
% Owner Occupied	38.4	30.4	79.2	65	72.4
% Renter Occupied	61.6	69.6	20.8	35	27.6

Source: 2017-2021 ACS, Table DP04. 2023

[As mentioned in the Alameda draft County Environmental Justice Element \(adoption expected summer 2024\), overcrowding is a significant concern among residents of the Eden Area. At community meetings, staff have heard reference to people living in storage containers in backyards, a housing situation that is certainly not in compliance with County Code Enforcement staff continue to work with owners of informal ADUs to bring them into compliance with building codes as they are reported. This suggests the need for greater amounts of cheaper housing has supported the creation of additional living spaces. Recent research on informal ADUs in San Jose found that there could be as many as 4 informal ADUs for every legal one in the city.²¹ Though Unincorporated Alameda County was not a part of this research, it casts light on how overcrowding and the need for cheaper housing may be altering housing stock.](#)

Severe Overcrowding

Severe overcrowding is defined as having more than 1.5 persons per room in a housing unit, not including bathrooms and kitchens. In general, there is less severe overcrowding in Alameda County than overcrowding overall. County-wide, there are pockets of high rates (<7.0%) of severe overcrowding in West and East Oakland and tracts throughout Hayward and southern Alameda County. This is shown in blues and purples in Figure F-46. Looking more closely at the urban unincorporated areas, higher levels of severe overcrowding are in parts of Ashland, Cherryland, and Hayward Acres, as well as one tract each in San Lorenzo and southern Castro Valley.

²¹Jo, N., Vallebuena, A., Ouyang, D., & Ho, D. E. (2024). Not (Officially) in My Backyard: Characterizing Informal Accessory Dwelling Units and Informing Housing Policy With Remote Sensing. *Journal of the American Planning Association*, 1–16. <https://doi.org/10.1080/01944363.2024.2345730>

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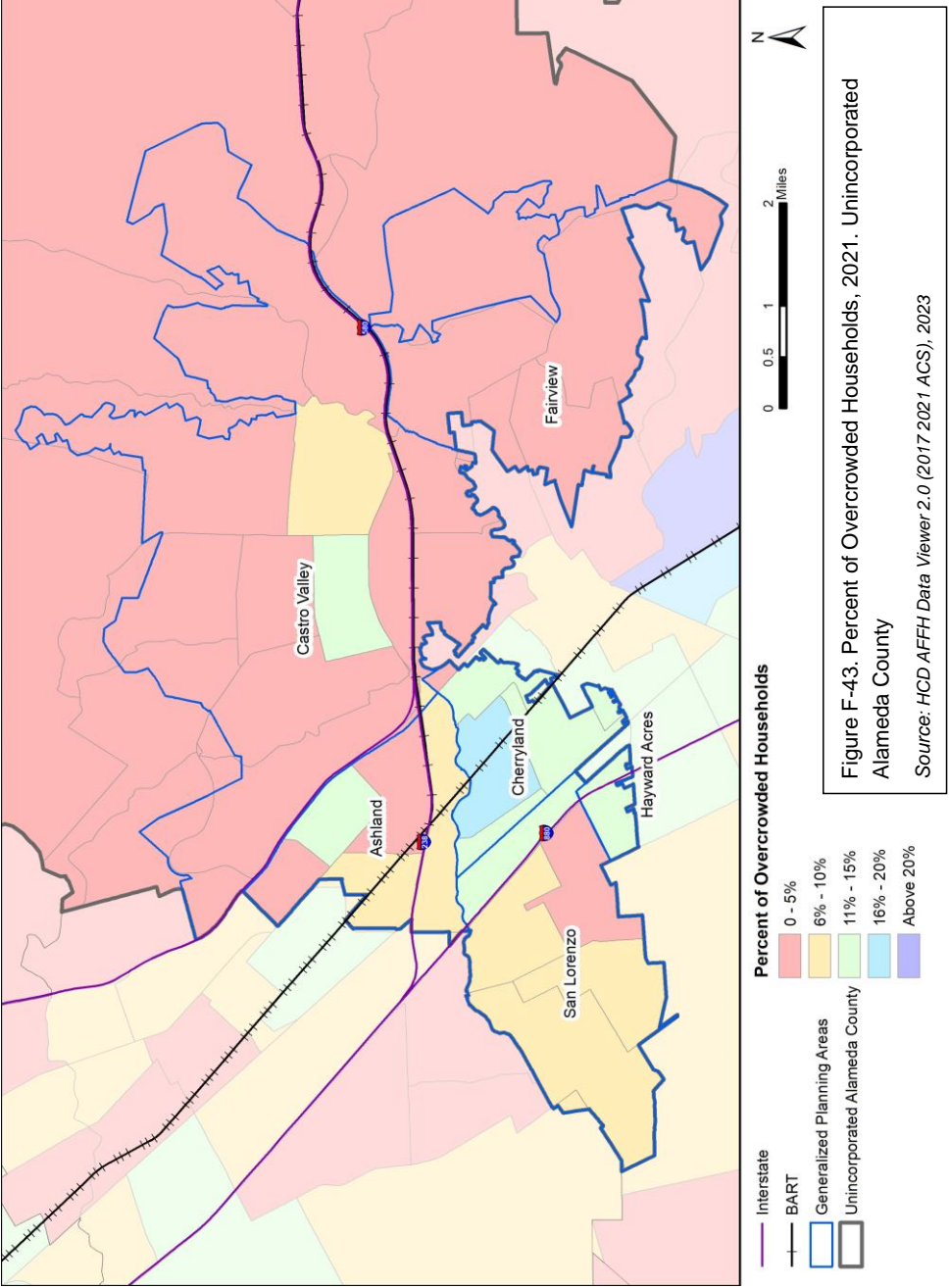
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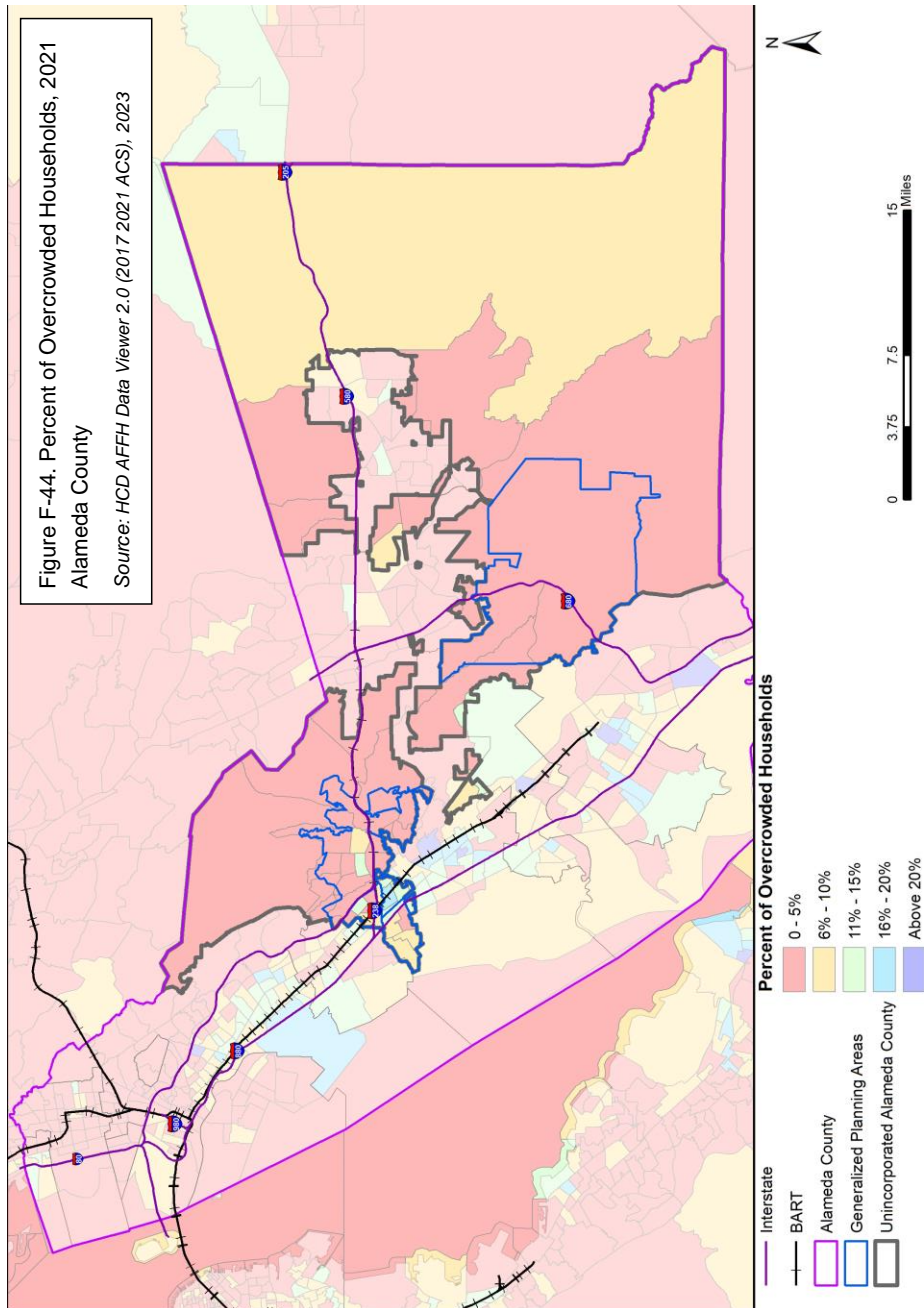
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Severe overcrowding in Alameda County does not follow the same patterns as overcrowding in the county. However, tracts with severe overcrowding are also areas with lower resource levels according to TCAC (Figure F-30), for example.





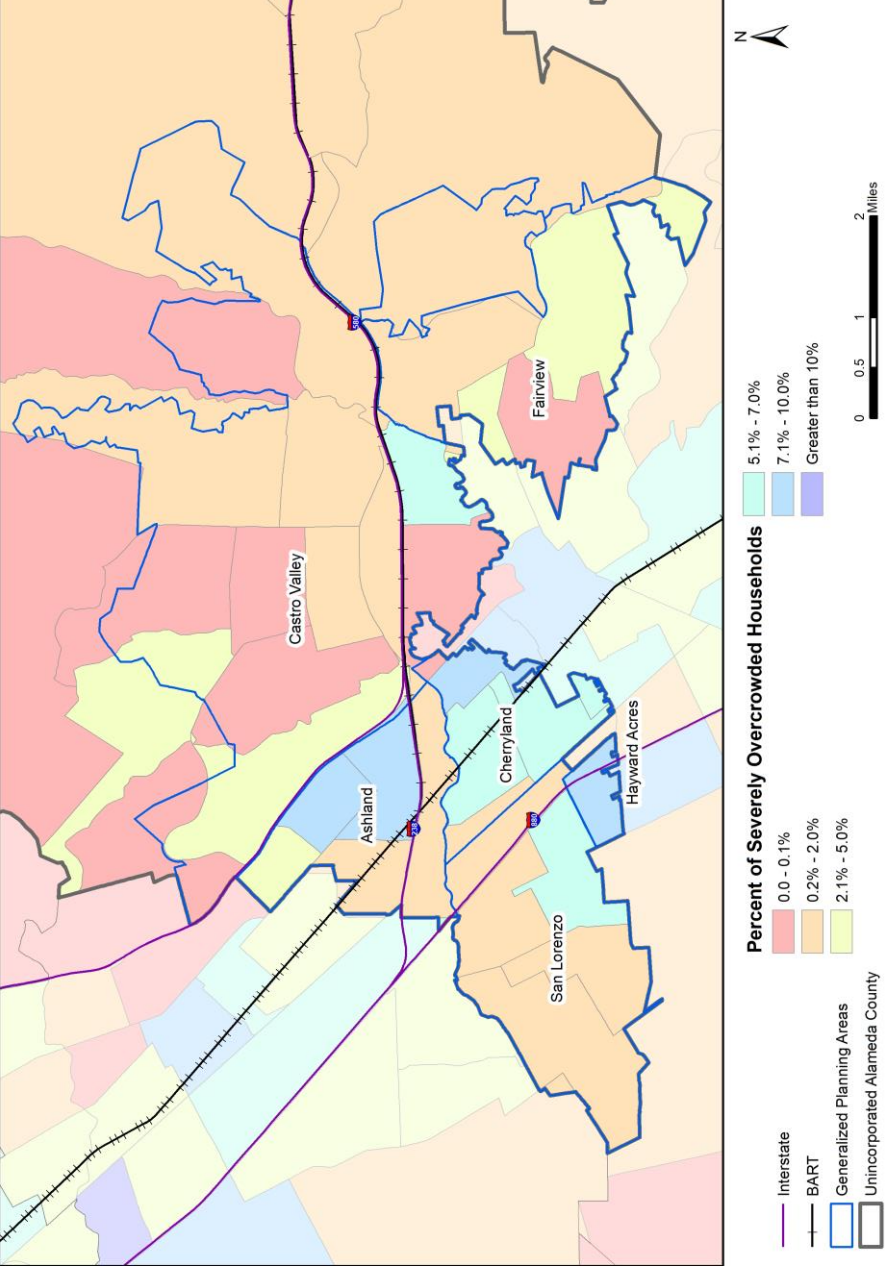
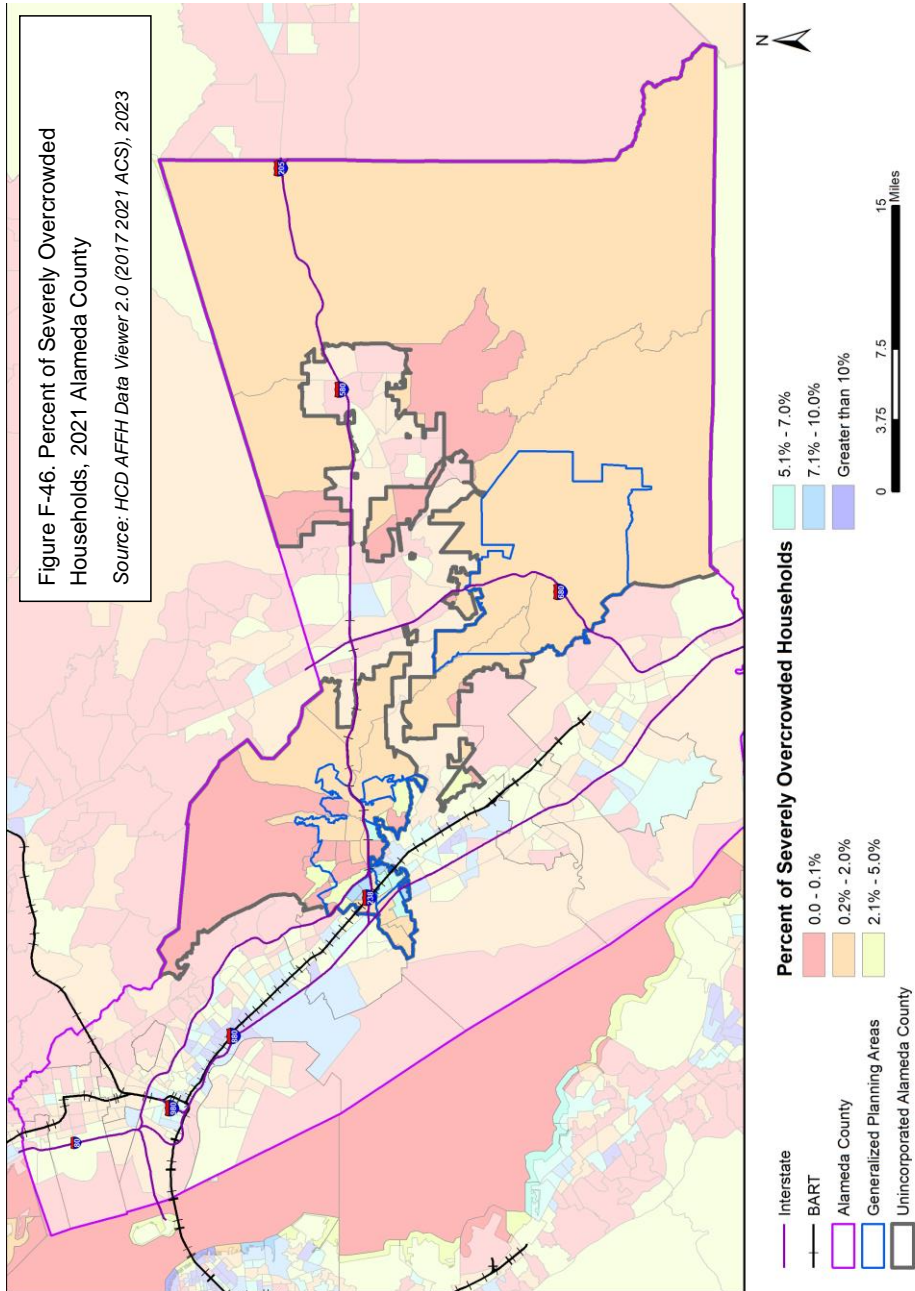


Figure F-45. Percent of Severely Overcrowded Households, 2021. Unincorporated Alameda County

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

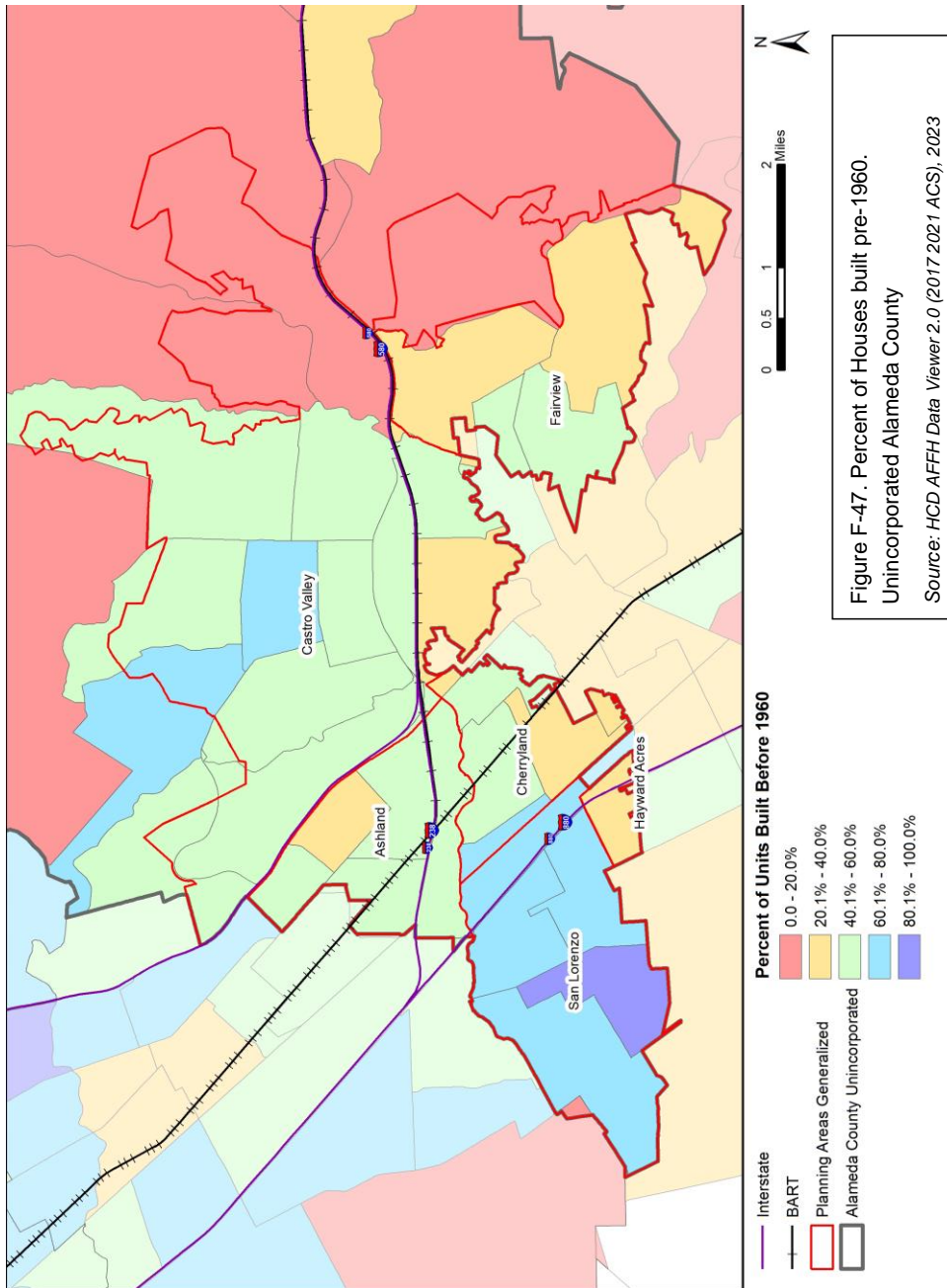
In Unincorporated County, the tract with the largest number of pre-1960 homes is in San Lorenzo (tract 4360) with 85.94% of homes built pre-1960. Figure F-47 shows this tract in purple. This part of San Lorenzo was developed by the Bohannon Company and other developers during the post-war 1940s and into 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.

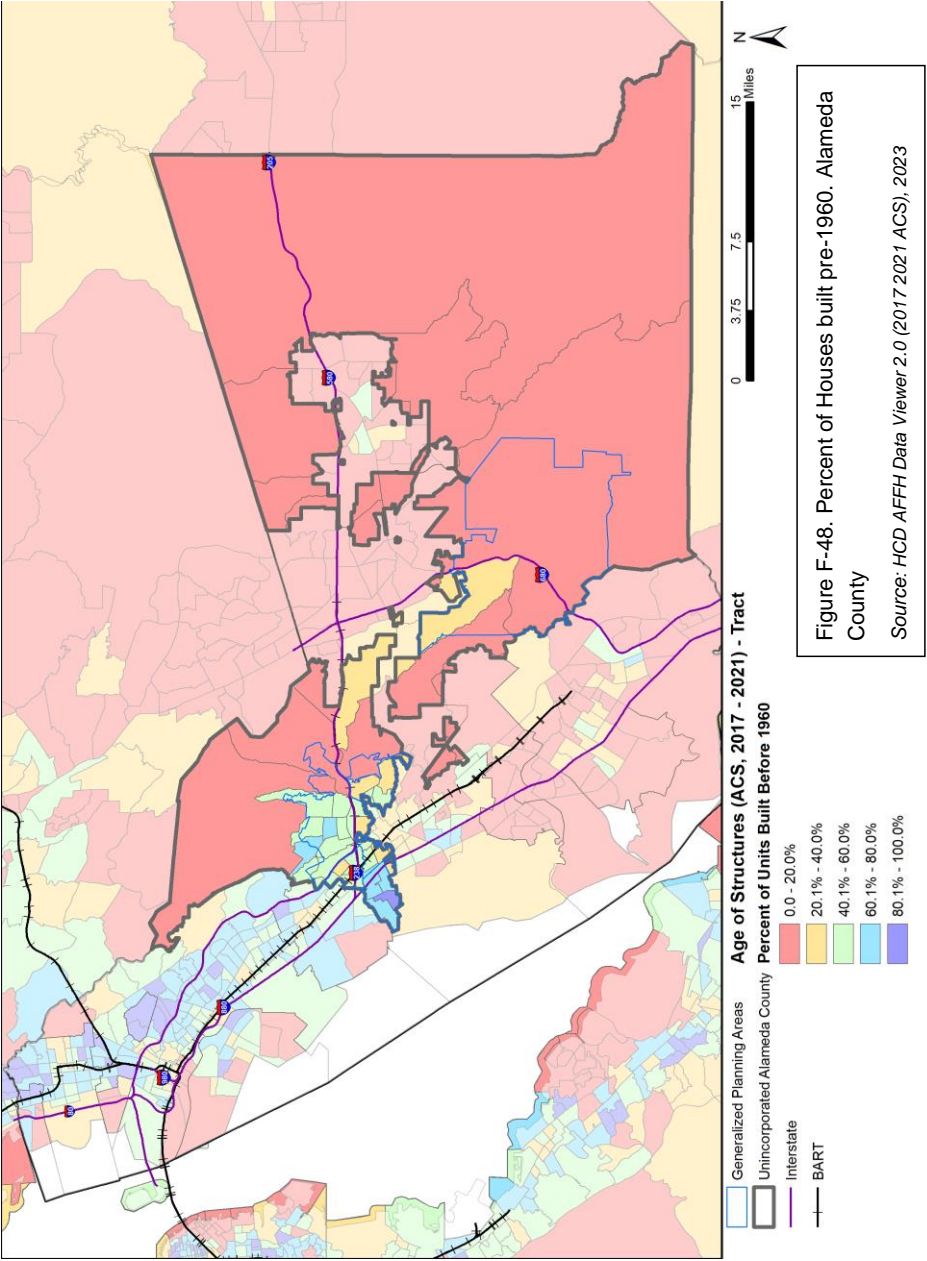
The rest of Unincorporated Alameda County has slightly newer construction. In Ashland and Cherryland, all but 2 tracts have between 40 and 60% of home structures built before 1960. Most of northern Castro Valley also skews towards having between 40 and 60% of home structures built before 1960. Southern Castro Valley, Fairview, and Hayward Acres all skew more recent, with only between 20% and 40% of houses being built before 1960.

[Unincorporated Alameda County is in part known for its naturally occurring affordable housing, or NOAH. NOAH is a direct result of the aging housing described in this section, the urbanized areas' distance from major job centers \(described in the Jobs Proximity Index section\) and disinvestment resulting from remaining unincorporated.](#)

Regional

Looking at Figure F-48, 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.





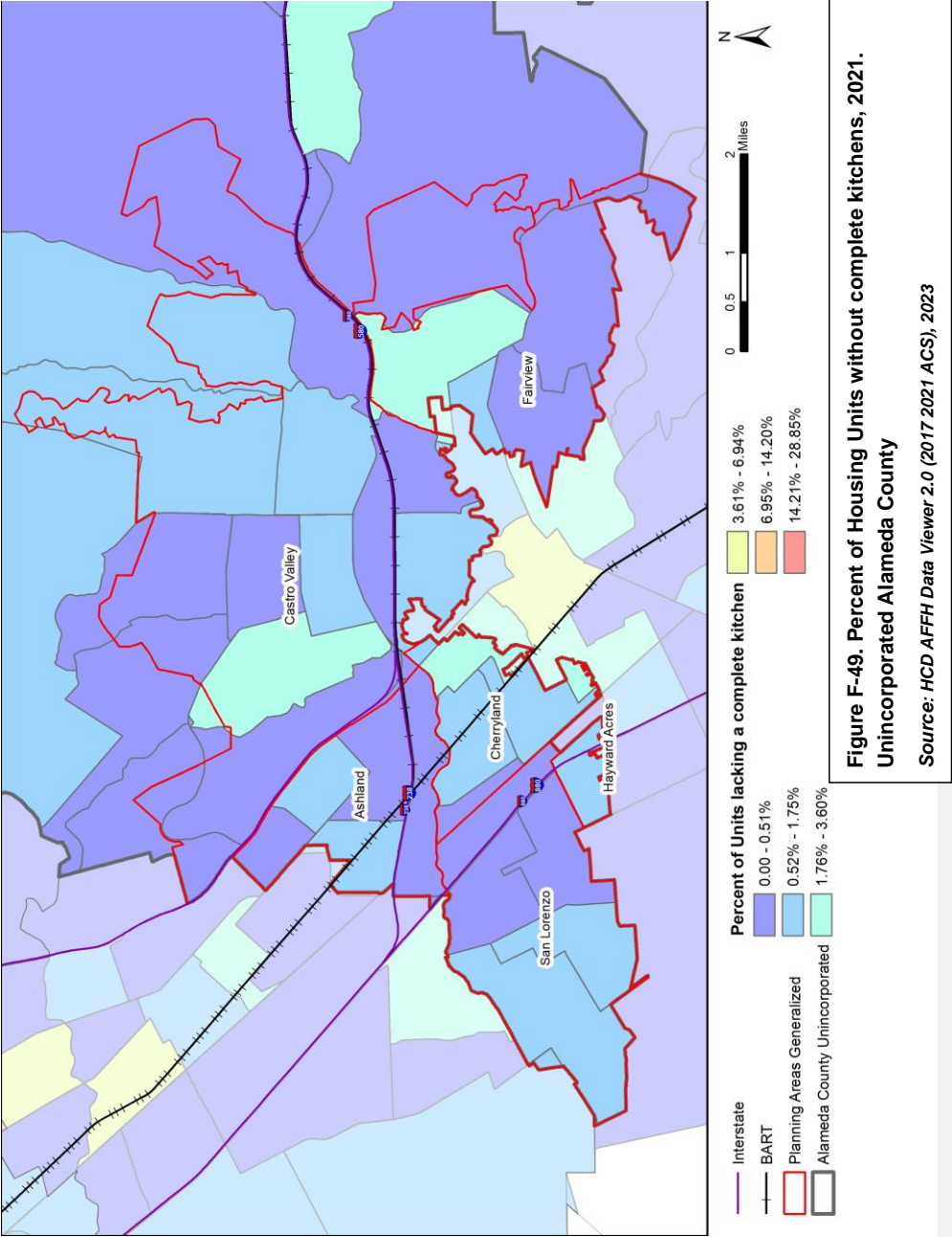
Lacking Complete facilities

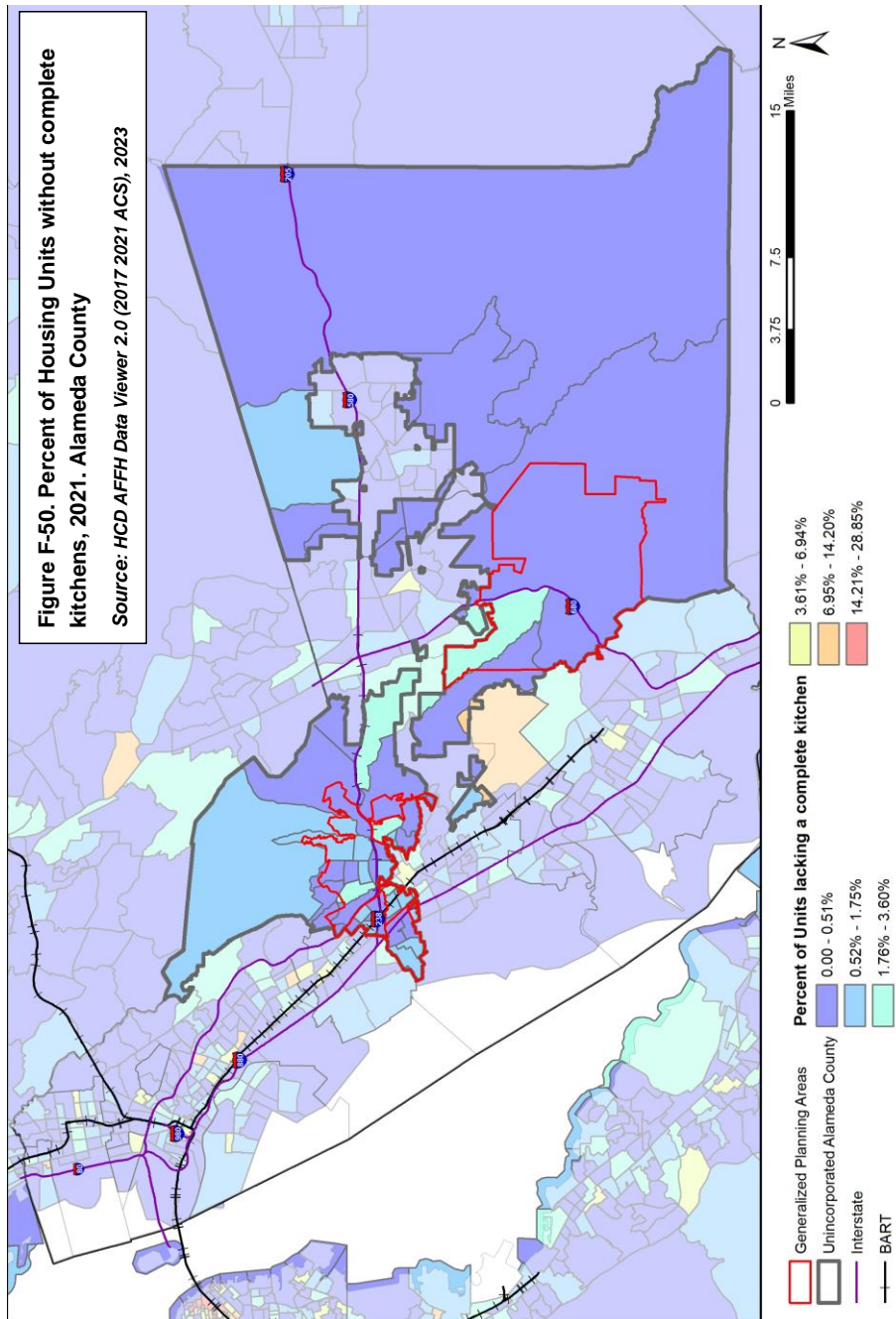
Local

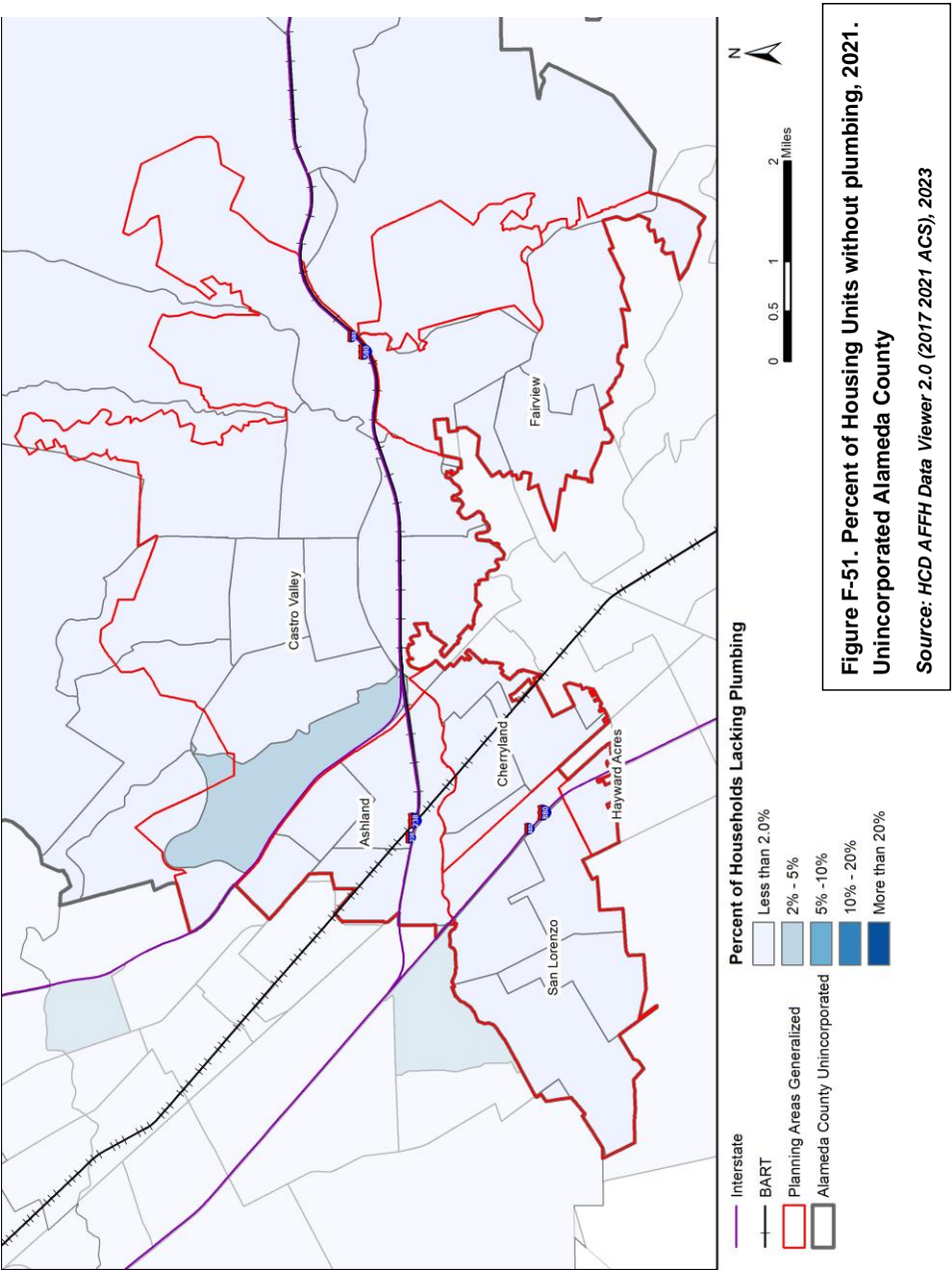
In Unincorporated Alameda County, less than 2% of housing units in almost every tract has an incomplete kitchen or incomplete plumbing (Figures F-49 and F-51). There are 4 tracts with between 2% and 5% of units having incomplete kitchens. These tracts include 4506.01, which includes parts of the Castro 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.

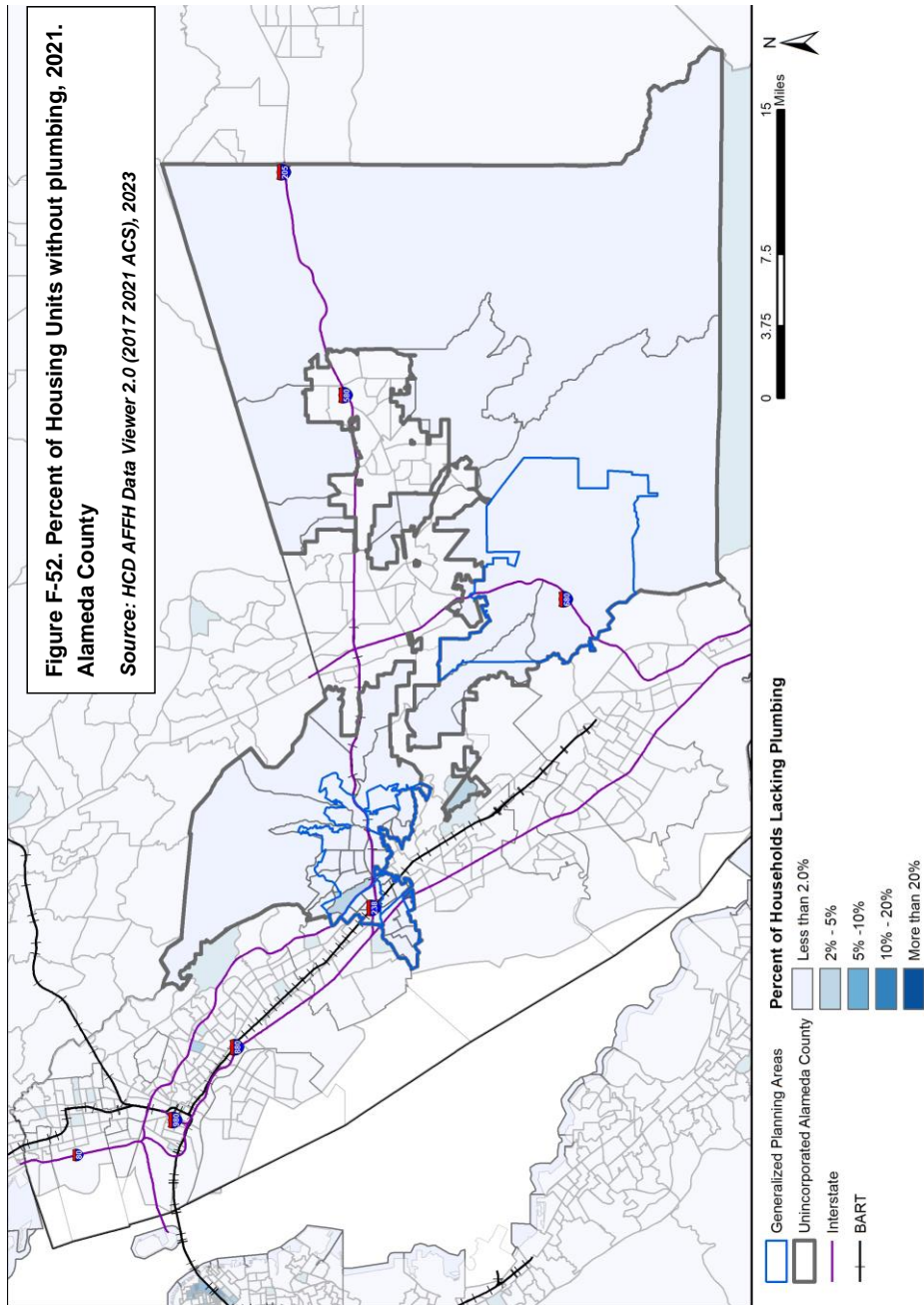
Regional

Similar to unincorporated Alameda County, the county overall has a very small number of reported units without complete facilities in almost every tract (Figures F-50 and F-52). 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 one 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.









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 analysis in this appendix; 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).²²

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 (Figure F-53). 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.

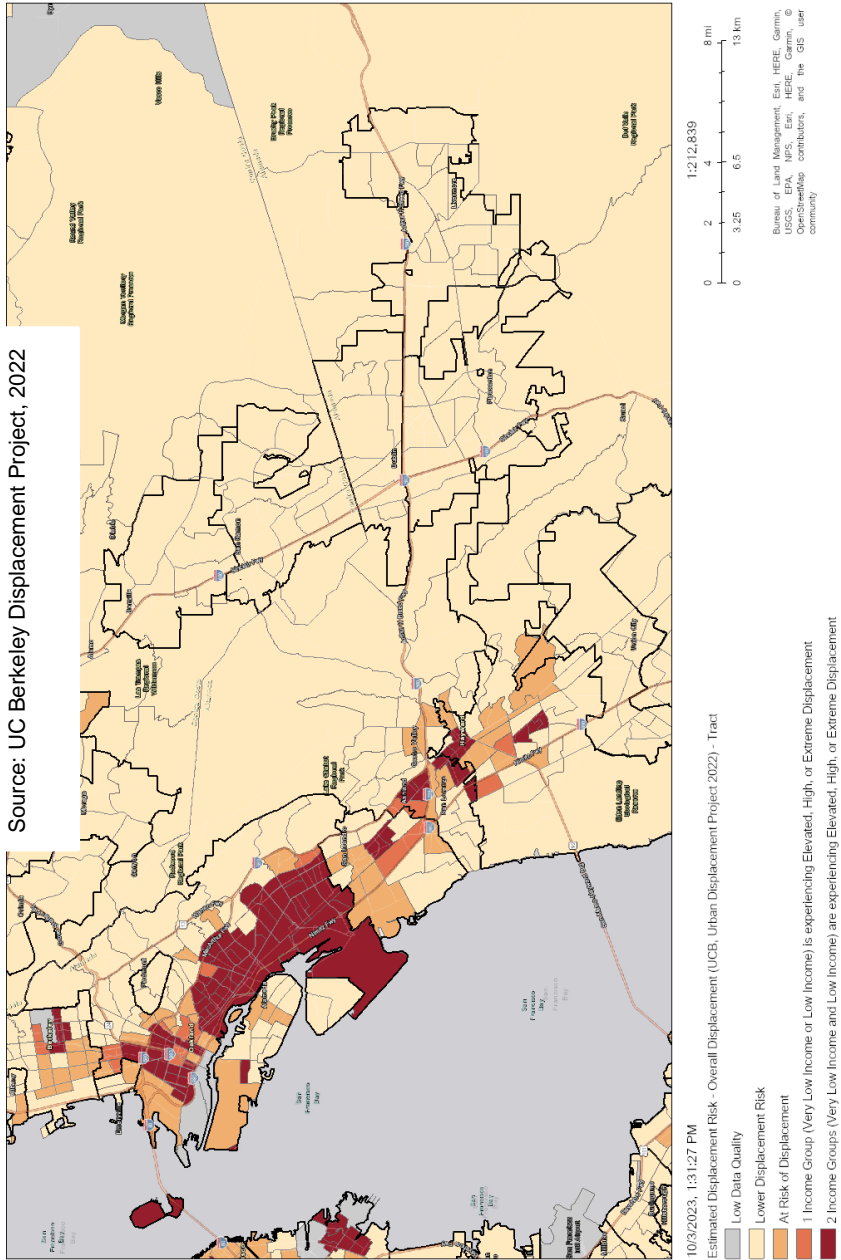
Evictions are a major concern throughout Alameda County, especially in anticipation of significant levels of evictions could occur once the County’s eviction moratorium expires in April of 2023. The backdrop for this concern is the already vulnerable nature of housing for many County residents.

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.

²² https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

Figure F-53.
Source: UC Berkeley Displacement Project, 2022



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 6th 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.

As of the May 2024 Sites Inventory, excluding projects currently under development, there are 142 parcels and 936 units in fire zones: 18 sites and 315 units in the moderate risk zone, which includes the Sheriff Substation site; 93 sites and 515 units in the high fire risk zone; and 31 sites and 106 units in high fire risk zones.

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.²³

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.

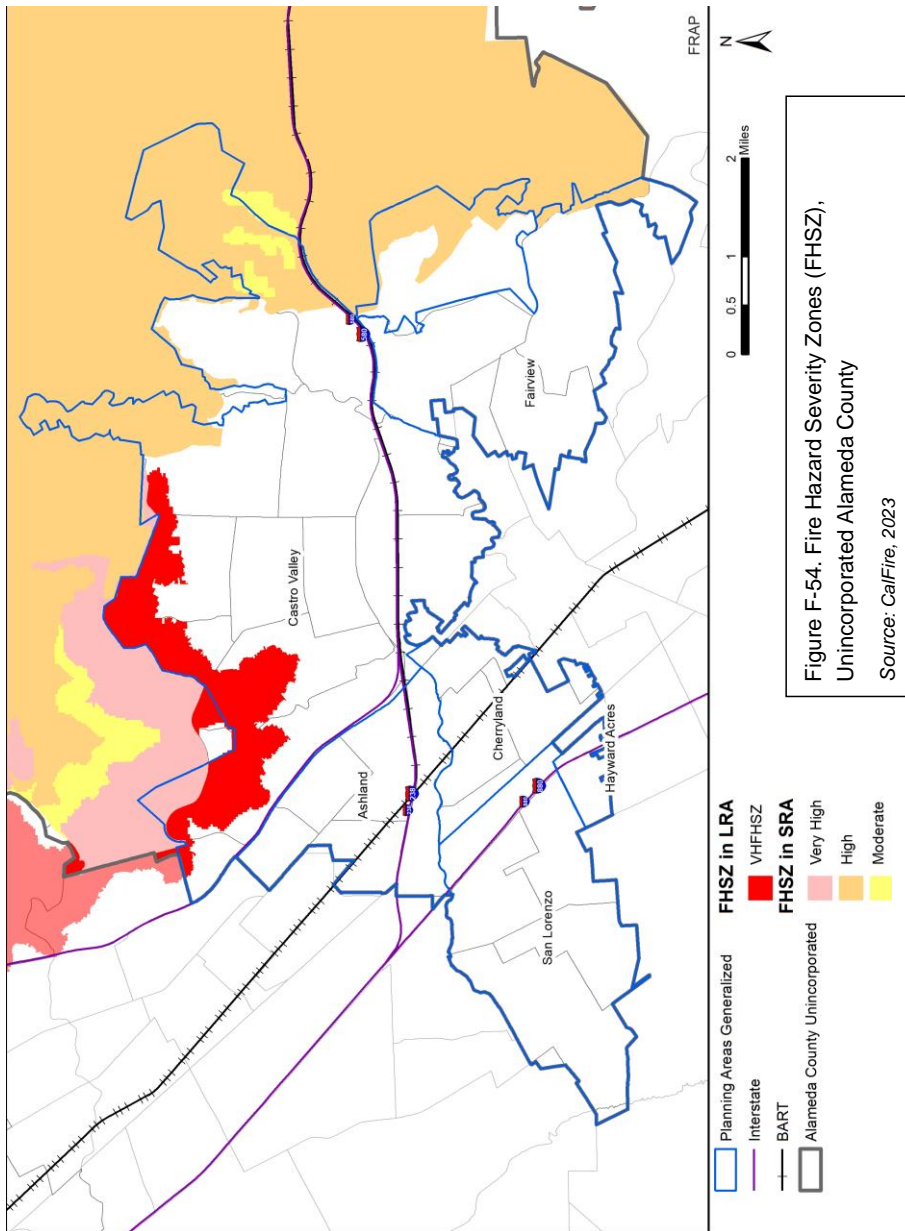
²³ <https://www.earthquakeauthority.com/California-Earthquake-Risk/Faults-By-County>

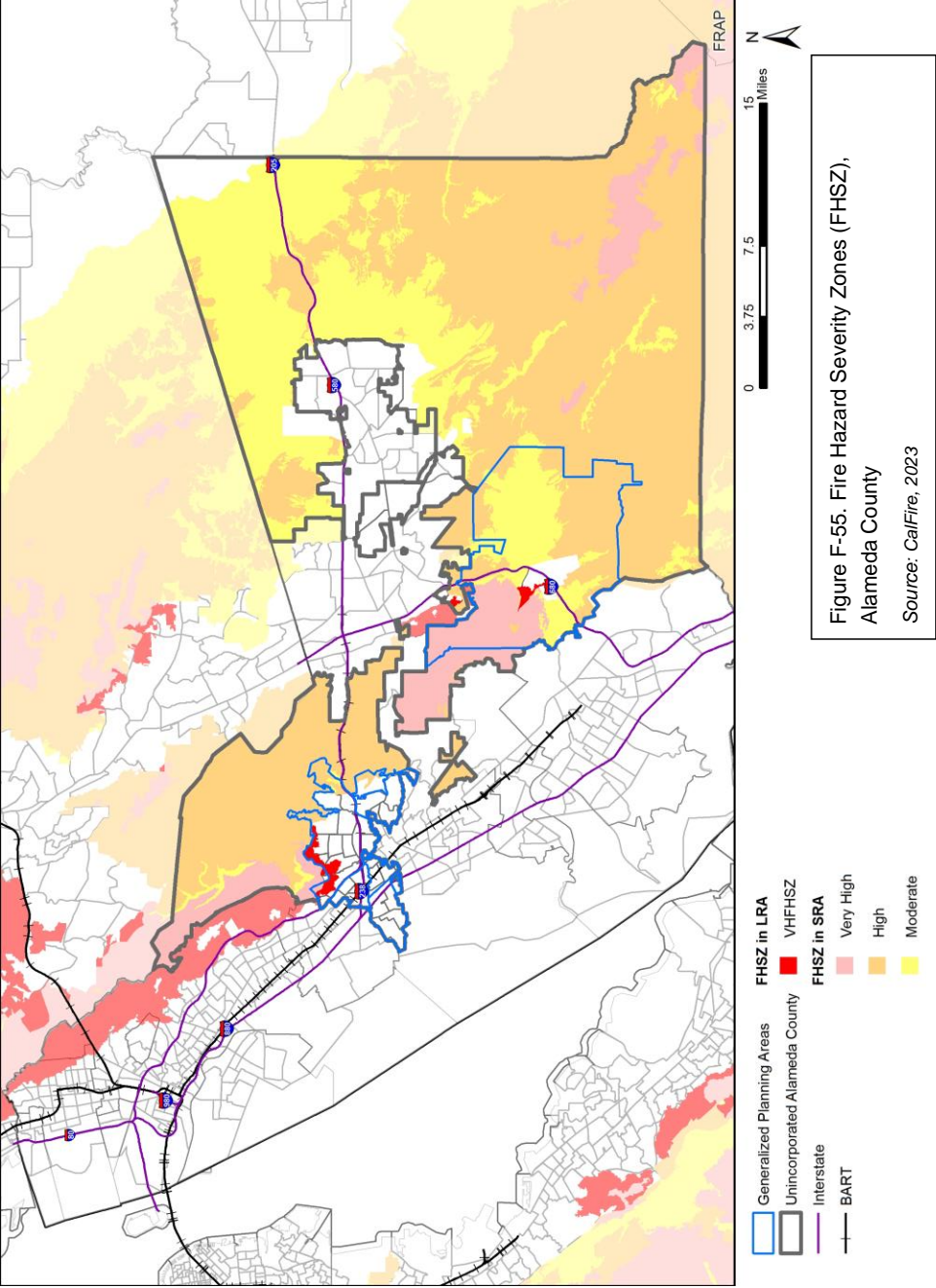
Liquefaction, when soil temporarily turns to quicksand and cannot support buildings, is one major risk caused by earthquakes. Like many communities facing the San Francisco Bay, most of the Eden Area – Hayward Acres, Ashland, Cherryland, and San Lorenzo—is in a liquefaction zone, according to the California 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.

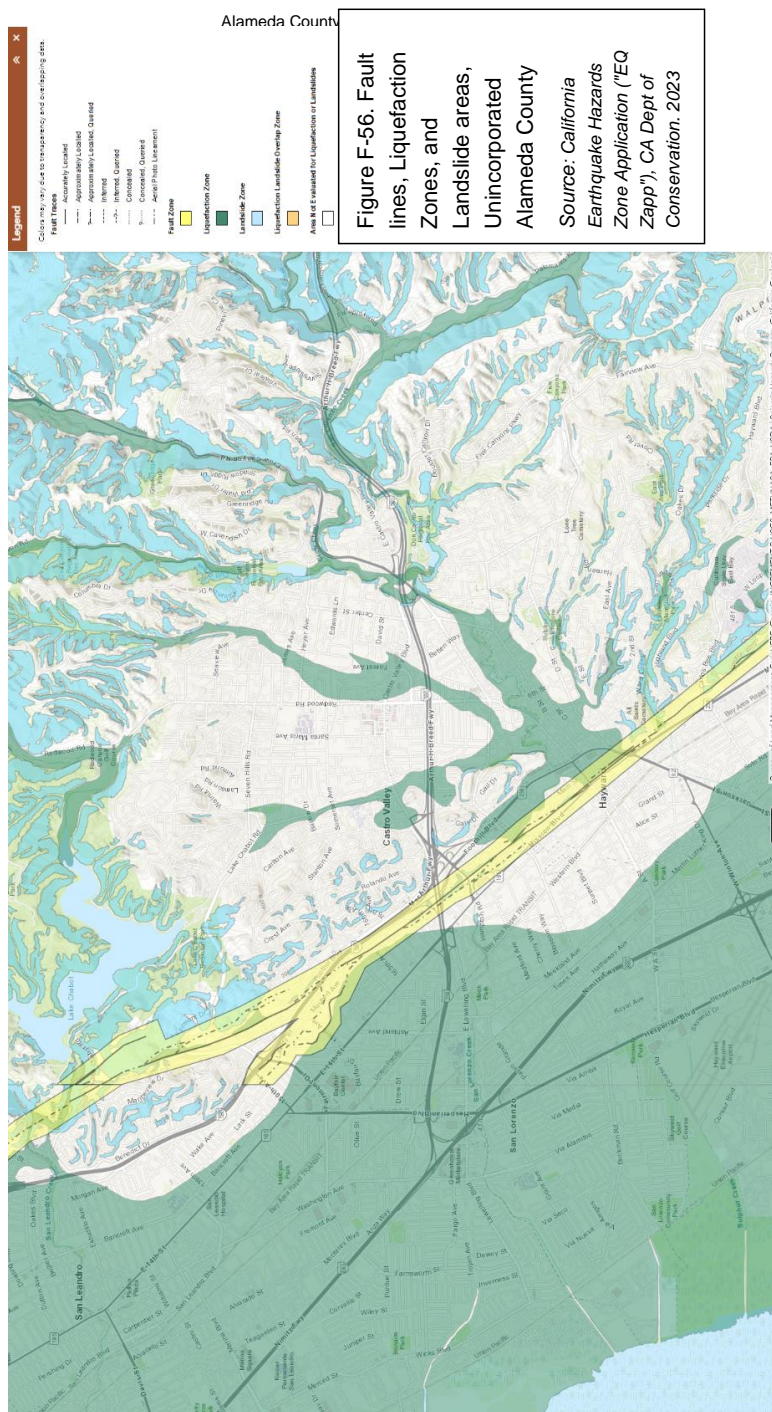
Structures built today are far more resilient to seismic activity than older housing, which is more likely to be affordable as naturally occurring affordable housing (NOAH). Renters are also more susceptible to losing housing due to disaster than are homeowners. Programs listed in the Housing Element 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.

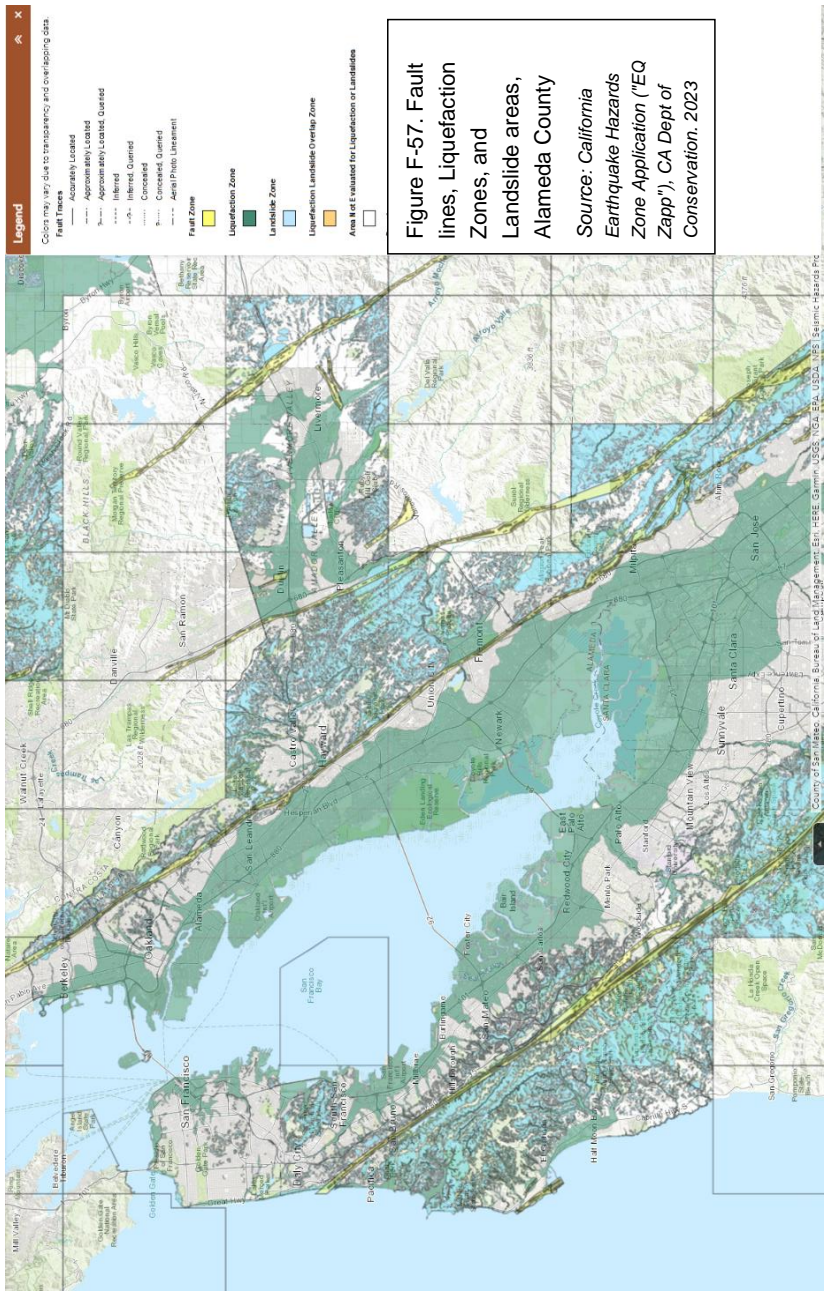
Flooding

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.









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.”²⁴

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.²⁵

During the 2022 Point in Time Count, only 91 of the 509 people, or 17.9%, counted had shelter in Unincorporated Alameda County (Figure F-60). County wide, 27% of the 9,747 counted people were sheltered (Figure F-58). While both numbers are low, a smaller percentage of people experiencing homelessness were sheltered in Unincorporated Alameda County than countywide.

Figures F-59 and F-61 look at the racial breakdown of the homeless population in Alameda County and the unincorporated areas. 57% of people experiencing homelessness are white. 21% are Black, and 7% are American Indian or Alaska Native. Compared to the racial makeup of Unincorporated Alameda County described in section F.4.2, 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. 38% are white, and 6% are of multiple races. Black people are overrepresented in the population of people in Alameda County overall experiencing homelessness.

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 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%.²⁶

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

²⁴ “Definition of Homelessness”. HUD, 2023, [hud.gov](https://www.hud.gov)

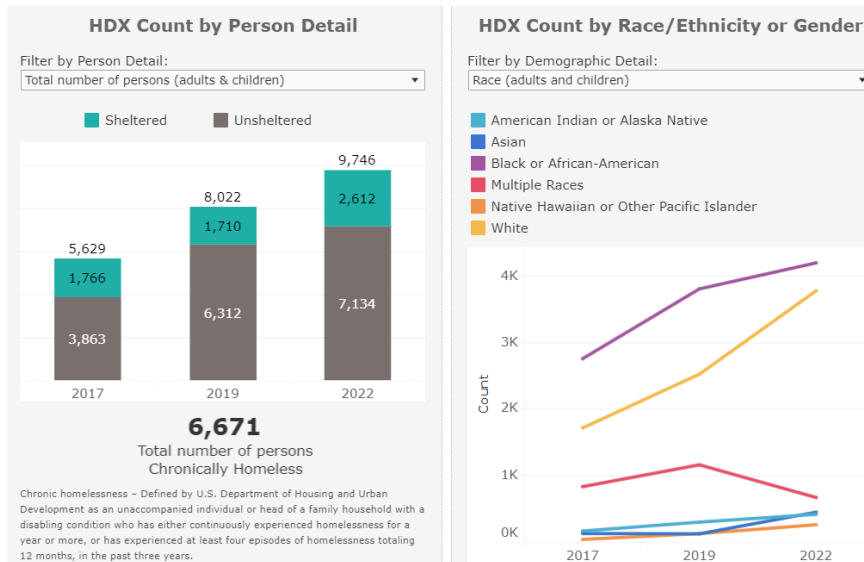
²⁵ “Alameda County Population”. Housing Needs Data Report: Unincorporated Alameda, ABAG 2021, p. 11, <https://mtcdrive.app.box.com/s/nei8x775oi5m47mghu8ctpyqrio2v3/file/794875935734>

²⁶ “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>

seen in Figure F-62 below are at risk of displacement.²⁷ 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, specifically housing for low and very-low income households. 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.

Figures F-58, F-59. 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>

²⁷ “Estimated Displacement Risk”. AFFH Data and Mapping Home, Esri 2022, <https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

Figures F-60, F61. Unincorporated Alameda County 2022 Point in Time Data

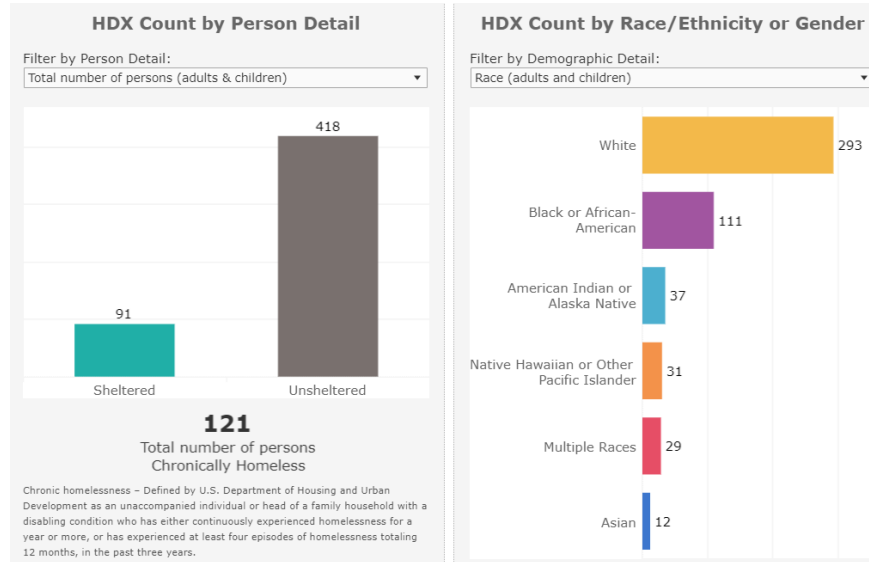







Table F-16. Locations of Unsheltered Population during 2022 Point in Time Count

	 Tent	 Car/Van	 RV	 Street/Outside	 Abandoned Building
Unincorporated County 2022	175 (42%)	75 (18%)	49 (12%)	119 (28%)	1 (0%)
Alameda County 2022	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>

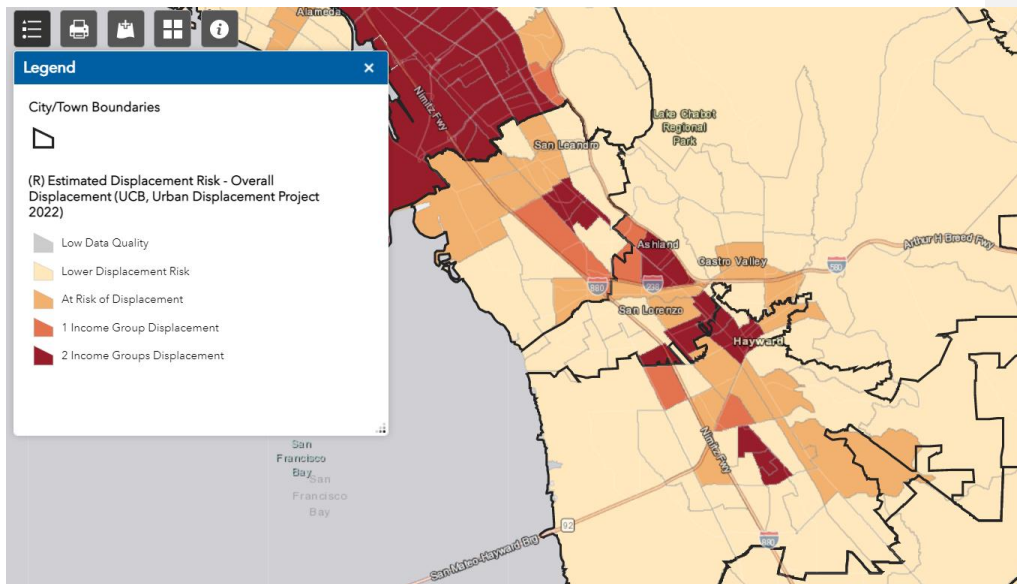


Figure F-62. Source: HCD AFFH Data Viewer 1.0 (UC Berkeley Displacement Project, 2020), 2022.

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 the Unincorporated areas.

There are two BART stops in Unincorporated Alameda County: the southern part of Bay Fair Station and Castro Valley Station. 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)

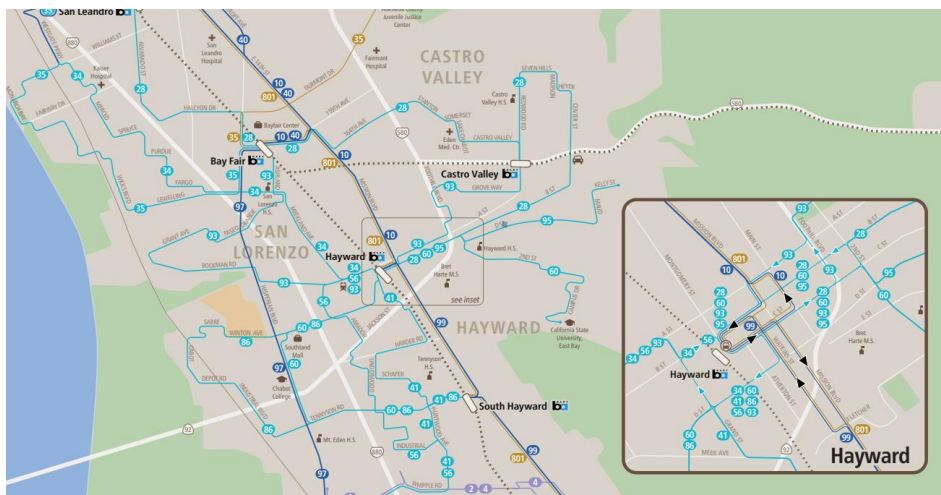


Figure F.63. This is a screenshot of the AC Transit System Overview Map, available here: <https://www.actransit.org/overview-maps>

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 or 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 14th 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. [This means that residents in both](#) |

[majority white, majority people of color, high median income, and low median income census tracts have low access to transit.](#)

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.

Table F-17. Community AllTransit Scores

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/>

[Due to the existing public transit environment in the unincorporated areas, many residents need to use vehicles for at least part of their daily transportation needs, whether it is bringing children to school, driving to the BART station, picking up groceries, or commuting to another part of the Bay for work. According to AAA, the cost of owning a car nationally is a little more than \\$1,000 a month, or about \\$12,000 a year.²⁸ For a household in Hayward Acres making the median household income \(\\$59,747 in 2021\), owning and maintaining one car would cost about 20% of the annual household income. With rent and the rising cost of living in mind, allotting 20% of a household income to one vehicle is prohibitively expensive. In parts of Castro Valley, the same car maintenance would be about 7% of a household's yearly income, a much more manageable](#)

²⁸ Carrns, Ann. "The Rising Costs of Owning a Car." The New York Times, September 22, 2023, sec. Your Money. <https://www.nytimes.com/2023/09/22/your-money/car-ownership-costs-increase.html>.

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[amount. In both communities there is very little access to alternatives like public transit. County Public Works is expanding the bike lane network throughout the unincorporated area, but cycling is not viable for trips above a few miles for most people.](#)

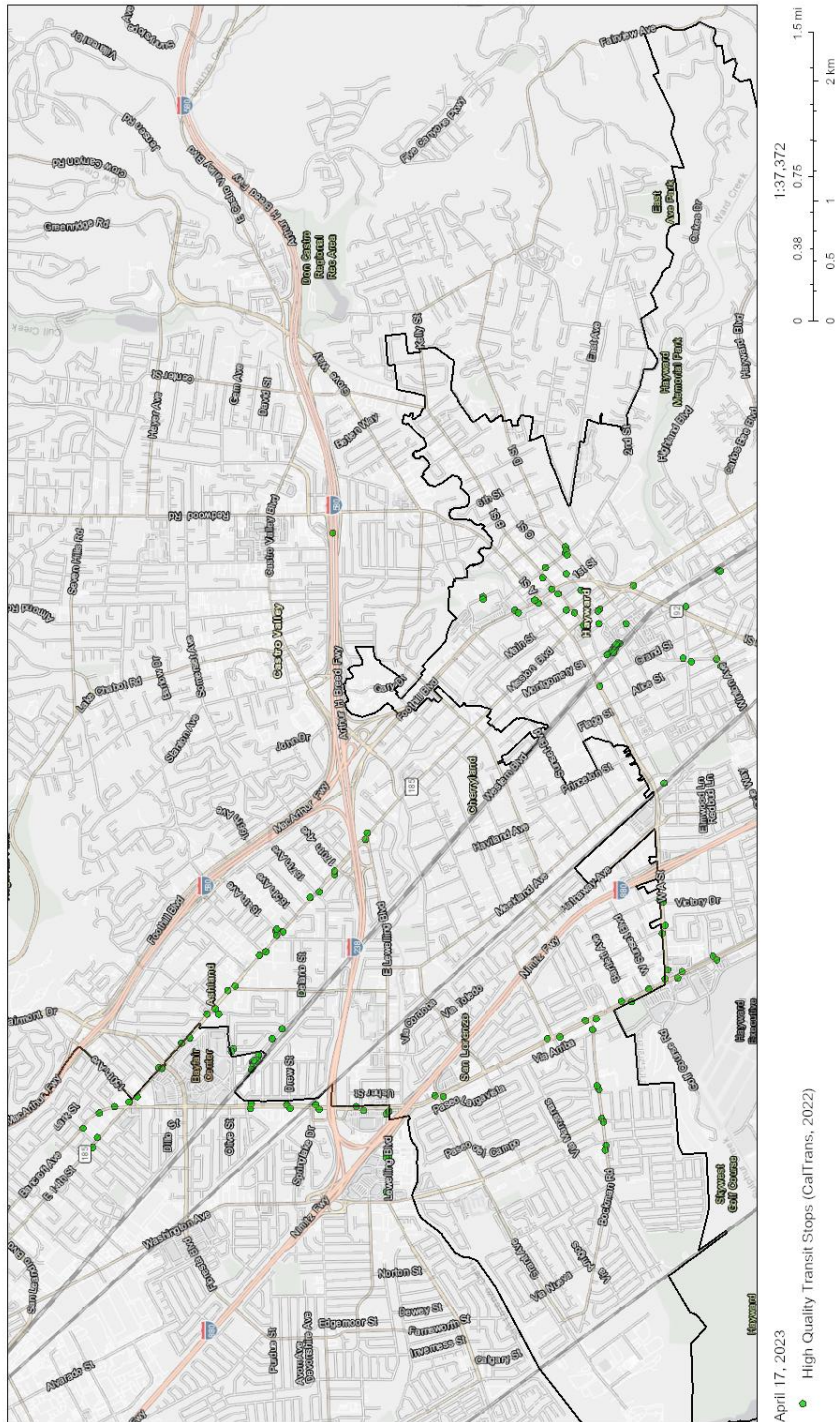
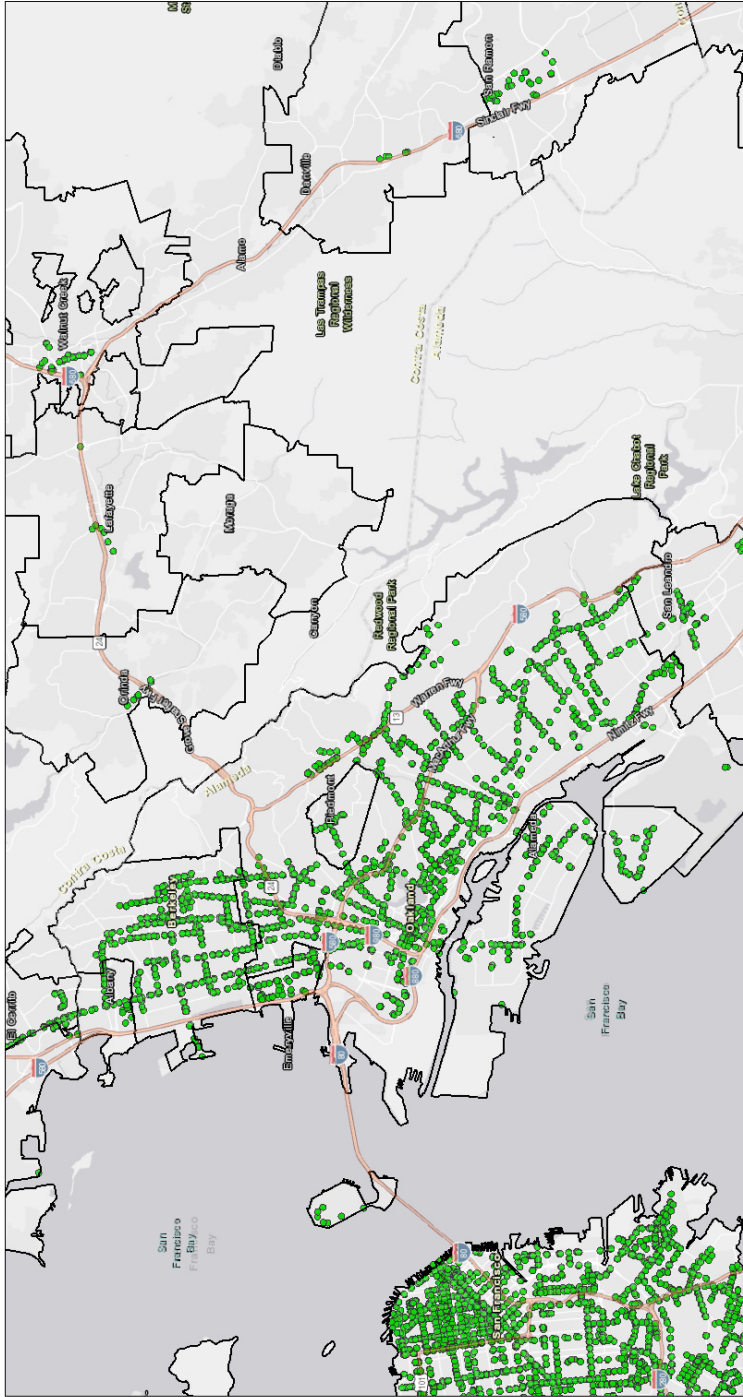


Figure F-64. This map shows the locations of High Quality Transit Stops, as defined by CalTrans.



April 17, 2023

● High Quality Transit Stops (CalTrans, 2022)

1:140,642

0 1.25 2.5 5 mi
0 2.25 4.5 9 km

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

Re-entry and Housing

Housing is a significant factor in people's ability to successfully re-enter society, as it provides the foundation for a stable life. However, having a criminal record is a significant barrier to finding housing. According to the Justice Reinvestment Coalition, approximately one quarter of Alameda County residents have a criminal record. Without Fair Chance housing policies in place, landlords and housing providers can discriminate against applicants based on their records.

People on probation and parole face significant barriers to accessing stable, affordable housing. Within Alameda County, probationers have historically been concentrated in lower income neighborhoods of Oakland and Hayward. According to the Alameda County Reentry Strategic Plan (2013),

“Neighborhoods like South Hayward, Ashland/Cherryland, and both East and West Oakland have substantially higher densities of formerly incarcerated people than other parts of the county.”

In Alameda County overall, 48% of probationers are African American even though African Americans make up only 11% of the population (US Census, Alameda County July 2018).

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 the following conditions: the tract is in the bottom third of the Divergence Index when ranked nationally; the tract has an Entropy Score in the top 50% nationally; and the tract 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>

Table F-18. Proposed Units Compared to Othering and Belonging Institute's Racial Segregation and Integration Categories

	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
Racially Integrated	1,622	33.8%	507	24.2%	264	31.0%	851	45.9%
High POC Segregation	1,365	28.4%	421	20.1%	343	40.3%	601	32.4%
Low-Medium Segregation	1,289	26.8%	892	42.5%	183	21.5%	214	11.5%
High white Segregation	1	0.0%	0	0.00%	1	0.1%	0	0.0%
Inadequate data for categorization	526	11.0%	278	13.3%	60	7.1%	188	10.1%
Grand Total	4,803	100.0%	2,098	100.0%	851	100.0%	1,854	100.0%

Source: OBI, 2022; 6th Cycle Sites Inventory

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As shown in Table F-18, census tracts in unincorporated Alameda County fall primarily into the following three categories: High People of Color (POC) Segregation, Low-Medium Segregation, and Racially Integrated. ~~No tracts in unincorporated Alameda County, within the sites inventory~~ Only one tract, 4516.01 in East Alameda County, within the sites inventory falls into the 4th OBI category, High White Segregation. A small number of sites (526 units, or 11.0%) 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, ~~and tracts 4511.03 and 4511.04 in East County.~~ In ~~Figures F-66A and F-66B~~ Figure F-66, these tracts are colored pale orange.

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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 ~~Figures F-66A and F-66B.~~ Ashland, Cherryland, Hayward Acres, and part of unincorporated Pleasanton are High POC Segregation areas, colored pale blue in ~~Figures F-66A and F-66B.~~ Southern Castro Valley, western San Lorenzo, and parts of Fairview closest to Hayward are racially integrated, colored Barbie pink in ~~Figures F-66A and F-66B~~ Figure F-66.

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As described in table F-18, the largest number of proposed units are in racially integrated tracts (~~37.433.8%~~, or ~~1,758-622~~ units). This primarily reflects units in Castro Valley, ~~34.28.4-0%~~ of all units (~~1,458-365~~ units) are in High POC Segregation areas, primarily reflecting units in Ashland. ~~1,289 (26.8%) units are located in Low-medium segregation areas. There is exactly one unit, currently under development, located in a High wWhite sSegregation tract in East County, 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. ~~40.72.5% (797892)~~ of proposed above moderate income units are in Low Medium Segregation areas, like northern Castro Valley and northern Fairview. Moderate units are slightly concentrated (~~42-20.3%~~, or ~~328-343~~ units) in High POC Segregation areas, like Ashland and Cherryland. Of low and very low income units, ~~5445.9% (4,024851)~~ 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.

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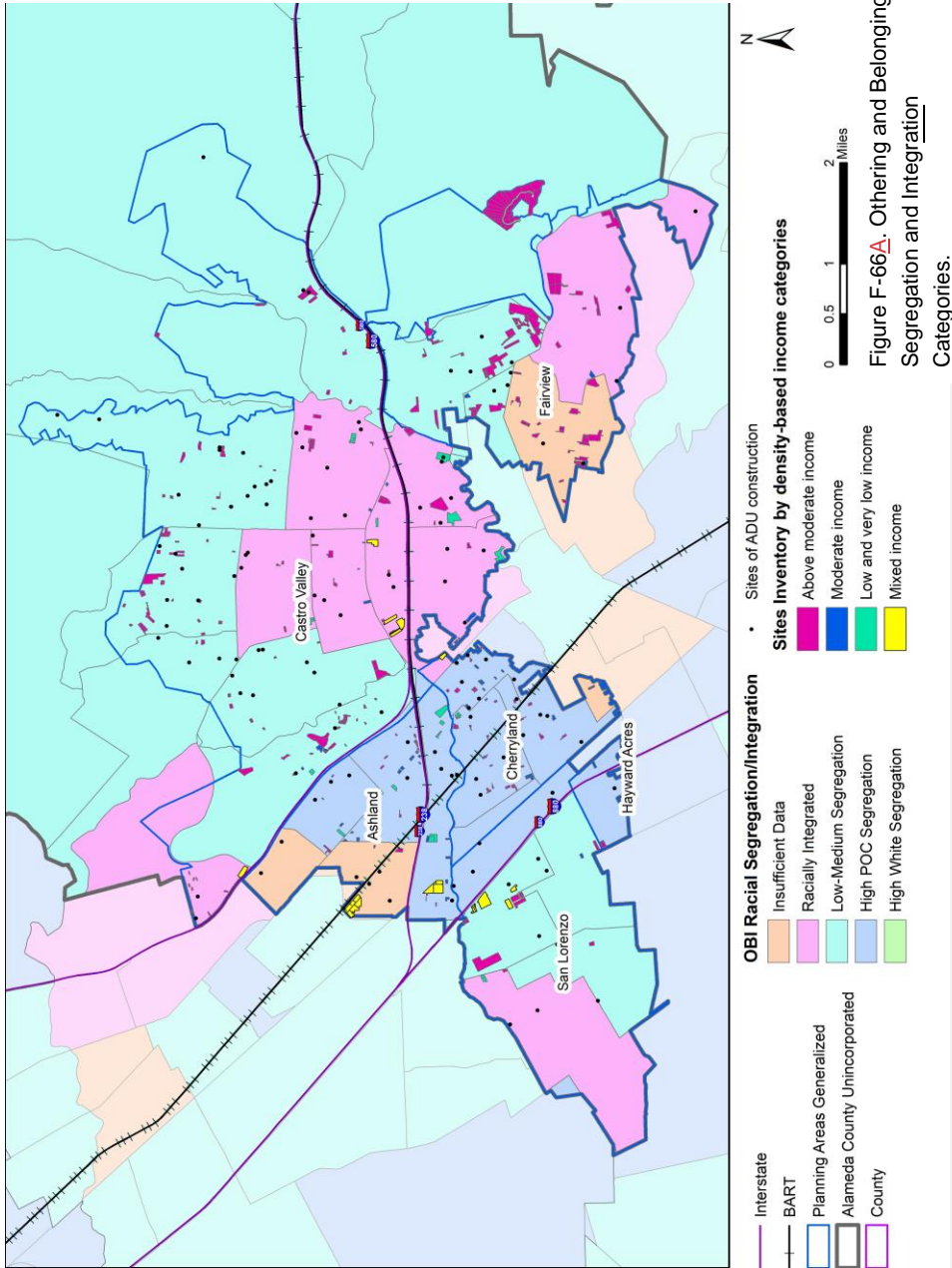


Figure F-66A. Othering and Belonging Segregation and Integration Categories.

Source: OBI, 2022; 6th Cycle Sites Inventory

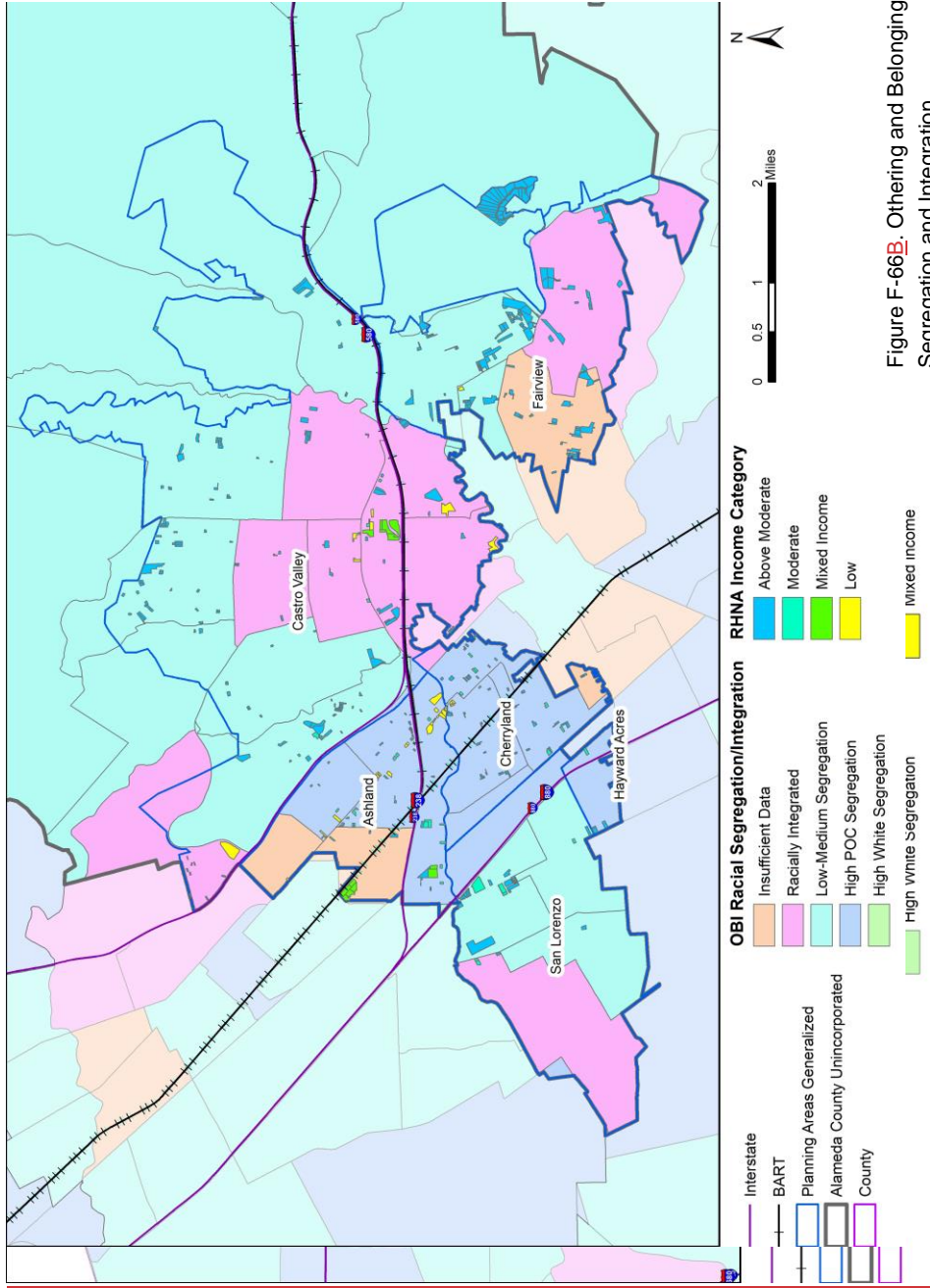


Figure F-66B: Othering and Belonging Segregation and Integration Categories.

Source: OBI, 2022; 6th 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~~ over \$250,000 in East Alameda County 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.²⁹

Table F-19 shows the distribution of proposed units over assigned income category and 2021 median household income, and income and reflected in Figures F-67A and F-67B ~~shows the same information~~. Of the ~~total of our units~~ 4,803 units in the inventory, ~~42.832.5%~~ 42.832.5% of units (~~2,041,5603~~) are in tracts where the median income is between \$55,000 and \$90,100. This is about 450 less units than in the initial sites inventory. Another ~~33.341.5%~~ 33.341.5% of units (~~1,567,991~~) 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~~ 64.5% units in the sites inventory are located in tracts with incomes higher than the state median income. This includes 77% of all above moderate income units, 50.9% of all moderate income units, and 56.7% of all low and very low income units. ~~Therefore, units are not overly~~ The sites inventory is not concentrated in areas with lower income residents.

Low and very low income units are most concentrated in tracts with median household incomes between \$90,100 and \$120,000. This includes much of San Lorenzo and southern Castro Valley. Moderate income units are also slightly concentrated in these areas, with 378 units (44.4%) located there.

Another 41.2% (~~or 763 units~~) of low and very low income sites and 38.7% (~~or 329 units~~) of moderate income sites are located in the Castro Valley Business District and parts of Ashland and Cherryland. This largely reflects the location of the Crunch Fitness site and remaining sites along East 14th Street in the Eden area. East 14th Street includes one of the only bus lines in unincorporated Alameda County.

Above moderate units are most concentrated (43.2%, or 906 units) in tracts with median household incomes between \$120,000 and \$175,000. This largely reflects the existing lower densities in the Castro Valley hills and Fairview as well as proposed rezonings on existing vacant residential lots in both areas to up to 17 units per acre, further discussed in Appendix B.

~~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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²⁹ "Definition of Median Income". US Census, 2023, <https://www.census.gov/quickfacts/fact/note/US/INC110221>

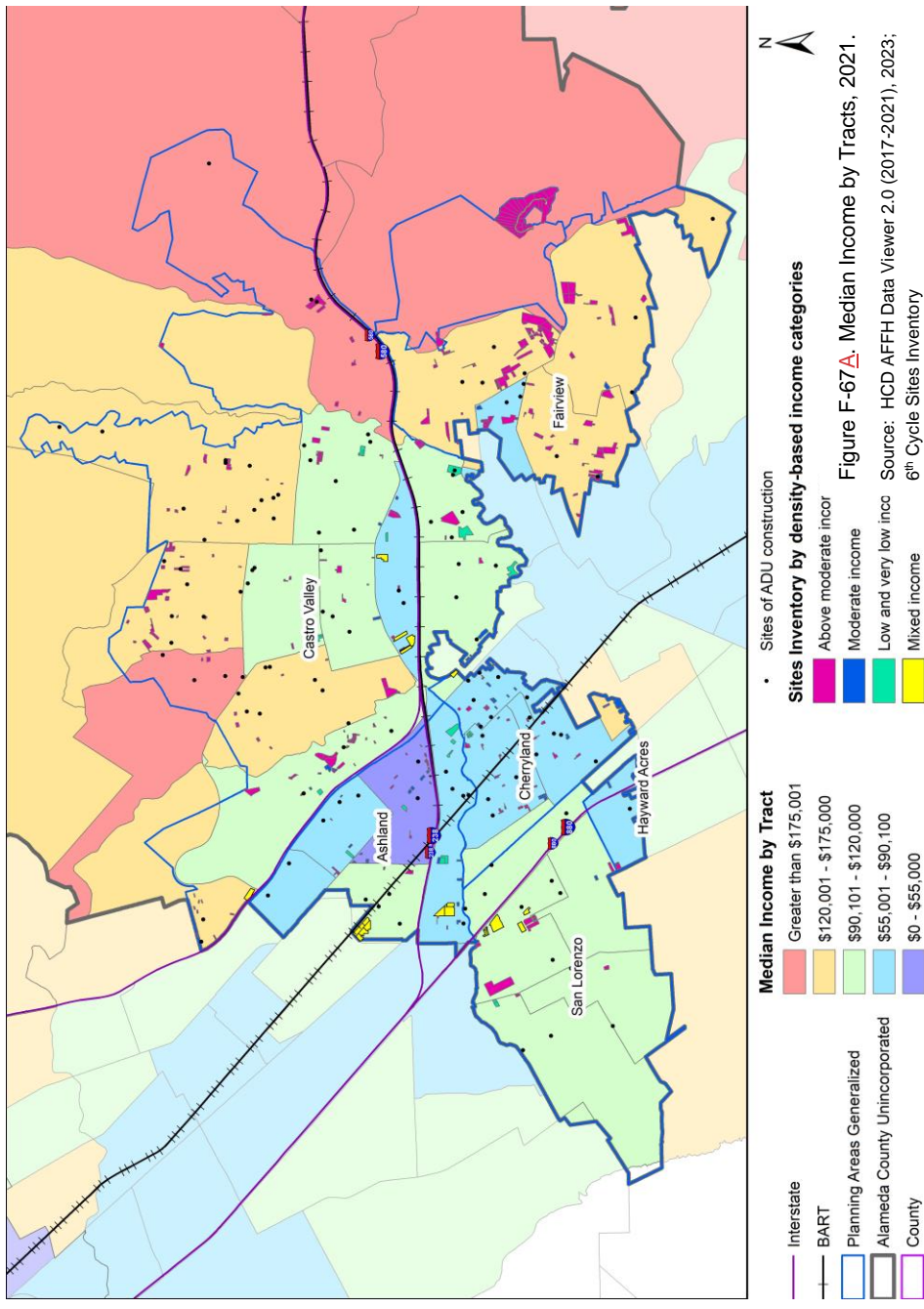
Table F-19. Proposed Units Compared to Median Household Income per Census Block

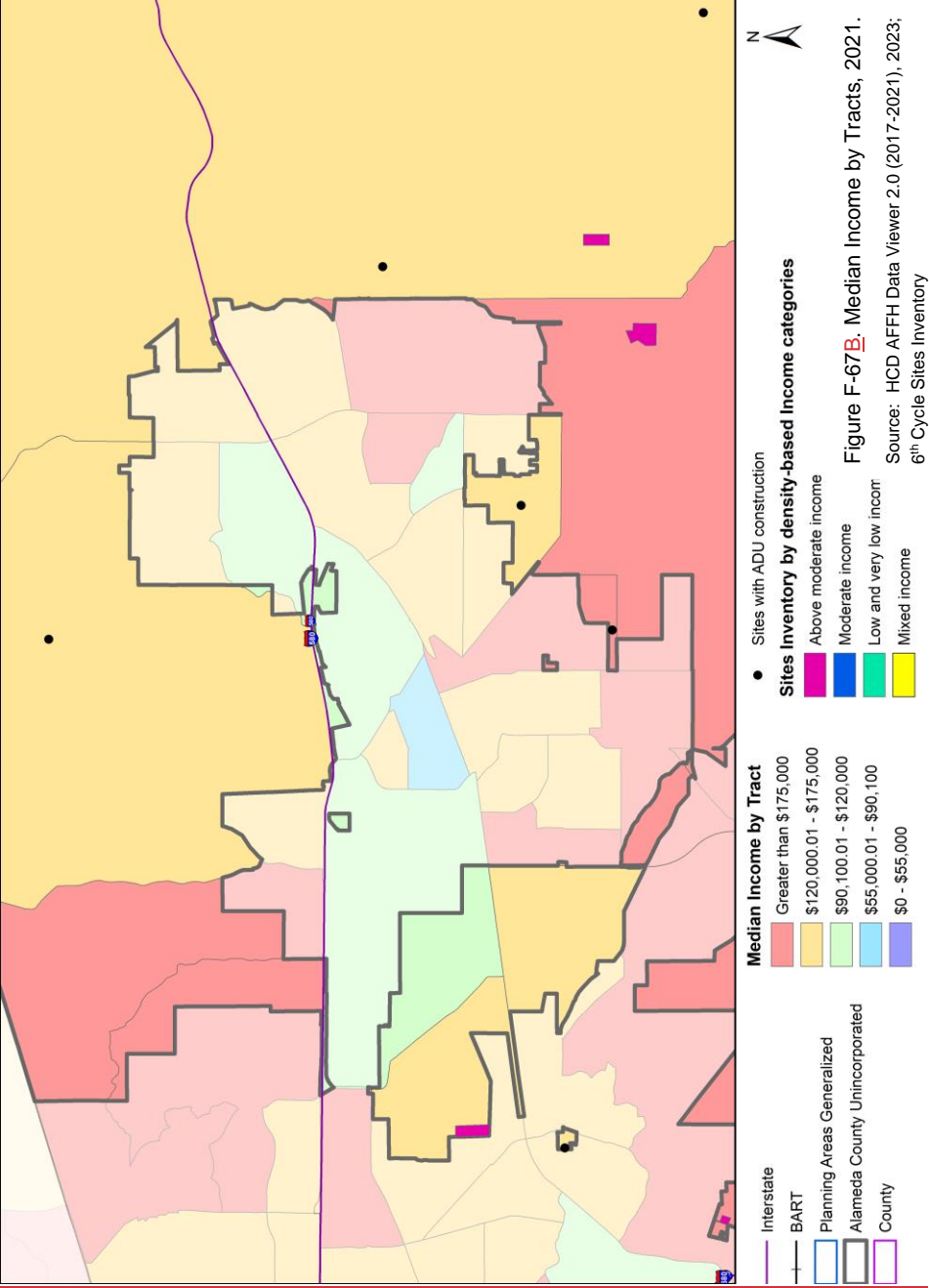
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	Sum of Total Units per Category	Overall Percentage of Units per Category	Above Moderate Income Units per Category	% of Above Moderate Income Units per Category	Moderate Income Units per Category	% of Moderate Income Units per Category	Low & Very Low Income Units per Category	% of Low & Very Low Income Units per Category
Less than \$55,000	<u>143</u>	<u>3.0%</u>	<u>14</u>	<u>0.7%</u>	<u>89</u>	<u>10.5%</u>	<u>40</u>	<u>2.2%</u>
\$55,000 - \$90,100	<u>1,560</u>	<u>32.5%</u>	<u>468</u>	<u>22.3%</u>	<u>329</u>	<u>38.7%</u>	<u>763</u>	<u>41.2%</u>
\$90,100 - \$120,000	<u>1,991</u>	<u>41.5%</u>	<u>662</u>	<u>31.6%</u>	<u>378</u>	<u>44.4%</u>	<u>951</u>	<u>51.3%</u>
\$120,000 - \$175,000	<u>1,053</u>	<u>21.9%</u>	<u>906</u>	<u>43.2%</u>	<u>51</u>	<u>6.0%</u>	<u>96</u>	<u>5.2%</u>
Greater than \$175,000	<u>56</u>	<u>1.2%</u>	<u>48</u>	<u>2.3%</u>	<u>4</u>	<u>0.5%</u>	<u>4</u>	<u>0.2%</u>
Grand Total	<u>4,803</u>	<u>100.0%</u>	<u>2,098</u>	<u>100.0%</u>	<u>851</u>	<u>100.0%</u>	<u>1,854</u>	<u>100.0%</u>

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Source: 2017-2021 ACS, DP05





Poverty Line

The 2019 federal poverty levels 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

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Federal poverty levels are 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 level 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 level is \$14,580, or less than a third of the suggested minimum living wage.³⁰ 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, ~~82-883.6%~~ of all proposed units (~~3,9004,016~~ units) in the sites inventory are in census tracts where 10% or less of households were living at or below the 2019 federal poverty level. These areas include Fairview, San Lorenzo, and much of Castro Valley.

³⁰Glasmeier, Amy K. Living Wage Calculator. 2023. Massachusetts Institute of Technology. livingwage.mit.edu.

Table F-21. Proposed Units compared to percentage of households living below federal poverty levels

	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%	781	16.3%	598	28.5%	32	3.8%	151	8.1%
5% - 10%	3,235	67.4%	1,316	62.7%	478	56.2%	1,441	77.7%
10.1% - 20%	595	12.4%	145	6.9%	232	27.3%	218	11.8%
20.1% - 30%	192	4.0%	39	1.9%	109	12.8%	44	2.4%
Grand Total	4,803	100.0%	2,098	100.0%	851	100.0%	1,854	100.0%

Source: HCD AFFH Data Viewer 1.0 (2015 - 2019 ACS), 2022

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88.991.2% of all above moderate units (1,7391.914 units) and 82.685.9% of all low and very low income (1,628-592 units) units are located in tracts where 10% or less of households are living below the federal poverty level. The overwhelming-majority of units (67.4%, or 3,243 units) in the sites inventory are in tracts with between 5% and 10% of households are below the federal poverty line.

The remaining 16.34% of units (856-787 units) are in tracts with between 10% and 30% of households living under the poverty line in 2019. This includes Hayward Acres, Cherryland, Ashland nearest Cherryland, and two tracts in southern Castro Valley. These tracts are colored green, purple, and blue in Figure-68A and Figure-68B. While 37.540.1% of moderate income units (341 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.

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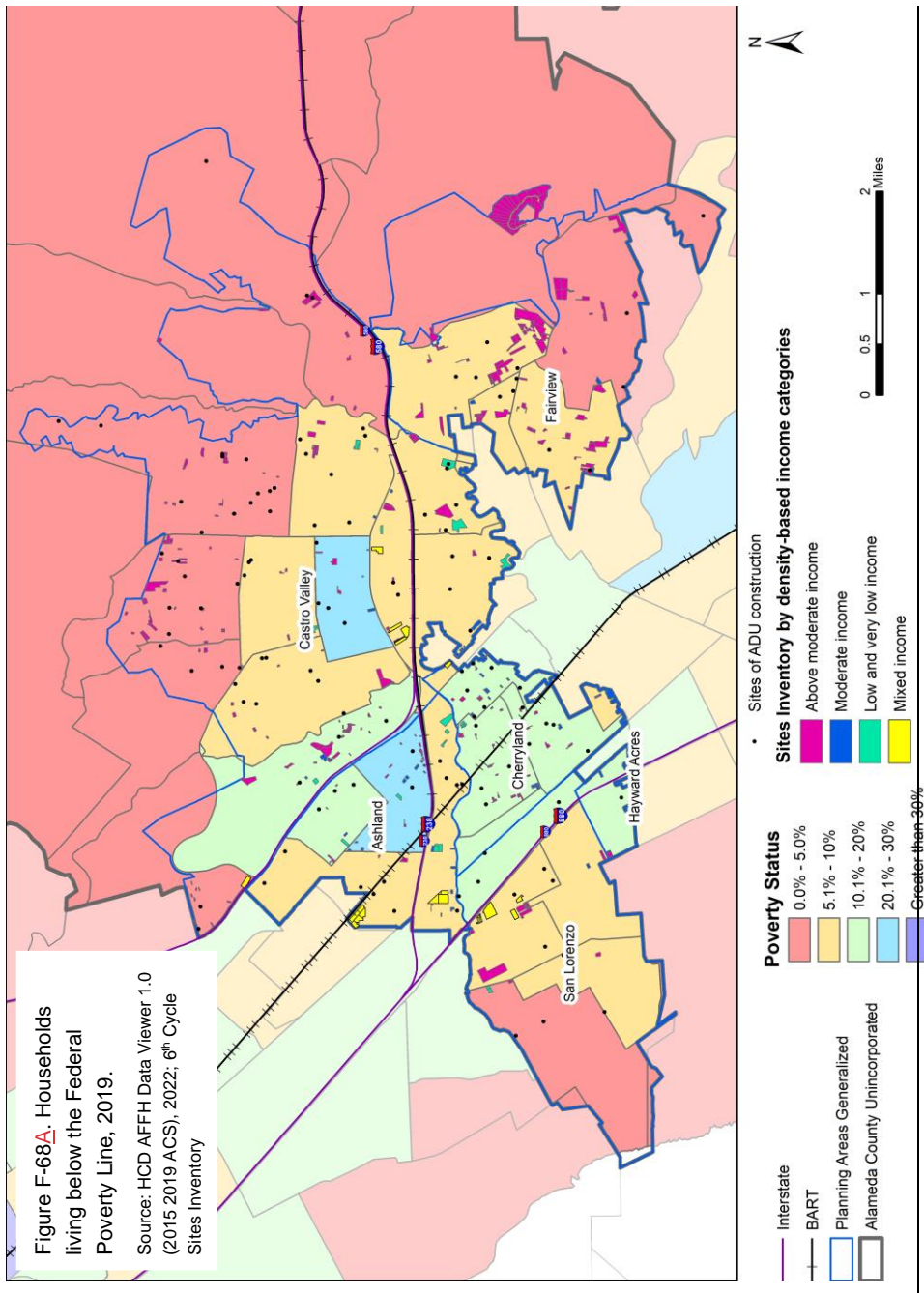
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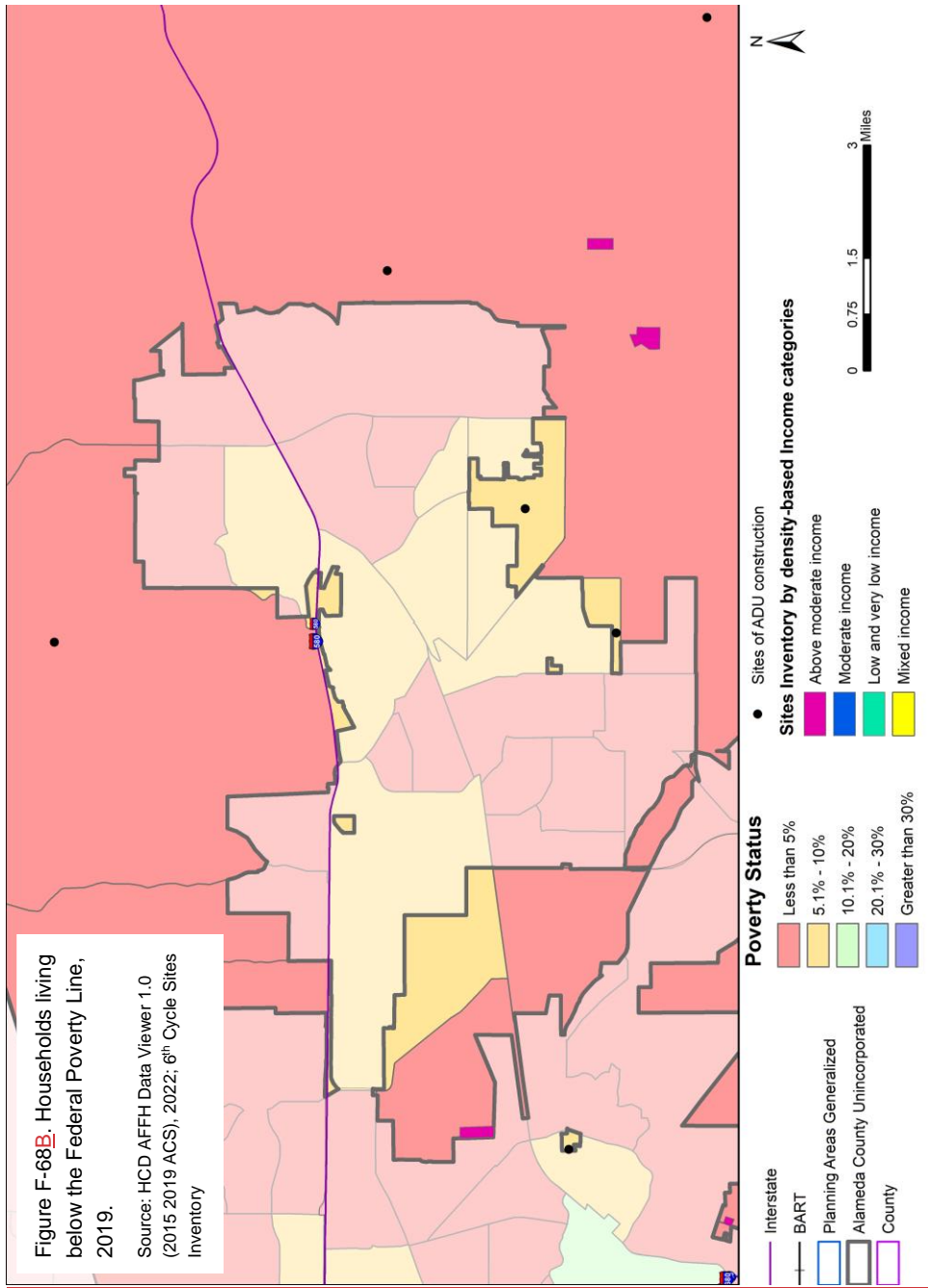
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There are people in every part of unincorporated Alameda County living at or below the federal poverty line who need protections to stay where they are. Changes in housing availability and future class perceptions of their neighborhoods (who do new 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 projected 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 in the face of new possible housing construction. Please see refer to the main body for further discussion of programs.

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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 ACS data and a California-specific methodology.³¹ There are 4-9 RCAAs, all located in northern Castro Valley and East Alameda County: tracts 4301.02, 4302, 4303, and 4304, 4507.01, 4512.02, 4515.01, 4511.01, and 4516.01. They are colored red in Figures F-69A and F-69B. 2-43.9% of proposed units (98-185 units) are in RCAAs. Of those units, 58 are currently under development. This includes all moderate, low, and very low income units in these tracts, which are all ADUs. Income levels were assigned in alignment with an ABAG ADU study described further in Appendix B. 103 units are associated with sites proposed for rezoning in the Castro Valley Hills. 24 units, also in Castro Valley, are on vacant or underutilized land, 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 has red stripes in Figure F-69. The proposed sites inventory places 55-27 units in this area, the majority of which (14 units) are categorized as above moderate income. Of these 55-27 units, 9-5 are currently 'pipeline' units in the process of approval and/or construction. The remaining proposed 46-22 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, 3-34.4% of all proposed units (453-212 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. There are very few low or very low income units in RCAAs (13 total, all ADUs) or the 2013 R/ECAP (4 units). This proposed allocation of units does not further concentrate poverty in Cherryland, but it also does not interrupt the concentration of racial affluence. This is true despite the additional rezonings in Castro Valley. The majority of East Alameda County is under an Urban Growth Boundary, established by voters in 2000, and changes to the zoning would require a vote of the entire county. 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. This is generally true of East

³¹ Read about HCD's methodology and access the data here:
<https://www.arcgis.com/home/item.html?id=4100330678564ad699d139b1c193ef14>

[County as well.](#) 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](#) [RCAA sites](#) are not suitable for denser concentrations of housing typically associated with affordable housing.

The [3.34.4%](#) of all proposed units located in the [2013](#) R/ECAP and RCAA areas are a very small portion of the [4,706,803](#) proposed units; in this sense, they do not significantly contribute to further segregation or concentration of poverty.

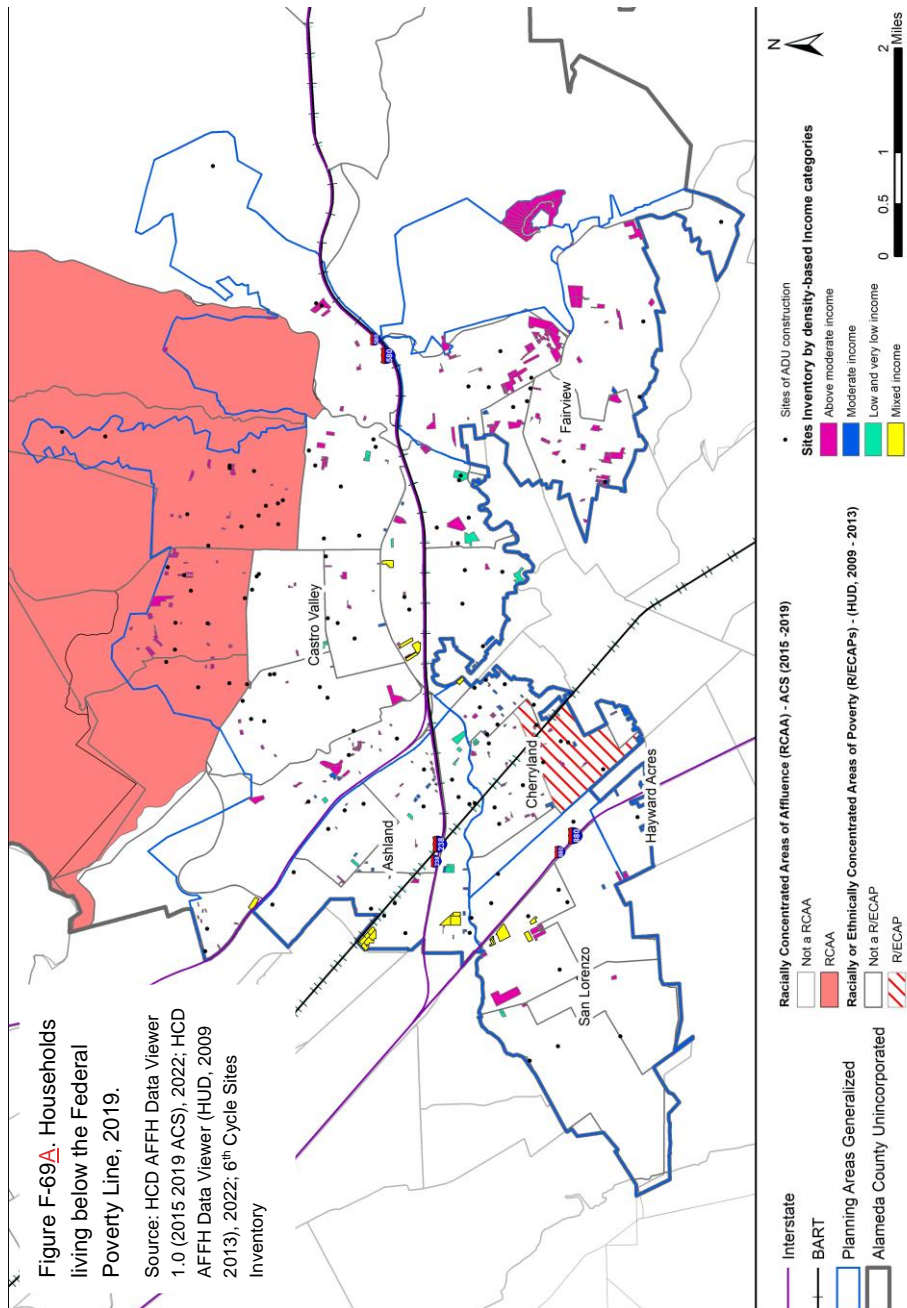
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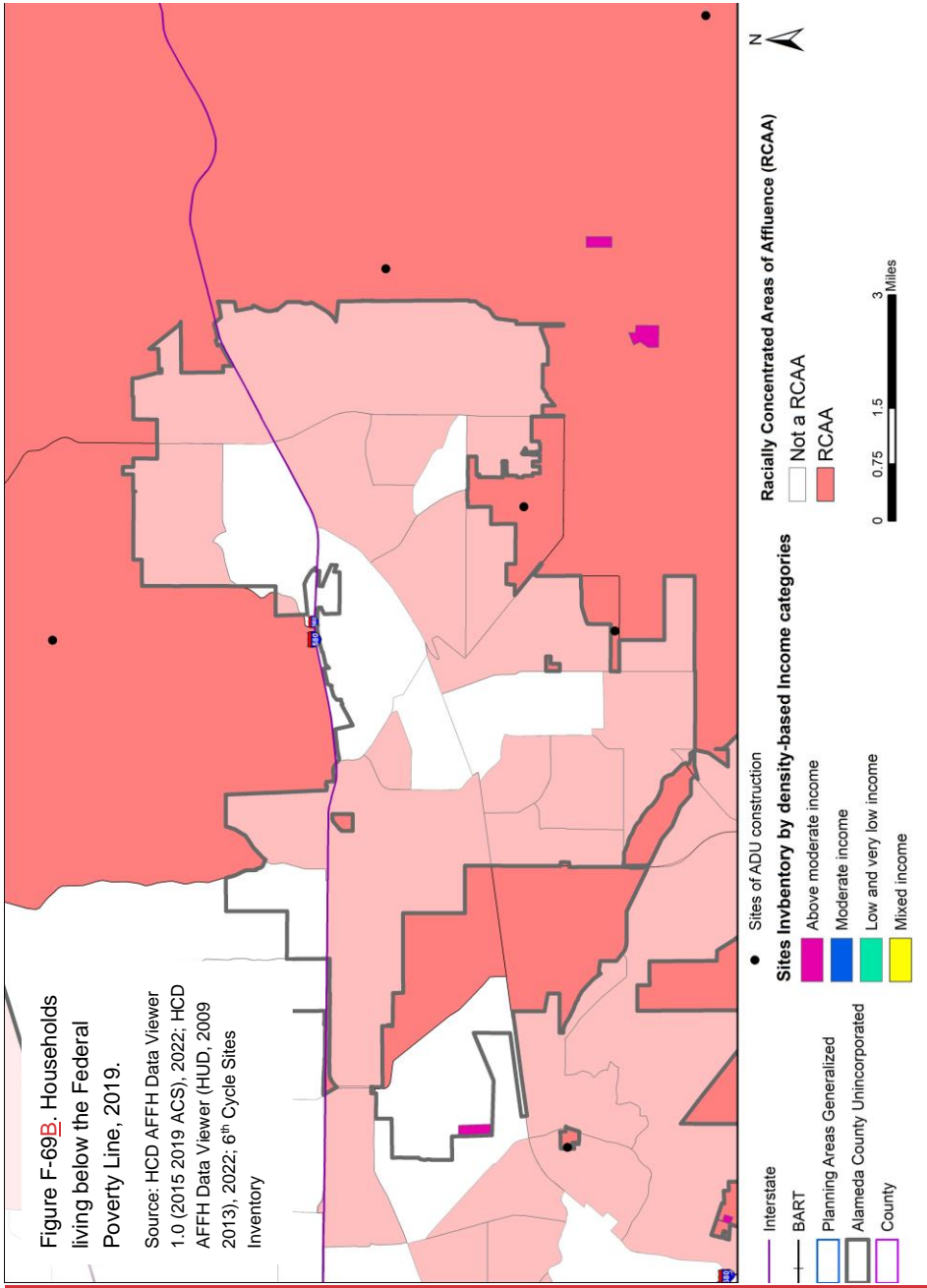
Table F-22. Proposed Units compared to RE/CAPS and RCAAs

	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	4,553,591	96.795.6%	1,828,923	93.591.7%	753,831	96.897.6%	1,972,837	100.099.1%
Racially Concentrated Areas of Affluence (RCAA) (2022)	18,598	3.9%2.4%	16,198	7.7%5.0%	110	1.3%0.0%	913	0.7%0.0%
Racially/ Ethnically Concentrated Areas of Poverty (R/ECAP) (2013)	2,755	0.6%1.2%	1,430	0.7%1.5%	925	1.1%3.2%	94	0.2%0.0%
Grand Total	4,706,803	100.0%	1,956,209	100.0%	778,851	100.0%	1,972,854	100.0%

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Source: HCD AFFH Data Viewer 2, 2023.





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
<u>Less than 40%</u>	<u>3</u>	<u>0.06%</u>	<u>1</u>	<u>0.05%</u>	<u>1</u>	<u>0.12%</u>	<u>1</u>	<u>0.05%</u>
<u>45-50%</u>	<u>211</u>	<u>4.4%</u>	<u>194</u>	<u>9.2%</u>	<u>8</u>	<u>0.9%</u>	<u>9</u>	<u>0.5%</u>
<u>50.1-60%</u>	<u>169</u>	<u>3.5%</u>	<u>153</u>	<u>7.3%</u>	<u>6</u>	<u>0.7%</u>	<u>10</u>	<u>0.5%</u>
<u>60.1-70%</u>	<u>805</u>	<u>16.8%</u>	<u>276</u>	<u>13.2%</u>	<u>204</u>	<u>24.0%</u>	<u>325</u>	<u>17.5%</u>
<u>70.1-75%</u>	<u>2,204</u>	<u>45.9%</u>	<u>1,137</u>	<u>54.2%</u>	<u>281</u>	<u>33.0%</u>	<u>786</u>	<u>42.4%</u>
<u>75.1-80%</u>	<u>367</u>	<u>7.6%</u>	<u>45</u>	<u>2.1%</u>	<u>160</u>	<u>18.8%</u>	<u>162</u>	<u>8.7%</u>
<u>80.1-90%</u>	<u>1,044</u>	<u>21.7%</u>	<u>292</u>	<u>13.9%</u>	<u>191</u>	<u>22.4%</u>	<u>561</u>	<u>30.3%</u>
Grand Total	<u>4,803</u>	<u>100.0%</u>	<u>2,098</u>	<u>100.0%</u>	<u>851</u>	<u>100.0%</u>	<u>1,854</u>	<u>100.0%</u>

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Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS, Table B03002), 2023

As shown in table F-23, every 99.94% of units are in 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. There are 3 units in tracts in East County where more than 60% of residents are white. 97.275.3% of units (4,5753,615 units) are in census tracts that are where 50.70% or more of residents are people of color.

Units are clustered in tracts with larger racialized populations. 50.445.9% of all units (2,372-204 units) are in tracts with between 70.1% and 80% of residents being people of color. Another 22.821.7% of units (1,074-044 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%	<u>269</u>	<u>5.6%</u>	<u>254</u>	<u>12.1%</u>	<u>7</u>	<u>0.8%</u>	<u>8</u>	<u>0.4%</u>

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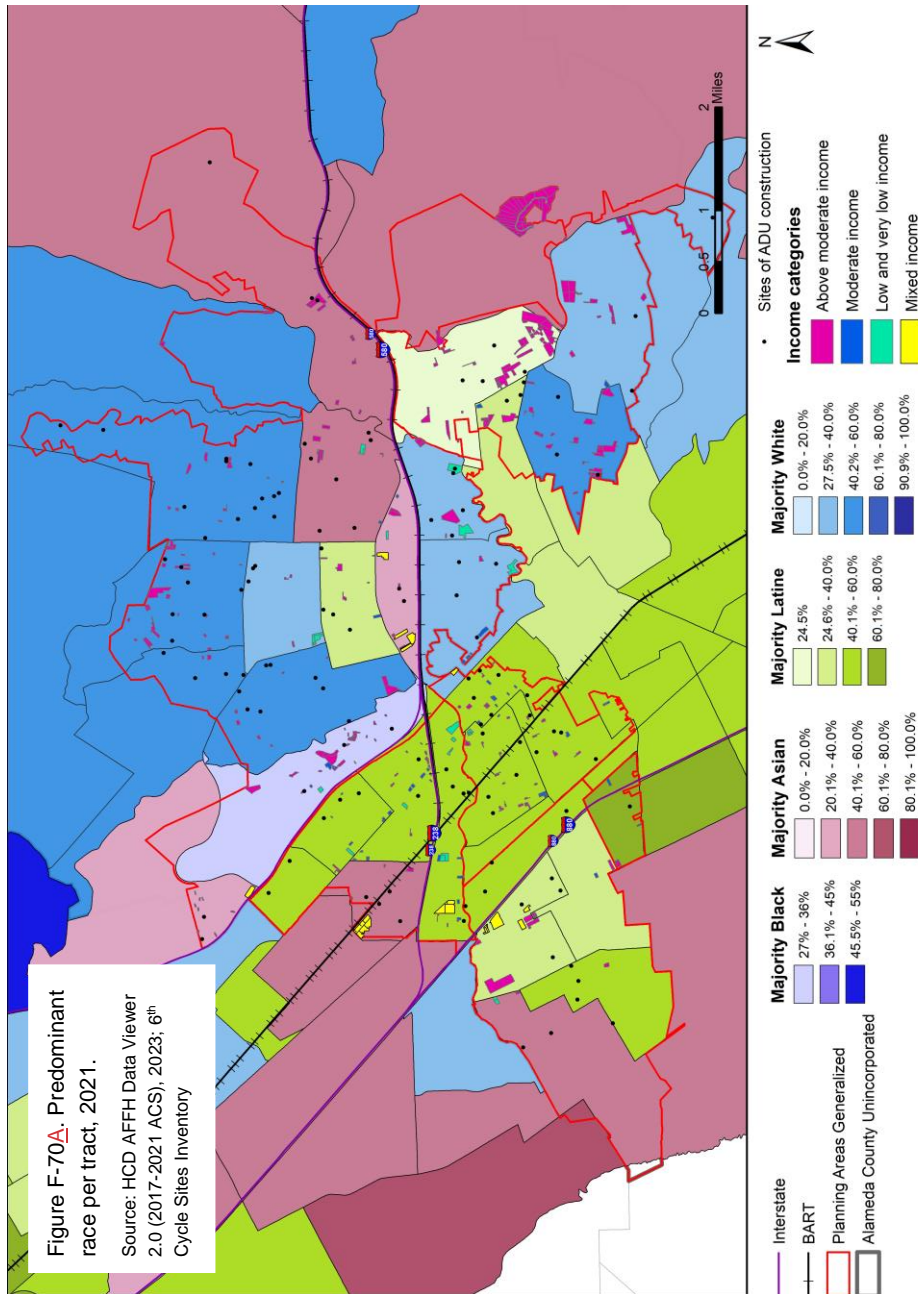
Table F-24. Number of Units per Percent of People who are Latine/Hispanic

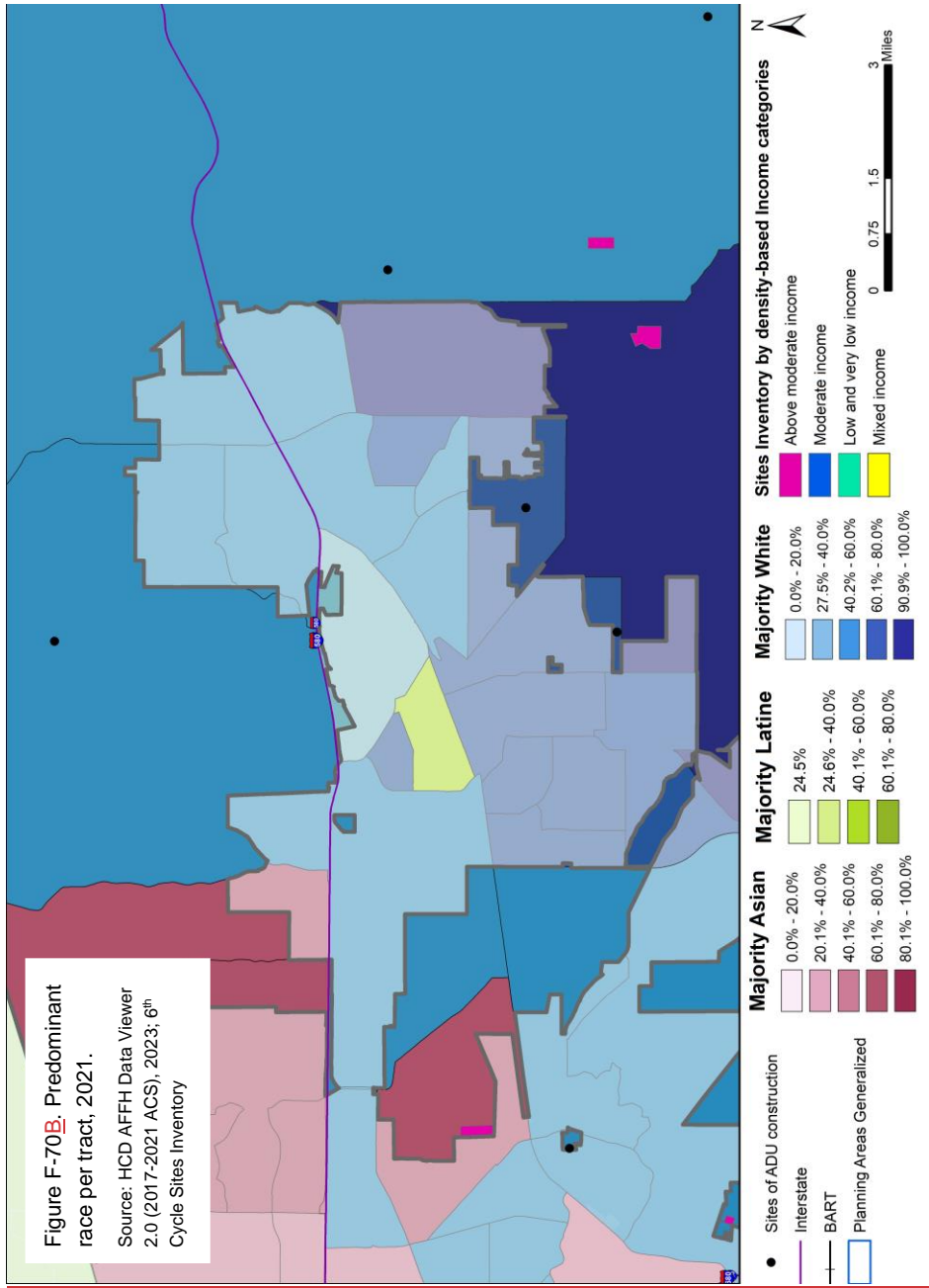
	Sum of Total Units per Category	Overall % of Units per Category	Above Moderate Income Units per Category	% of Above Moderate Income Units per Category	Moderate Income Units per Category	% of Moderate Income Units per Category	Low & Very Low Income Units per Category	% of Low & Very Low Income Units per Category
10-14.9%	1,090	22.7%	542	25.8%	171	20.1%	377	20.3%
15-19.9%	1,656	34.5%	716	34.1%	237	27.8%	703	37.9%
20-24.9%	594	12.4%	347	16.5%	87	10.2%	160	8.6%
25-29.9%	259	5.4%	43	2.0%	89	10.5%	127	6.9%
30-34.9%	935	19.5%	196	9.3%	260	30.6%	479	25.8%
35-39.9%	4,803	100.0%	2,098	100.0%	851	100.0%	1,854	100.0%

Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS, Table B03002), 2023.

While 24.9% of all units (1,090 units) are in tracts where more than half of the population are Latine, a close 25.6% of units (1,656 units) are located in tracts where 45.2% 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 it is important to ensure that people can continue to live in their existing neighborhoods. 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.³²

Looking at Table F-25, 51.30% of units (2,414,448 units) are in census tracts where 5% or less of households are overcrowded, and 89.290.4% of units (4,499,344) are in tracts where 10% or less of households are overcrowded. Only 2.46% (98-125 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. This is especially true without tenant protections in place. The sites inventory does not concentrate in areas with high levels of overcrowded households, minimizing potential effects like displacement from impacting already overcrowded neighborhoods.

When looking at Figures F-71A and F-71B, the most overcrowded tracts (shown in green-light blue and bluepurple) include one tract in Cherryland, Hayward Acres, and one tract in both Ashland and Castro Valley. As discussed in the section 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
0-2%	888	18.5%	581	27.7%	86	10.1%	221	11.8%
2.1-5%	1,560	32.5%	597	28.5%	376	44.2%	587	31.7%
5.1-8-10%	1,896	39.5%	822	39.2%	219	25.7%	855	46.1%
10.1 - 15%	334	7.0%	70	3.3%	134	15.7%	130	7.0%
15-20%	125	2.6%	28	1.3%	36	4.2%	61	3.3%
Unit Totals	4,803	100.0%	2,098	100.0%	851	100.0%	1,854	100.0%

Source: HCD AFFH Data Viewer 2.0 (2017-2021 ACS), 2023.

³² "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.>

Severely overcrowded households, those with more than 1.5 people per room, are 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 8-97.5% of above moderate units (475-157 units), 38-931.3% of moderate units (22566 units), and 2726.4% of low income units (544-489 units). However, the majority of low and very low income and moderate income units are located in census tracts with lower percentages of severe overcrowding in households.

However, 8081% of units (3,765891) are in tracts where less than 5% of households are severely overcrowded. Above moderate units are slightly overrepresented in this category, with 94.492.5% 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)

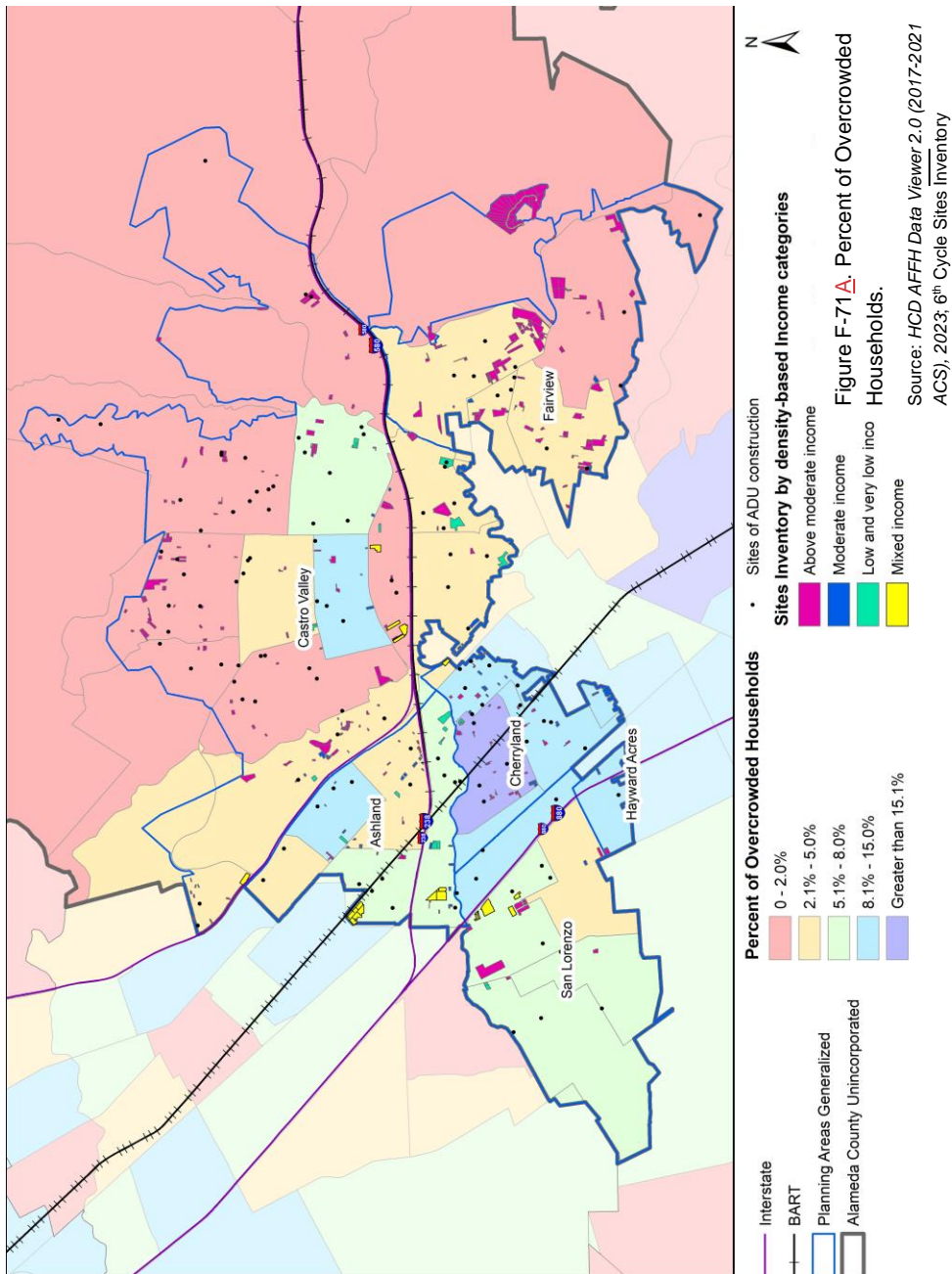
	Sum of Total Units per Category	Overall % of Units per Category	Above Moderate Income Units per Category	% of Above Moderate Income Units per Category	Moderate Income Units per Category	% of Moderate Income Units per Category	Low & Very Low Income Units per Category	% of Low & Very Low Income Units per Category
Less than 5%	<u>3,891</u>	<u>81.0%</u>	<u>1,941</u>	<u>92.5%</u>	<u>585</u>	<u>68.7%</u>	<u>1,365</u>	<u>73.6%</u>
0%	<u>976</u>	<u>20.3%</u>	<u>562</u>	<u>26.8%</u>	<u>161</u>	<u>18.9%</u>	<u>253</u>	<u>13.6%</u>
0.1-2%	<u>2,521</u>	<u>52.5%</u>	<u>1,141</u>	<u>54.4%</u>	<u>307</u>	<u>36.1%</u>	<u>1,073</u>	<u>57.9%</u>
2.1-5%	<u>394</u>	<u>8.2%</u>	<u>238</u>	<u>11.3%</u>	<u>117</u>	<u>13.7%</u>	<u>39</u>	<u>2.1%</u>
5-10%	<u>912</u>	<u>19.0%</u>	<u>157</u>	<u>7.5%</u>	<u>266</u>	<u>31.3%</u>	<u>489</u>	<u>26.4%</u>
5.1-7%	<u>520</u>	<u>10.8%</u>	<u>113</u>	<u>5.4%</u>	<u>78</u>	<u>9.2%</u>	<u>329</u>	<u>17.7%</u>
7.1-10%	<u>392</u>	<u>8.2%</u>	<u>44</u>	<u>2.1%</u>	<u>188</u>	<u>22.1%</u>	<u>160</u>	<u>8.6%</u>
Grand Total	<u>4,803</u>	<u>100.0%</u>	<u>2,098</u>	<u>100.0%</u>	<u>851</u>	<u>100.0%</u>	<u>1,854</u>	<u>100.0%</u>

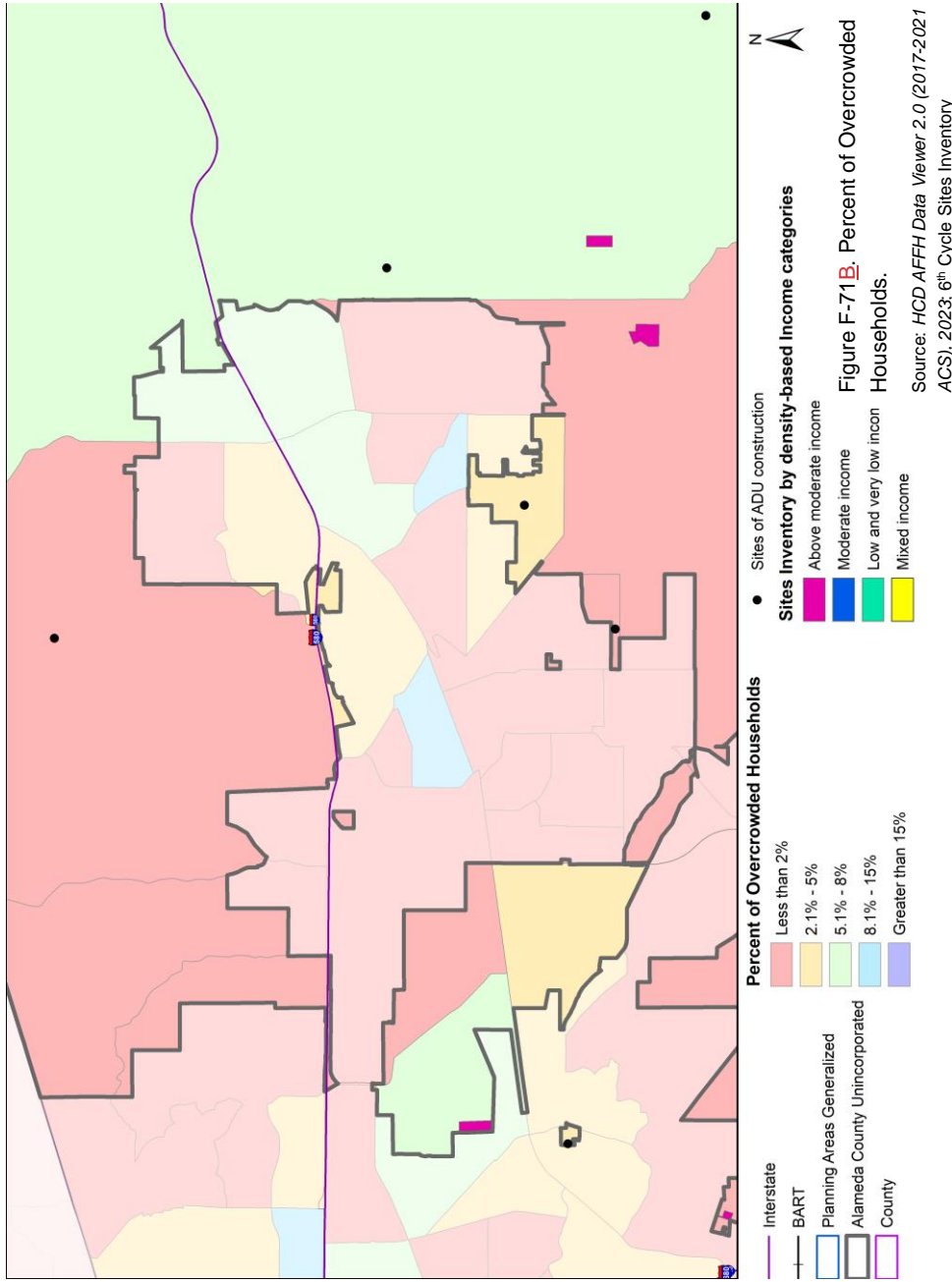
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Overpayment by Renters and Homeowners with Mortgages

Households that spend more than 30% of their income on rent, mortgage, and other housing needs are considered “housing cost burdened”³³. 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

Figures F-72A and F-72B 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 60.1% to 75%.” 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, and south of Livermore and Pleasanton. Five-Six census tracts, distributed between southern San Lorenzo northern Cherryland, and central Castro Valley, the northeastern Castro Valley Canyonlands, and Fairview, and easternmost East County 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%	36	0.7%	32	1.5%	2	0.2%	2	0.1%
20% to 40%	786	16.4%	385	18.4%	137	16.1%	264	14.2%
40.1% to 50%	1,947	40.5%	608	29.0%	361	42.4%	978	52.8%

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³³ “Overpayment and Over Crowding”. Housing Needs Data Report: Unincorporated Alameda, ABAG 2021, p. 39, <https://mtcdrive.app.box.com/s/nei8x775oi5m47mqhu8ctpyvqrioa2v3/file/794875935734>

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
50.1% to 60%	1,054	21.9%	492	23.5%	184	21.6%	378	20.4%
60.1% to 75%	980	20.4%	581	27.7%	167	19.6%	232	12.5%
Grand Total	4,803	100.0%	2,098	100.0%	851	100.0%	1,854	100.0%

Source: HCD AFFH Data Viewer 1.0 (2015-2019 ACS), 2022

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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 Figures F-72A and F-72B.

Over half of proposed above moderate-income units (536.5% or 1,044 units) are located in census tracts where 40.1%-60% of renters are rent-burdened, with 674.608 (29.30%) of those units located in census tracts that are 40.1%-50% rent-burdened. The proposed above moderate-income units are distributed fairly evenly between census tracts with 20%-40% rent burden (452.385 units or 23.418.4%) and census tracts with greater than 60% rent burden (434.581 units or 22.027.7%). A small number of above moderate-income units (32 units or 1.65%) is are located in the two census tracts with less than 20% rent burden.

The vast majority of proposed moderate-income units (66.64% or 544.545 units) is located in census tracts where 40.1%-60% of renters are rent-burdened, with 320.361 (41.142.4%) 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 (484.137 units or 23.316.1%) and census tracts with greater than 60% rent burden (83.167 units or 40.719.6%). No-Only 2 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 (6673.1% or 1309.1.356 units) is in census tracts where 40.1%-60% of renters are rent-burdened, with 945.978 units (or 46.452.8%) located in census tracts that are 40%-50% rent-burdened. A small number of proposed low or very low-income units (44.2 or 0.61%) is located in the two census tracts that are less than 20% rent burdened, and the remainder is are distributed between census tracts with 20%-40% rent burden (386.264 units or 49.614.2%) and census tracts with greater than 60% rent burden (277.232 units or 12.544%).

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

Figures F-73A and F-73B displays the percent of mortgage-burdened homeowner households in a census tract (“Overpayment of Homeowners”) in the following categories: 0%-20%, 20.1%-30%, 30.1%-37%, 38.37.1%-40%, 40.1%-60%, and 61%-100%. A majority of census tracts in Ashland, Castro Valley, Cherryland, Hayward Acres, Fairview, and San Lorenzo, and East County 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 was also designated a R/ECAP area in 2013. 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%	1,115	23.2%	638	30.4%	206	24.2%	271	14.6%
30.1% to 37%	1,153	24.0%	478	22.8%	81	9.5%	594	32.0%
37.1% to 40%	1,489	31.0%	783	37.3%	257	30.2%	449	24.2%
40.1% to 60%	1,019	21.2%	185	8.8%	298	35.0%	536	28.9%
Greater than 60%	27	0.6%	14	0.7%	9	1.1%	4	0.2%
Grand Total	4,803	100.0%	2,098	100.0%	851	100.0%	1,854	100.0%

Source: HCD AFFH Data Viewer 1.0 (2015 2019 ACS), 2022.

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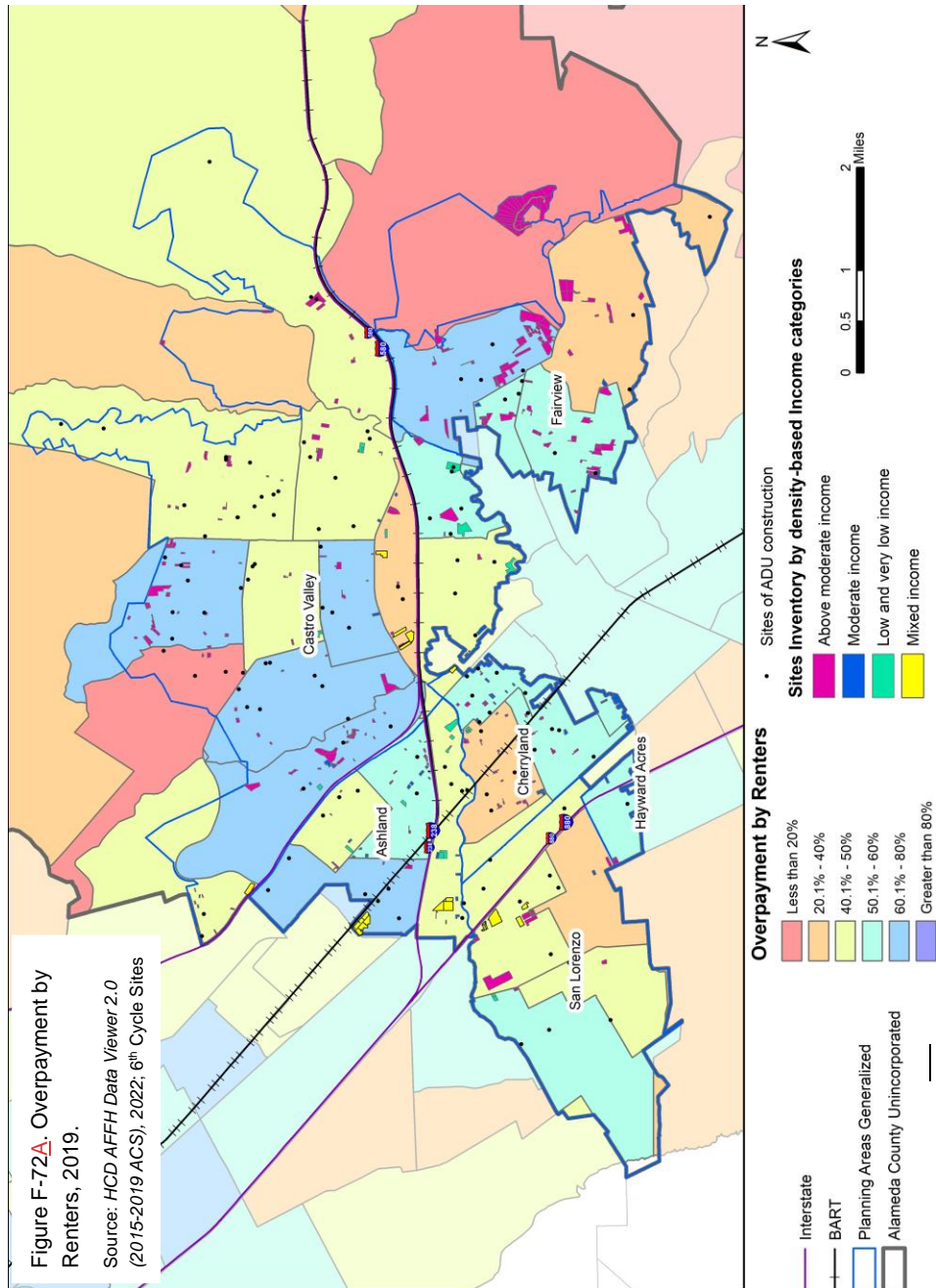
Table F-28 shows the proposed distribution of above moderate, moderate, and low and very low-income housing units in unincorporated Alameda County by percent of mortgage-burdened households in a census tract. Because most census tracts in the project area fall in the 20.1%-40% mortgage-burdened category, a significant majority of all proposed units (7578.2% or 3,534,757) is located in census tracts that are 20.1% to 40% mortgage burdened.

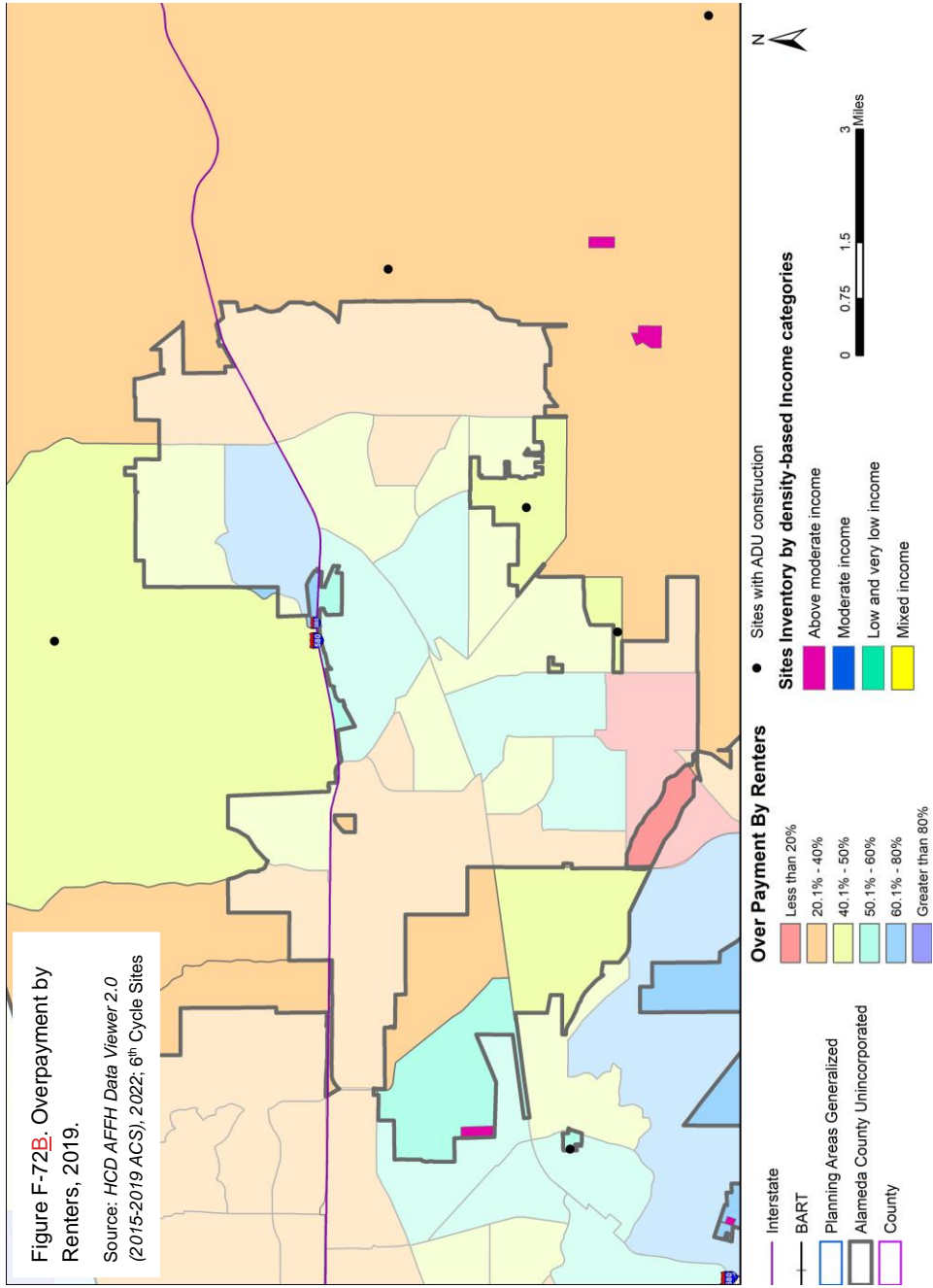
A total of ~~5560.1~~ 5560.1 % of proposed above moderate-income units (~~or 1,261~~ or 1,261) are located in census tracts that are 30.1%-40% mortgage burdened, and ~~33.530.4~~ 33.530.4 % (~~655-638~~ 655-638 units) of the above moderate-income units are located in census tracts that are 20.1-30% mortgage burdened. The remaining above moderate-income units are distributed unevenly between census tracts that are 40.1%-60% mortgage burdened (~~9.38.8~~ 9.38.8 or ~~484-185~~ 484-185 units) and those with greater than 60% mortgage burden (~~4.50.7~~ 4.50.7 or ~~1430~~ 1430 units).

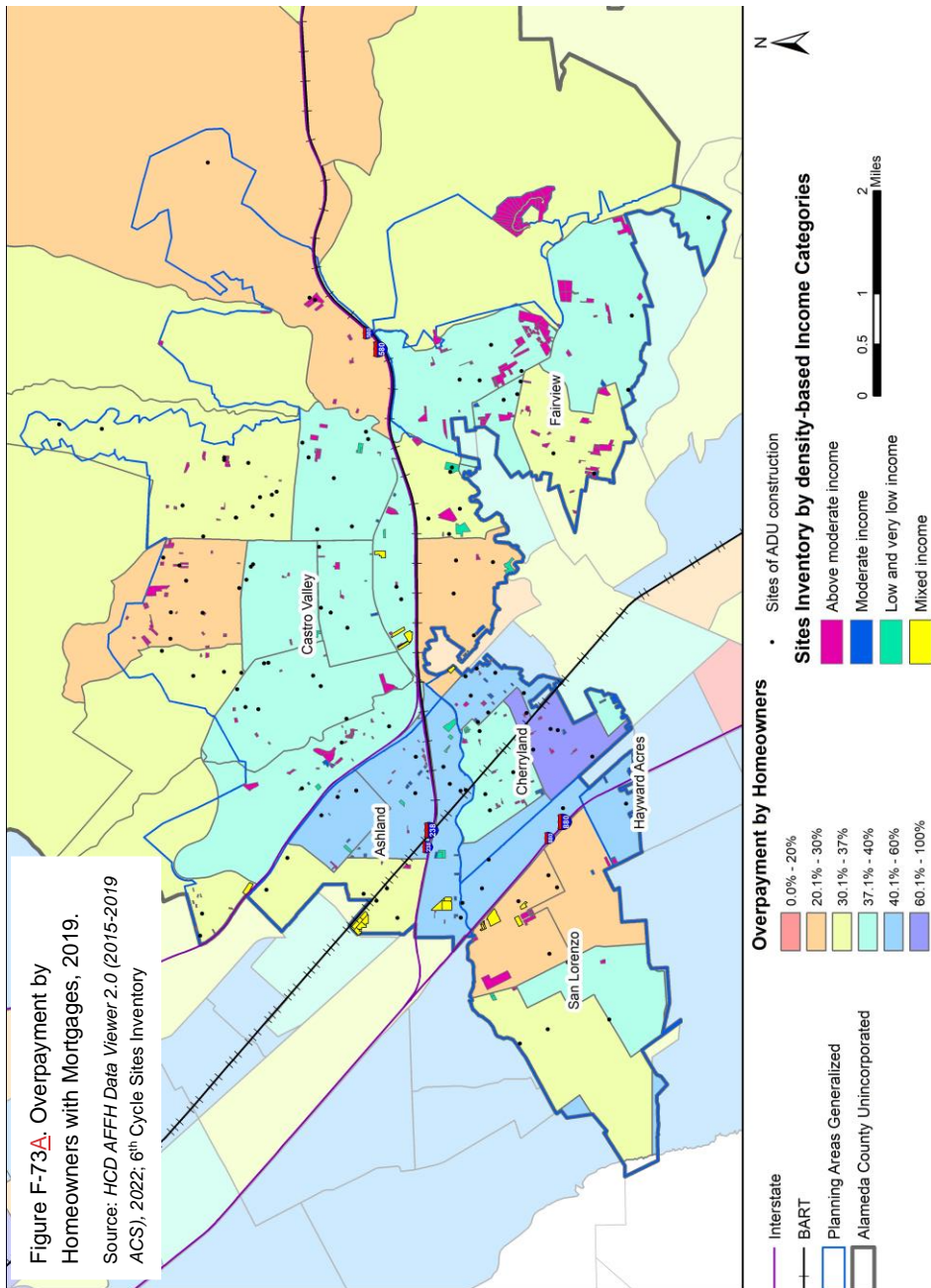
Proposed moderate-income units are distributed fairly evenly between census tracts that are 20.1%-30% mortgage burdened (~~24.323~~ 24.323 % or ~~479-206~~ 479-206 units), ~~3037.1~~ 3037.1 %-40% mortgage burdened (~~3730.2~~ 3730.2 % or ~~285-257~~ 285-257 units), and 40%-60% mortgage burdened (~~3735~~ 3735 % or ~~289-298~~ 289-298 units), with a small number of units (3.2% or 25 units) located in the or greater than 60% mortgage-burdened category.

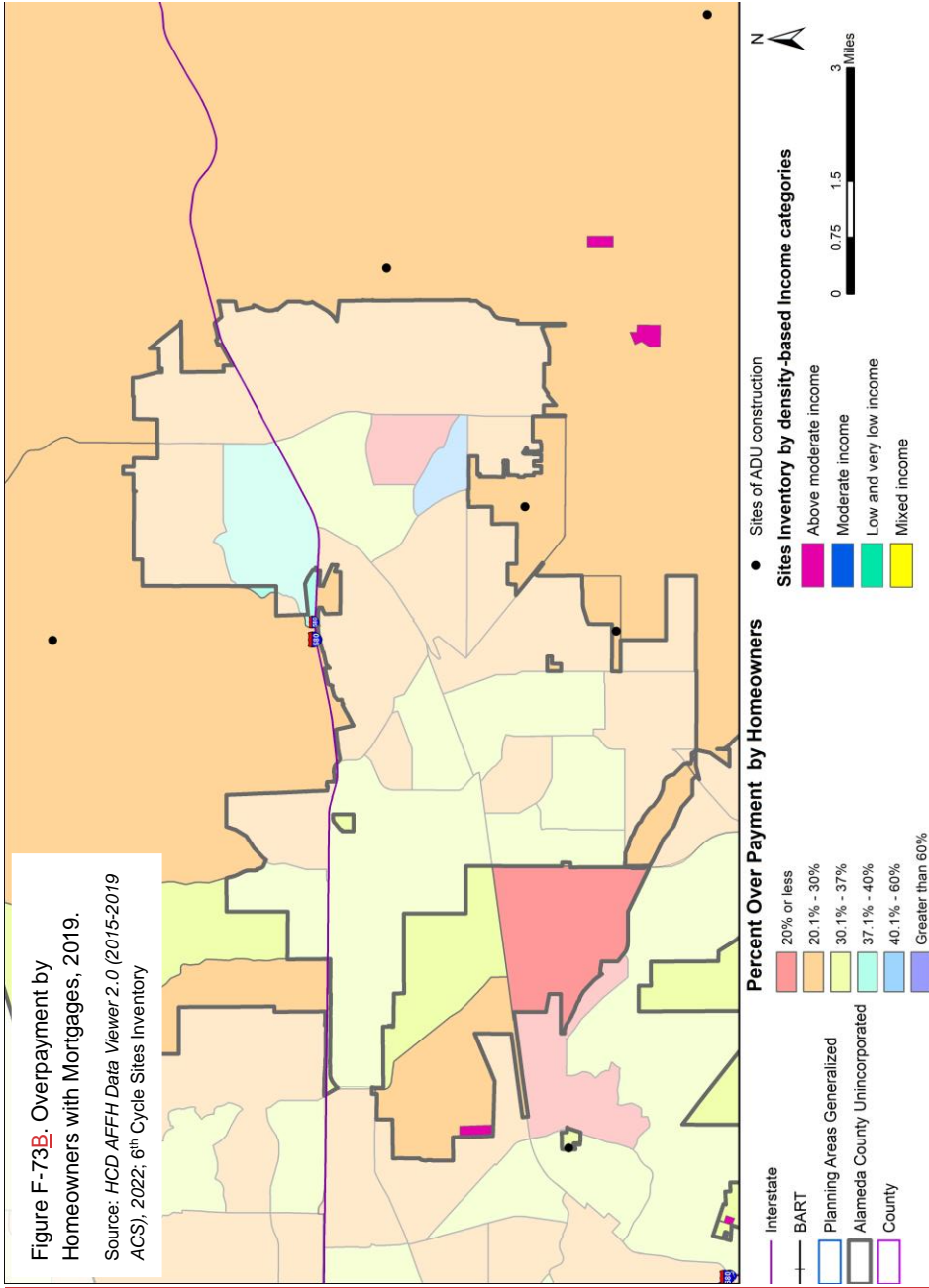
The majority (~~6356.3~~ 6356.3 %) of low and very-low income units is located in census tracts where residents are 30%-40% mortgage burdened. The remaining units are unevenly distributed between census tracts with 20%-30% mortgage burden (~~3.7% or 72 units~~ 3.7% or 72 units ~~14.6% or 271~~ 14.6% or 271) and those with 40%-60% mortgage burden (~~33% or 650 units~~ 33% or 650 units ~~28.9% or 536 units~~ 28.9% or 536 units).

~~4036.1~~ 4036.1 % of moderate-income sites and ~~3329.1~~ 3329.1 % of low and very low-income sites are located in census tracts that are more than 40.1% mortgage burdened, while only ~~449.5~~ 449.5 % 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 3.714.6~~ only 3.714.6 % 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."³⁴

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
54-8%	639	13.3%	377	18.0%	67	7.9%	195	10.5%
8.1-10%	1,219	25.4%	412	19.6%	259	30.4%	548	29.6%
10.1-11%	1,856	38.6%	912	43.5%	278	32.7%	666	35.9%
11.1-15%	1,089	22.7%	397	18.9%	247	29.0%	445	24.0%
Grand Total	4,803	100.0%	2,098	100.0%	851	100.0%	1,854	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 the unincorporated areas, ranging from about 54% of the population to 15% of the population. Overall, 70-77.3% of units (3,714) are located in tracts where between 84% and 11% of people have a disability. These tracts are colored yellow and cyan in Figures F-74A and F-74B.

The largest percentage of each income categories' units are in census tracts where 10.1-11% of people have disabilities: 1,044, or 53.4912, or 43.5%, of above moderate units; 382,278, or 49.432.7%, of moderate units; and 744,666, or 37.735.9%, 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 8.1% to 10% of residents have disabilities.

In general, newer housing development 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.

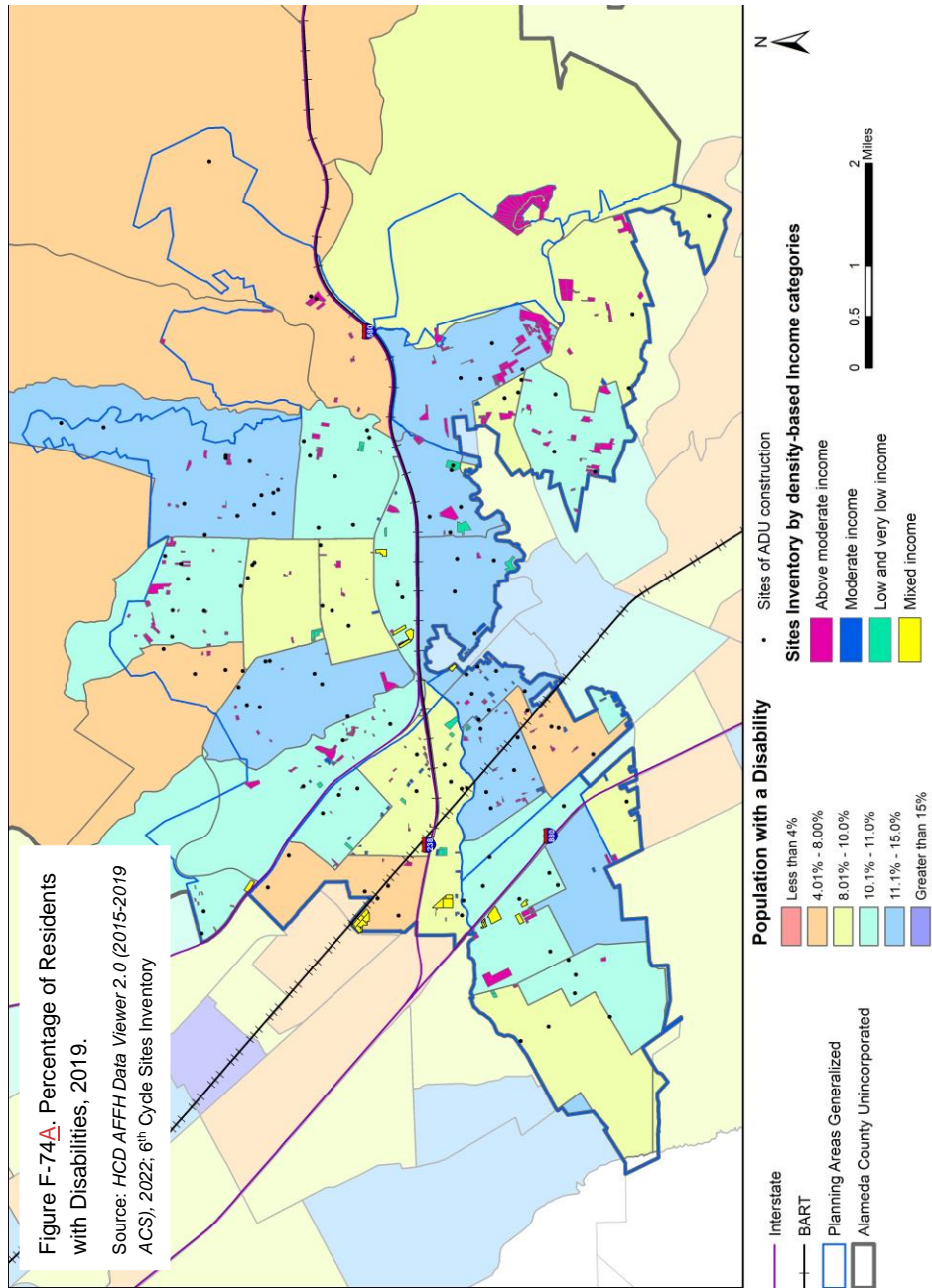
³⁴ "Disability Definition". ADA National Network, 2023, <https://adata.org/faq/what-definition-disability-under-ada>

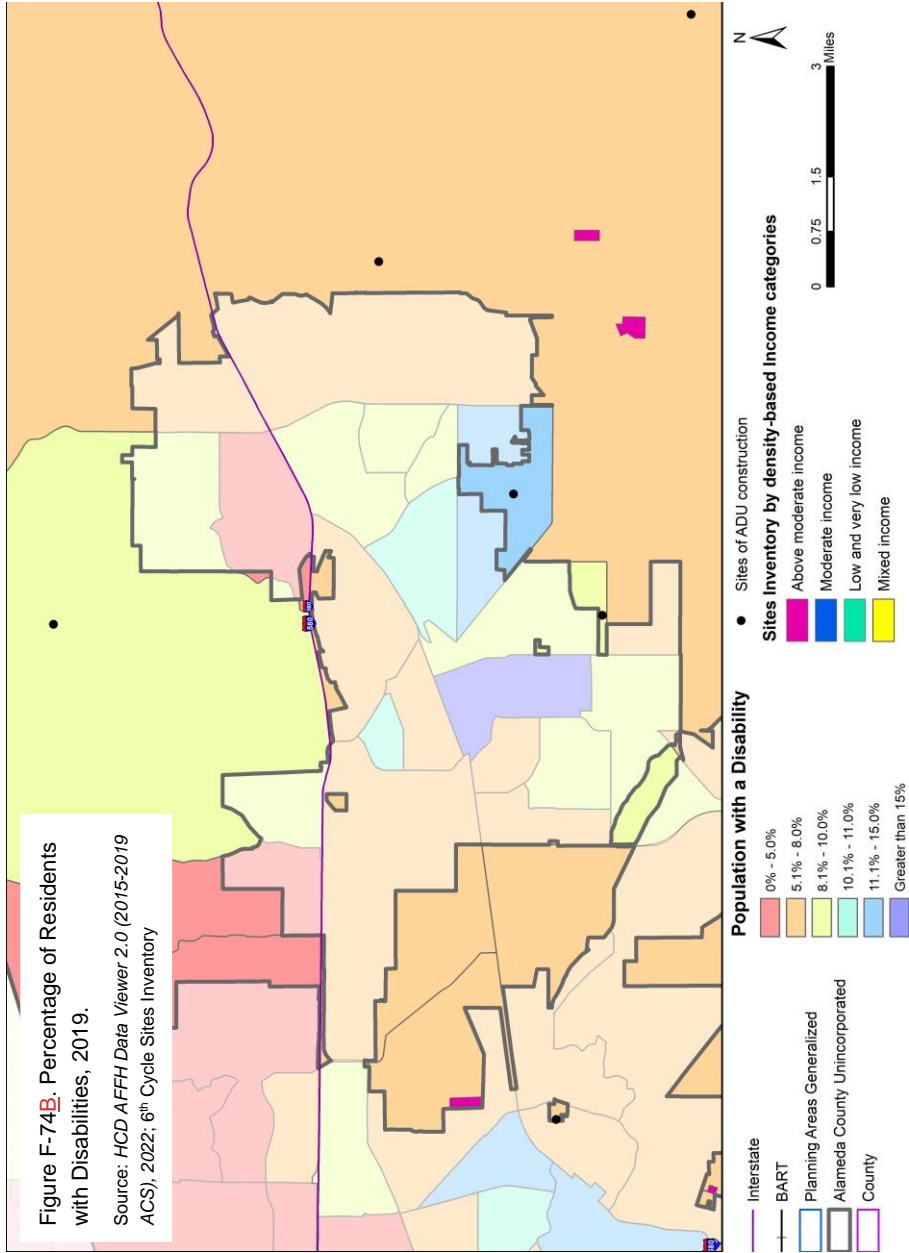
Nationally, people with disabilities are twice as likely to be living under the poverty line than people without disabilities.³⁵ Accessible, affordable housing is imperative. Adding new affordable housing to the neighborhoods where people with disabilities already live could provide them with greater 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^s, Figures F-74A and F-74B, shows this as well.

³⁵ <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 (2,344,315, or 49.48.2% of units) are located in Low Resource areas. As described in section F.8.2 and shown in Figures F-75 and F-75B, Ashland, Cherryland, San Lorenzo, Hayward Acres, and part of Fairview are Low Resources areas. Another 43.638.6% (2,006,185) of units are assigned to Moderate Resource areas, which includes Fairview and southern Castro Valley. Less than one-tenth of 15% of all units are located in High or Highest Resource areas; these are exclusively Above Moderate units; these are primarily above moderate income units (446 units) but also includes 155 low and very low income units as well.

80.823, or 41.239.2%, of above moderate income units are located within Low Resource areas. A similar number of above moderate income units, 829 units or 39.5% of above moderate income units, are located in Moderate Resource areas; moderate income units are also concentrated in Low Resource areas, with 75.3% or 586 units located there. Most 56.6% of moderate income units (48.2%) are located in Low Resource areas. About half of low and very low income units (1,059,010, or 53.254.5%), however, are also in Moderate Resource areas, 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	315	6.6%	308	14.7%	2	0.2%	5	0.3%
High Resource	317	6.6%	138	6.6%	29	3.4%	150	8.1%
Moderate Resource	1,856	38.6%	829	39.5%	338	39.7%	689	37.2%
Low Resource	2,315	48.2%	823	39.2%	482	56.6%	1,010	54.5%
Total units	4,803	100.0%	2,098	100.0%	851	100.0%	1,854	100.0%

Source: HCD and TCAC, 2023; 6th Cycle Sites Inventory.

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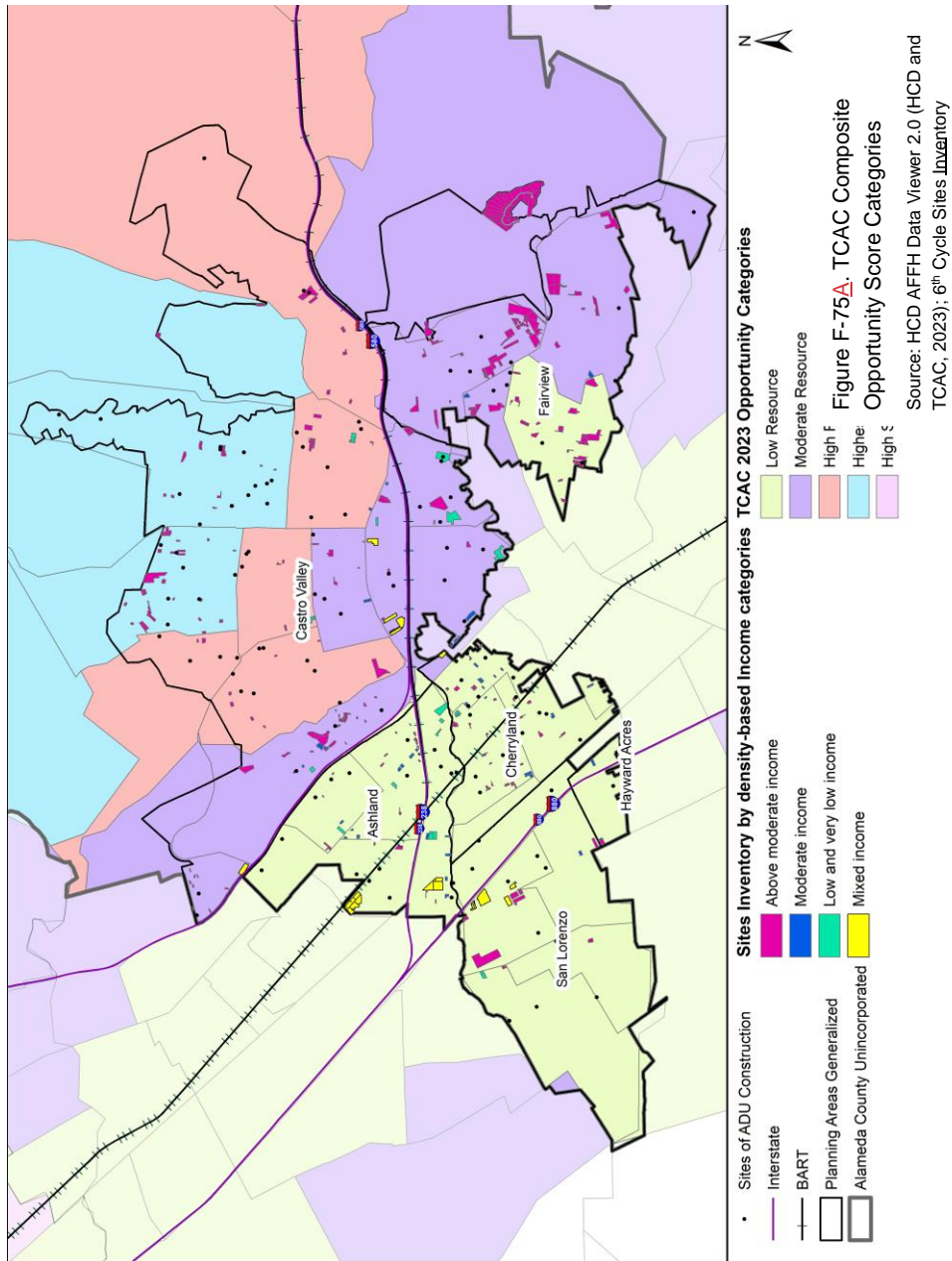
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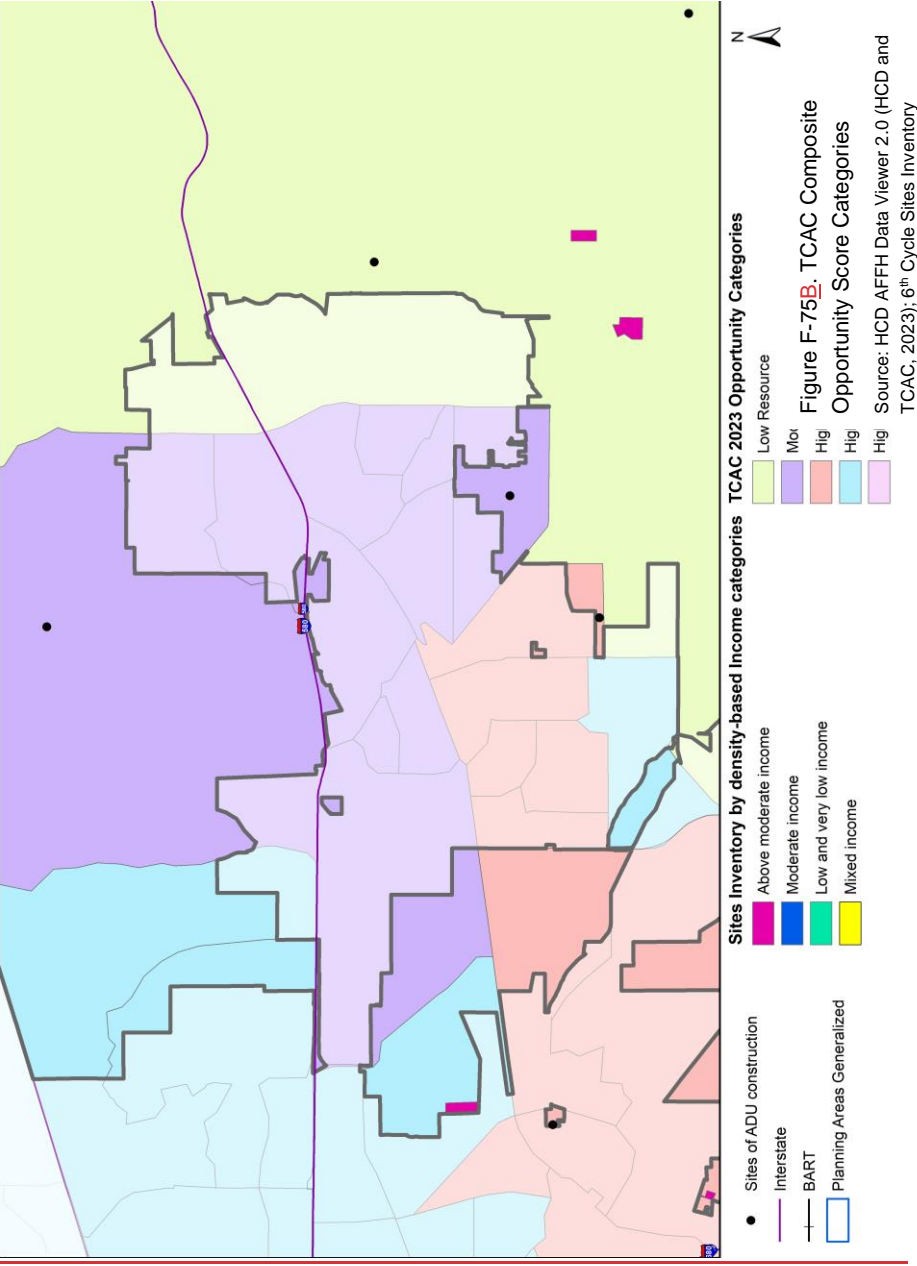
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Overall, the placement of only primarily Above Moderate units in High and Highest resource areas further class segregates. While there is a mixture of units in projected in Low and Moderate Resource areas, the large percentage of low/moderate income units located in these areas may will further segregate unincorporated communities and does not necessarily help

these households access more resources. At the same time, bringing higher income households (~~806-823~~ 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~~ in section F.7 as well as in the forthcoming Environmental Justice Element, [anticipated for adoption in June 2024.](#)





CalEnviroScreen 4.0

As discussed in [the](#) previous CalEnviroScreen 4.0 section (with Figures F-36 and F-37), the composite score combines a variety of different data sources to enumerate the overall pollution burden of a given census tract. [The Environmental Justice Element discusses significant](#)

The largest number of units [are located in](#) census tracts with CalEnviroScreen Scores [percentiles](#) between [65.01%](#) and [67.5%](#) (1,343,297 units, or [27.628%](#)), with the second largest number of units located in tracts with CalEnviroScreen Scores between [55.01%](#) and [65.45%](#) (1,226,110 units, or [26.23.1%](#)) (Table F-31).

Above moderate [income](#) units are relatively [evenly](#) spread out among the categories of [score percentiles](#). Moderate [income](#) units [and low and very low income units are concentrated in](#) [tracts with scores above 35%. are slightly concentrated in the 65-75% score category, with](#) [40.7% of units \(317\) located in those tracts.](#) In Figures F-76A and F-76B, these areas include [parts of Ashland and most of the Eden Area and](#) southern Castro Valley. The largest percentage of low and very low units (36.42%, or [747,672](#)) are located in [the 35-45% tracts with percentiles](#) [between 55.01 and 65% category; this includes areas like western Castro Valley and parts of](#) [Ashland, areas like parts of southern Castro Valley, western Fairview, and parts of San Lorenzo.](#)

Notably there are primarily only above moderate income units ([435-706](#) of [440-825](#) units) located in the lowest CalEnviroScreen score strata ([25% and 25-35% scores below the 35th percentile](#)). These areas, the darkest green [on the map in](#) Figures F-76A and F-76B, include northern Castro Valley, [and](#) parts of Fairview, [and much of East Alameda County](#). These same tracts, as shown in Figures F-76A and F-76B, 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 (Figures F-67a and F-67b) and higher resource areas (Figures F-75a and F-75b). 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 [Environmental Justice](#) Element Policies will be prioritized in this geography.³⁶

³⁶ [At the time of writing this, the EJ Element has completed its public review but has not yet been adopted. The Environmental Justice Element is will go to the Board of Supervisors for adoption in June 2024.](#)

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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
less than 5	144	3.0%	130	6.2%	12	1.4%	2	0.1%
5.01% - 15%	196	4.1%	175	8.3%	8	0.9%	13	0.7%
15.01% - 25%	143	3.0%	68	3.2%	7	0.8%	68	3.7%
25.01% - 35%	342	7.1%	333	15.9%	3	0.4%	6	0.3%
35.01% - 45%	1,110	23.1%	393	18.7%	206	24.2%	511	27.6%
45.01% - 55%	660	13.7%	352	16.8%	87	10.2%	221	11.9%
55.01% - 65%	1,343	28.0%	391	18.6%	280	32.9%	672	36.2%
65.01% - 75%	865	18.0%	256	12.2%	248	29.1%	361	19.5%
Grand Total	4,803	100.0%	2,098	100.0%	851	100.0%	1,854	100.0%

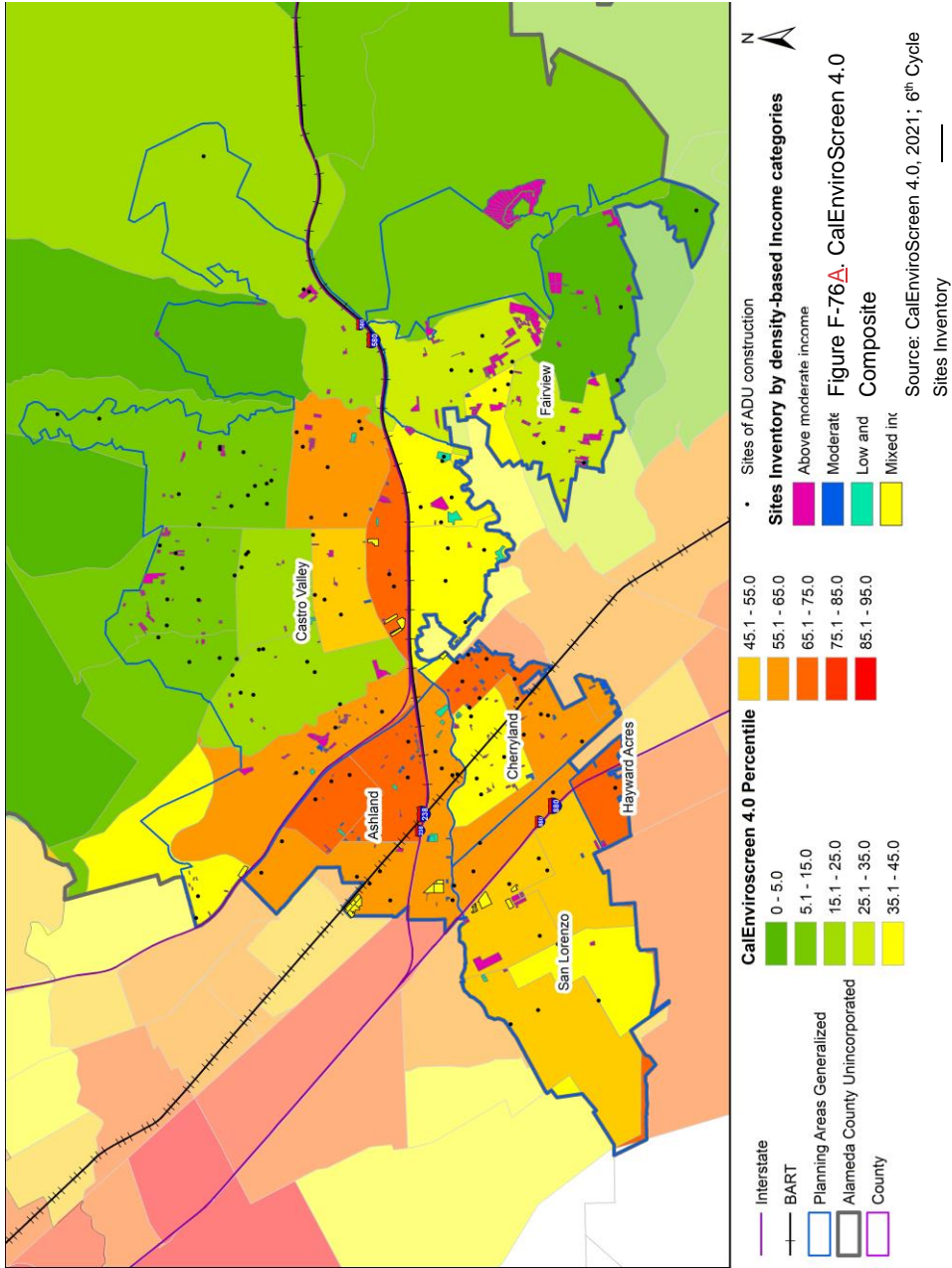
Source: CalEnviroScreen 4.0, 2021; 6th Cycle Sites Inventory

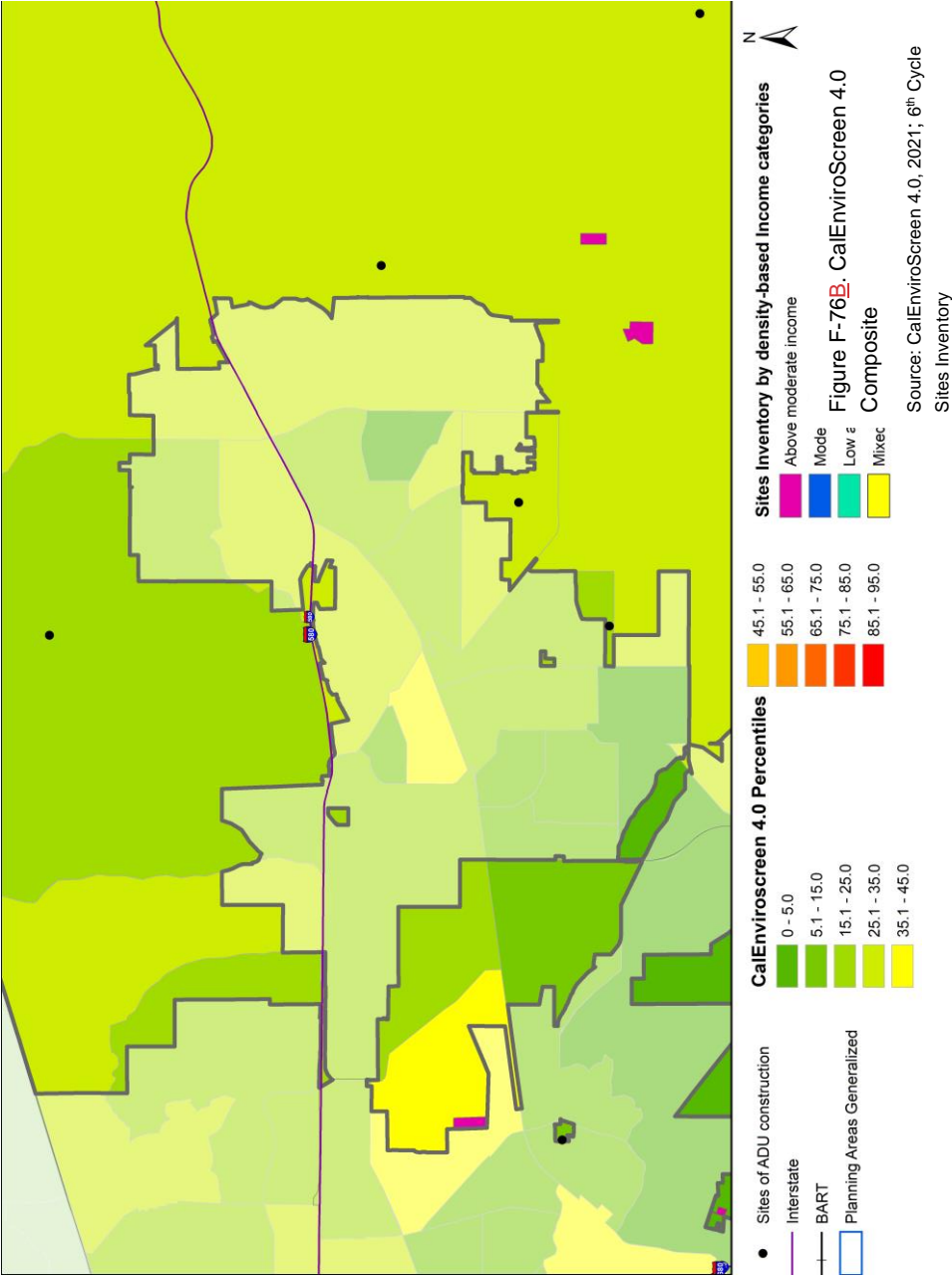
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Section F.6 A History of Housing in Unincorporated Alameda County

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.³⁷ 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 people 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.³⁸ 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% due to violence, displacement, and widespread disease brought by colonizers.³⁹

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, Barbara Soto. These ranchos covered the majority of modern Unincorporated Alameda and were used for ranching cattle.

³⁷ 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/>

³⁸ State of California Native American Heritage Commission, <http://nahc.ca.gov/resources/california-indian-history/>

³⁹ Roots and Race, UC Berkeley Belonging Institute, Haas Institute, 2019 https://belonging.berkeley.edu/sites/default/files/haasinstitute_rootsraceplace_oct2019_publish.pdf

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~~who had 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.⁴⁰ 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 limited 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.⁴¹

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 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."⁴²

⁴⁰ Meek Mansion (All Roads Lead to Hayward), 2013. <https://www.youtube.com/watch?v=uSFnpUfcUMs>.

⁴¹ 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>

⁴² 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.



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.⁴³ 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.

⁴³ Hayward Area Historical Society 2021. <https://www.haywardareahistory.org/agricultural-history>.

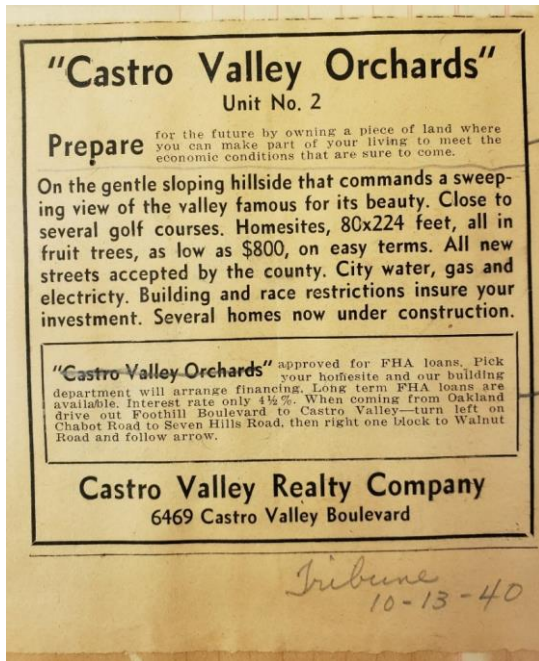


Figure F-78. Ad for "Castro Valley Orchards" housing placed in the Oakland Tribune in 1940. Similar ads were placed throughout 1939 and 1940. It reads that "Building and race restrictions guarantee your investment and assures correct environment." Oakland Tribune. Newspaper clipping accessed at the Hayward 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 1886.⁴⁴

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, neighboring Berkeley's 1916 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.⁴⁵

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'

⁴⁴ Roots and Race, UC Berkeley Belonging Institute, Haas Institute, 2019
https://belonging.berkeley.edu/sites/default/files/haasinstitute_rootsraceplace_oct2019_publish.pdf

⁴⁵ 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.⁴⁶

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 and Japanese American population in Alameda County had grown to 3,266.⁴⁷ 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.⁴⁸

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.⁴⁹

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 1942.⁵⁰

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 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 properties or find someone to operate their businesses and

⁴⁶ Ibid.

⁴⁷ 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

⁴⁸ Yo Kasei, *Eden Japanese Community History*, Hayward Area Historical Society

⁴⁹ Ibid.

⁵⁰ Eden Japanese Community Center website, <http://www.edenathleticclub.org/edenjcc.html>

report for removal to the interior of the country to live in internment camps. Many of the area nurseries fell into disrepair during the internment of the Japanese American community.⁵¹ 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.⁵²

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.⁵³ 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.⁵⁴ 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.⁵⁵ Exclusionary zoning created areas of concentrated poverty and concentrated wealth, and the opportunities or lack thereof available in neighborhoods reinforced cycles of poverty and the building of wealth, respectively.⁵⁶

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

⁵¹ *Hayward Area Historical Society*, <https://www.haywardareahistory.org/wwii-homefront-japanese-americans>

⁵² *Hayward Area Historical Society website*, <https://www.haywardareahistory.org/mount-eden>

⁵³ *Eden Japanese Community Center website*, <http://www.edenathleticclub.org/edenjcc.html>.

⁵⁴ *Hayward Area Historical Society website*, <https://www.haywardareahistory.org/mount-eden>.

⁵⁵ *Roots and Race*, UC Berkeley Belonging Institute, Haas Institute, 2019

https://belonging.berkeley.edu/sites/default/files/haasinstitute_rootsraceplace_oct2019_publish.pdf

⁵⁶ The Century Foundation. <https://tcf.org/content/facts/understanding-exclusionary-zoning-impact-concentratedpoverty/?agreed=1&agreed=1>

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.⁵⁷

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.⁵⁸

Parts of the unincorporated area were designed to build wealth through homeownership, but explicitly excluded communities of color from these opportunities. San Lorenzo Village was one of the United States' first planned communities built toward the end of World War II, subsidized by the U.S. Navy to house white war-industry workers in single family homes.

Planning for San Lorenzo included: schools, churches, parks, and retail centers, serving as the blueprint for similar developments indicative of the time period and across the country. Policies of redlining and racial covenants excluded non-white workers from homeownership, codifying segregation and reducing opportunities for intergenerational wealth transfer for non-white families who were forced to rent, or to purchase homes in areas with lower appreciation on their investment.

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

⁵⁷ HOLC "Redlining Maps," The persistent Structure of Segregation and Economic Inequality, NCRC, Bruce Mitchell, PhD. Accessed February 20 2023. <https://ncrc.org/holc/>.

⁵⁸ Andrew Hope, "Evaluating the Significance of San Lorenzo Village, a Mid-20th Century Suburban Community," *CRM Journal*, Summer 2005.

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 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.⁵⁹ 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 1948,⁶⁰ Hayward-area law firm M. C. Friel and Associates would develop workarounds to this rule for homeowners who wanted to maintain segregation.⁶¹ Even

⁵⁹ 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>.

⁶⁰ 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))

⁶¹ 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.

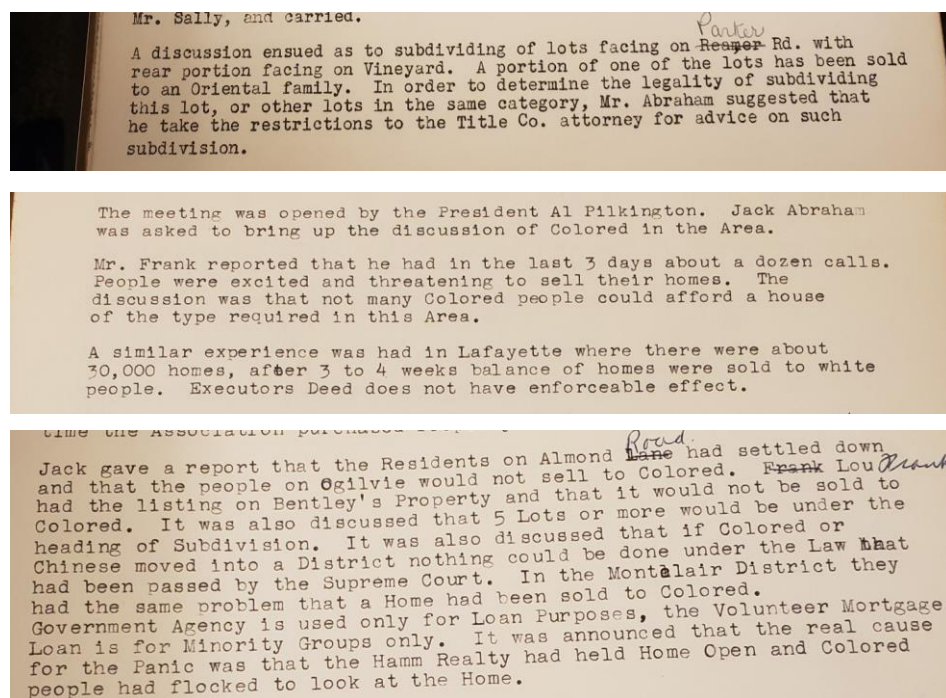


Figure F-79. These excerpts show several paragraphs of Castro Valley Orchards' HOA minutes from 1956 and 1957. The text describes concern over an Asian family purchasing land, neighborhood panic over the idea of a Black family buying a home, and the realization that the HOA could not legally stop people of color from buying homes, but that 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. For example, 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.⁶²

⁶² 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-tademy-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.⁶³

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 nursery lands 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 the unincorporated areas. Though controversial, older housing units are a part of what's known as NOAH, or naturally occurring affordable housing, due to its age; this zoning designation precluded the possibility of developers building denser housing, resulting in less NOAH now.

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. In this context, 'high' density here, means dwellings of at least 2,000 square feet per unit. In current Eden Area General Plan, high density housing goes to 86 units per acre.

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 Commission,' organizers assembled four hundred homeowners to protest at a County Board of Supervisors meeting. A parade of Castro Valley residents went to the

⁶³ Self, Robert O. *American Babylon: Race and the Struggle for Postwar Oakland*. Princeton University Press, 2003. <http://hdl.handle.net/2027/heb08985.0001.001>.

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 San Francisco 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 agricultural use, a pig farm. Russell City was also a cultural center with people in need of services and public facilities.⁶⁴ 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 neighboring City of Hayward.⁶⁵ Hayward elected officials and County Supervisors both pointed to the other as responsible for extending water and sewer lines to Russell City.

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

⁶⁴ 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>.

⁶⁵ 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.

– to install a basic sanitation services in the rapidly densifying part of the Bay Area.⁶⁶ 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.⁶⁷

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.⁶⁸ 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.⁶⁹ 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 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

⁶⁶ "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.

⁶⁷ 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>

⁶⁸ Ibid.

⁶⁹ 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>

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 depicted in Figure F-80: 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.

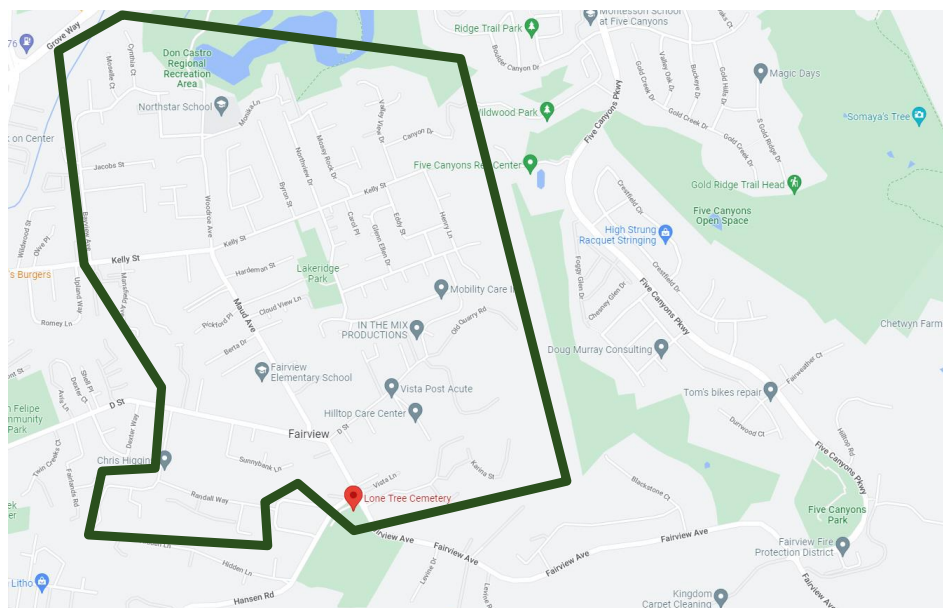


Figure F-80. Approximate visualization of the area surveyed by Hayward's Human Resources Commission in 1967.

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 20th 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 from within the community. 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 – does not 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 of Hayward, 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.⁷⁰ 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.

Rental Protections and COVID-19

At the start of the COVID-19 pandemic in March 2020, Alameda County implemented an eviction moratorium. As the pandemic wore on, the moratorium became increasingly contentious, and many landlords in the county pushed for its removal. This was compounded by discussion of rental protections. In February 2023, the lifting of the county's COVID-19 emergency set in motion the end of the eviction moratorium on April 29, 2023.

In 2020, the Community Development Agency's (CDA) Housing and Community Development Department (HCD) began its work to explore possible tenant protection ordinances in the Unincorporated County when it received the Partnership for the Bay's Future Challenge Grant. Over the course of 2 years, HCD staff worked extensively with advocates, landlords, members of the public, the Board of Supervisors and their subcommittees, and other county staff to develop ordinances on the following topics:⁷¹

- Just Cause Eviction. Under this ordinance, landlords would only be able to evict tenants for the following reasons: not paying rent, material lease violations, substantial damage to or rehabilitation of the unit, certain criminal activity, refusal to allow the landlord access to the unit, owner occupancy of the unit, or removal of the housing unit from the rental market under California's "Ellis Act." It would also protect families with school-age children and Alameda County school employees from no-fault evictions during the school

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⁷⁰ City of Hayward Website - <https://www.hayward-ca.gov/238/background> and various county documents.

⁷¹ Alameda County Department of Housing and Community Development. "Tenant Protections in the Unincorporated County." Presented at the Board of Supervisors Unincorporated Services Committee, February 22, 2023. https://www.acgov.org/board/bos_calendar/documents/DocsAgendaReg_2_22_23/GENERAL%20ADMINISTRATION/Regular%20Calendar/Item_2_tenant_protections_USC_2_22_23.pdf.

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year. This ordinance would further cover units not covered by state law [AB 1482 \(2019\)](#), protecting renters in single-family homes, renters in units built within the last 15 years, and renters who have lived in their unit for less than a year. Renters in buildings of 4 units or less where the owner is also a resident would not be protected.

- [Rental Registry](#). This would create a registry of all rental housing units in the County's unincorporated areas. Owners would need to register every rental housing unit and mobile home park space and pay a registration fee, and registrations and fees would need to be updated and paid annually.
- [Fair Chance Housing](#). This would make it illegal for the owners of housing to request or require information about applicants' criminal history or imply in advertising a rental property that applicants with criminal records will not be considered. Buildings of 4 or less units where the owner is also a resident would be exempt, and federal laws barring people convicted of certain drug and sex offenses from publicly funded housing would still apply. This would go into effect after the expiration of the County's eviction moratorium expired in April 2023.

The Just Cause Eviction, Rental Registry, and Fair Chance Housing ordinances were proposed as the first phase of several phases of housing-related ordinances.⁷² Future phases included the following topics: Rent Stabilization, an evaluation of a Rent Board & Rent Review program, modification of the Rent Mediation Ordinance, an Anti-Harassment Ordinance, and a Proactive Rental Inspection run through Code Enforcement.⁷³

At the first reading of the first ordinance package on December 20, 2022, four fifths of the Board of Supervisors voted to pass the ordinances. However, at the second reading in January 2023, a new Board with different priorities was seated. The Fair Chance Housing Ordinance was sent back to committee, and the other two were tabled until further notice.

In March 2023, the Board approved a pilot version of the Rental Inspection program that was complaint-based rather than proactive. The pilot will continue through December 31, 2024. Based on the first yearly report, Code Enforcement staff are working to better promote the program to more renters in unincorporated Alameda County.

⁷² Rivera, Sandra. "FIRST READING OF THREE (3) ORDINANCES TO PROVIDE TENANT PROTECTIONS IN THE UNINCORPORATED COUNTY." Staff Report for the Alameda County Board of Supervisors, 2022.
https://www.acgov.org/board/bos_calendar/documents/DocsAgendaReg_12_06_22/GENERAL%20ADMINISTRATION/Set%20Matter%20Calendar/CDA_341608.pdf.

⁷³ Alameda County Department of Housing and Community Development. "Tenant Protections in the Unincorporated County." Presented at the Board of Supervisors Unincorporated Services Committee, February 22, 2023.
https://www.acgov.org/board/bos_calendar/documents/DocsAgendaReg_2_22_23/GENERAL%20ADMINISTRATION/Regular%20Calendar/Item_2_tenant_protections_USC_2_22_23.pdf.

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Beginning in 2023, Supervisor Nate Miley began hosting a series of public housing summits as well as private meetings with advocates and landlords to further discuss rental protections.⁷⁴ In 2024, a different just cause ordinance was introduced by Supervisor Miley. This ordinance would increase the relocation payment for no-fault tenancy terminations from one month's rent (currently required by AB 1482) to up to five months of rent or HUD's fair market rent, whichever is greater. The ordinance also attempted to fix the price of recently renovated units at their price pre-renovation and established a fee to pay for the ordinance's administration. Pro-tenant organizations like My Eden Voice (MEV) have critiqued these bills as not going far enough to protect renters, as the proposed just cause eviction ordinance would exclude renters of single family homes.⁷⁵ A significant portion of the housing stock in unincorporated Alameda County is single family homes. Per comment on the second draft of this Element (listed in full in Appendix E), the East Bay Housing Organizations (EBHO) has also noted that

"... each time the Board of Supervisors has considered tenant protection ordinances, including Just Cause for Eviction, Rental Registry, a Proactive Rental Inspection Program, the ordinances have been amended with greater exemptions and more narrow scopes, ones that recently have excluded the majority of renters, people and families of color most cost-burdened and at risk of displacement."

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Supervisor Miley's ordinance was initially scheduled for discussion in February 2024 but discussion was postponed.⁷⁶ While there is commitment from the Board of Supervisors to resolve the ongoing tenant protection policy discussion by summer 2024, it is not clear at the time of writing what that will entail.

Housing Now

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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.

⁷⁴ Alameda County Supervisor Nate Miley. "2nd Alameda County Affordable Housing Summit." Facebook post. Facebook, January 22, 2024. <https://www.facebook.com/SupervisorNateMiley/posts/last-week-i-convened-the-2nd-alameda-county-affordable-housing-summit-to-share-t/815652943909307/>.

⁷⁵ My Eden Voice. "Calling All Eden Area Residents and Allies!" Instagram, March 26, 2024. <https://www.instagram.com/p/C46itPdv8dd/>.

⁷⁶ Orenstein, Natalie. "What Nate Miley's Likely Reelection Could Mean for Alameda County Renters and Landlords." The Oaklandside, March 12, 2024. <http://oaklandside.org/2024/03/12/alameda-county-board-supervisors-election-miley-esteen-housing/>.

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 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 6th 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 is consistently referenced as significant problem in the unincorporated communities through engagement. It is unclear whether overcrowded households in unincorporated communities 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>
Overcrowding	Medium	Continue ADU legalization program with Code Enforcement
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.
Increasing rental prices and cost burden	High	Potentially limit redevelopment of existing affordable housing and require the construction of replacement housing for losses of low- and moderate-income housing units.

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		See Program 2.L: Protect Existing Affordable Housing Units
Mortgage burden	Medium	Increase outreach to homeowners about existing state funded and federally funded programs <i>See Program 6.M: Foreclosure Prevention</i>

F.7.2 Access to Opportunity

Issue #2: Lower resource access throughout the Eden Area and southern Castro Valley

As discussed throughout section F.5 AFFH and the Sites Inventory, the sites inventory is more heavily concentrated in lower resource areas as defined by the TCAC resource categories. As discussed in Appendix B, the sites inventory locations are a function of where vacant and underdeveloped lots exist. While the so-called lower resource areas of unincorporated Alameda County do not have access to the same educational, economic, or environmental resources as defined by their TCAC scores, they have access to the only public transportation currently serving the unincorporated communities. Specifically, downtown Castro Valley, the Bay Fair area, and the Mission Boulevard and East 14th St have the only High Quality Transit stops in the unincorporated communities. Areas around high quality transit have been privileged for housing through a variety of recent state laws. Low and moderate resource areas include the primary commercial and medical facilities in the unincorporated communities. There have been recent significant investments in Eden Area commercial areas: Mission Boulevard, East 14th Street, and Hesperian Boulevard have class IV bike lanes, wider sidewalks and street furniture, among other amenities now.

Meanwhile, the high and highest resource census tracts of Castro Valley do not have the same access to public transportation -- there are no buses running in the area, and narrow hillside streets may preclude them -- or grocery stores. While there are more parks per capita in these areas, there are fewer medical services.

Engagement through the concurrent Environmental Justice element process details the kinds of amenities and resource needed by community members, and the element has a variety of programs and policies designed to improve the quality of life particularly in the EJ Priority communities. Mitigating air quality impacts is one of many such policies.

Table F-33.

Contributing Factors	Priority Level	Goals and Actions
Need for investment in	Medium	Explore additional specific plan for southern CV to address community concerns

southern Castro Valley		See Program I.P: Southern Castro Valley Specific Plan
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>
Need for investment in the Eden Area	High	Implementation of the Environmental Justice Element See Program 7.D Environmental Justice Element

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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 the unincorporated communities; 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~~[Hills](#), and those that are proposed are [primarily](#) 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.

~~Disability-related data discussed throughout this appendix shows that there are not significant concentrations of people living with disabilities in the unincorporated communities; 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.~~

Table F-34.

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>
Greater access to affordable housing	High	Continue to promote SB 9 lot splits through educational materials, including eligibility maps. Track yearly SB 9 units. <i>See Program 1.M: Senate Bill 9 Compliance</i>
Greater access to affordable housing	High	Continue to promote development through ADU construction in accordance with state laws to increase densities on smaller sites, particularly those in higher resource areas like northern Castro Valley. <i>See Program 1.K: ADU Ordinance Compliance; Program 2.C: ADU One-Stop-Shop; Program 2.J: ADUs with Multi-Family Developments;</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.
Lack of sites in tracts with higher opportunity	High	Through the proposed rezoning of vacant residential land in parts of northern Castro Valley and Fairview to up to 17 units per acre, there will be greater opportunity for housing in these areas. See discussion of rezoning in Appendix B

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Lack of affordable housing in high resource areas	High	Through the Housing Element Overlay, all moderate and low or very-low income sites in the inventory will have the number of units identified in the sites inventory by-right, ensuring that all sites are maximized. See discussion of rezoning in Appendix B
Mobile Home Protection	High	Staff will bring a Mobile Home zoning overlay to protect existing mobile home communities as a form of affordable housing. See Program 6.N: Mobile Home Overlay

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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. Additionally, unincorporated Alameda County's disproportionately large re-entry population continues to face housing discrimination.

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 respond to housing complaints; to mediate housing conflicts; to reach out to households with disproportionate housing need ; and to continue fair housing testing and audits. <i>See Policy 5.1; 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.

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Table F-35

Contributing Factors	Priority Level	Goals and Actions
		<i>See Program 6.G: Displacement Protection</i>

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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



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

- **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 (MPRRP):** 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

- **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.
- **Oakland, Berkeley/Alameda County 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.

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

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

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

- **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

- **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.