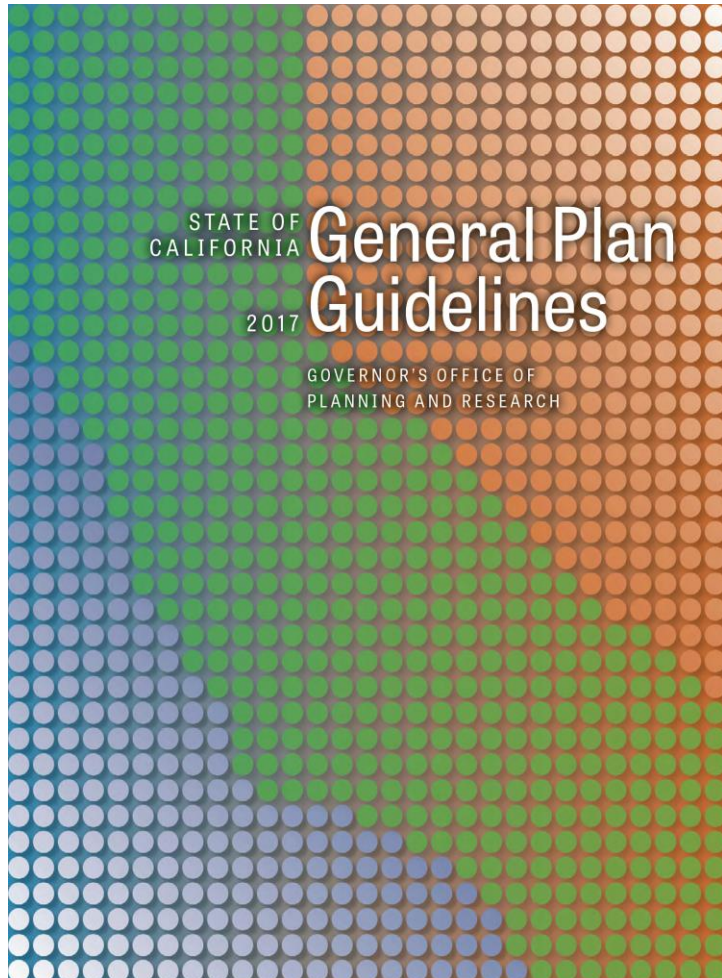




Update on the Status of the County Housing Element

August 26, 2024 Castro Valley MAC



General Plan Required by State Law

(Government Code Section 65300 et seq.)

Required Elements:

- Land Use
- Circulation
- Housing
- Open Space
- Conservation
- Safety
- Noise
- Environmental Justice (separate element or integrate policies throughout other elements)



First Draft Housing Element Submittal

October 6, 2023

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

January 4, 2024

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

Second Draft Housing Element Submittal

May 10, 2024

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

July 9, 2024

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

Third Draft Housing Element Submittal

**Est. late
September**

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

TBD

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



Contents of the Draft Element

Section I

overview of the document and relevant regulations.

Section II

summary of the projected housing need

Section III

summarizes adequacy of available housing sites and housing resources

Section IV

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



Housing Element Appendices

- A. **Housing Needs Assessment** – analysis of existing & projected housing need
- B. **Sites Inventory and Methodology** – inventory listing adequate sites zoned for residential uses and available for development
- C. **Housing Constraints** – assessment of impediments to housing production
- D. **Existing Programs Review** – evaluation of goals, policies, and programs in the previous Housing Element
- E. **Public Participation Summaries** – summary of public outreach conducted during the preparation of the Housing Element
- F. **Affirmatively Furthering Fair Housing Assessment** – assesses accessibility to jobs, transportation, good education, and health services
- G. **Housing Resources** – list of financial, administrative, and other resources at the local, regional, state, and federal levels.



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

“Incorporate more local data and knowledge into the discussion of geographic areas to better understand patterns or differences or lack of differences from neighborhood to neighborhood, based on the local data and knowledge guide provided by HCD.”

Staff response: Added language throughout Appendix F.



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

“The County should add programs, including, but not limited to, increasing tenant protections, enhancing place-based strategies for community revitalization, and improving housing mobility through expanding housing choices in lower-density areas of the County, and providing new housing opportunities in relatively higher income or higher resourced communities.”



Revisions to Respond to State Comment

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



Unincorporated Alameda County Residential Housing Need Allocation (RHNA)

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



Third Draft Sites Inventory Summary

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



PLANNING DEPARTMENT

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

	Total Proposed Units	Above Moderate Income Units	Moderate Income Units	Low and Very Low Income Units	% Units from Rezones	% Units from Permitted Projects
Eden Area	2,358	772	401	1,185	76.0%	13.9%
<i>Ashland</i>	1,489	351	282	856	80.6%	10.1%
<i>Cherryland</i>	197	56	54	87	43.7%	7.8%
<i>San Lorenzo</i>	614	352	41	221	75.6%	24.4%
<i>Hayward Acres</i>	58	13	24	21	65.5%	22.4%
Castro Valley	1,777	734	344	699	67.1%	17.5%
Fairview	524	489	26	9	78.8%	5.2%
East County	772	653	3	116	0.0%	100.0%
Projected ADU count	427	42	128	257	-	-
Total (no ADU projections)	5,431	2,648	774	2,009	62.5%	26.7%
Total (with ADUs)	5,858	2,690	902	2,266	-	-
RHNA	4,711	1,976	763	1,972	-	-



Major Sites on Sites Inventory

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



Castro Valley Sites in Specific Plan Areas

- Castro Valley Central Business District Specific Plan Area
 - 12 parcels (522 estimated units) in the sites inventory
 - 4 parcels (83 units) have projects in the permitting process.
- Madison Avenue Specific Plan Area
 - 5 parcels (20 estimated units) in the sites inventory,
 - 2 parcels (4 units) in the permitting process,
 - 1 parcel (1 unit) included at current zoning
 - 2 parcels (15 units) proposed for rezonings at up to 17 units per acre.
- Castro Valley BART Station
 - Not on Sites Inventory but will be rezoned to comply with state law AB 2923, including updating the allowed residential density to 75-86 units per acre.



Castro Valley Sites Outside Specific Plan Areas

- 111 sites (239 units) associated with projects currently being permitted. 65 units are Accessory Dwelling Units (ADUs).
- 91 parcels (293 estimated units) are included in the sites inventory with the existing zoning. 86 (280 units) are vacant residential sites.
- 30 parcels (703 estimated units) are proposed for rezoning. These include the Sheriff Substation (adjusted for proximity to fault line and freeway, 75-86 units/acre, totaling 96 units) and the closed school at 2652 Vergil Ct (proposed rezoning to up to 22 units/acre, 75 estimated units).
- 12 parcels in northern Castro Valley are proposed for rezoning for up to 17 units/acre.



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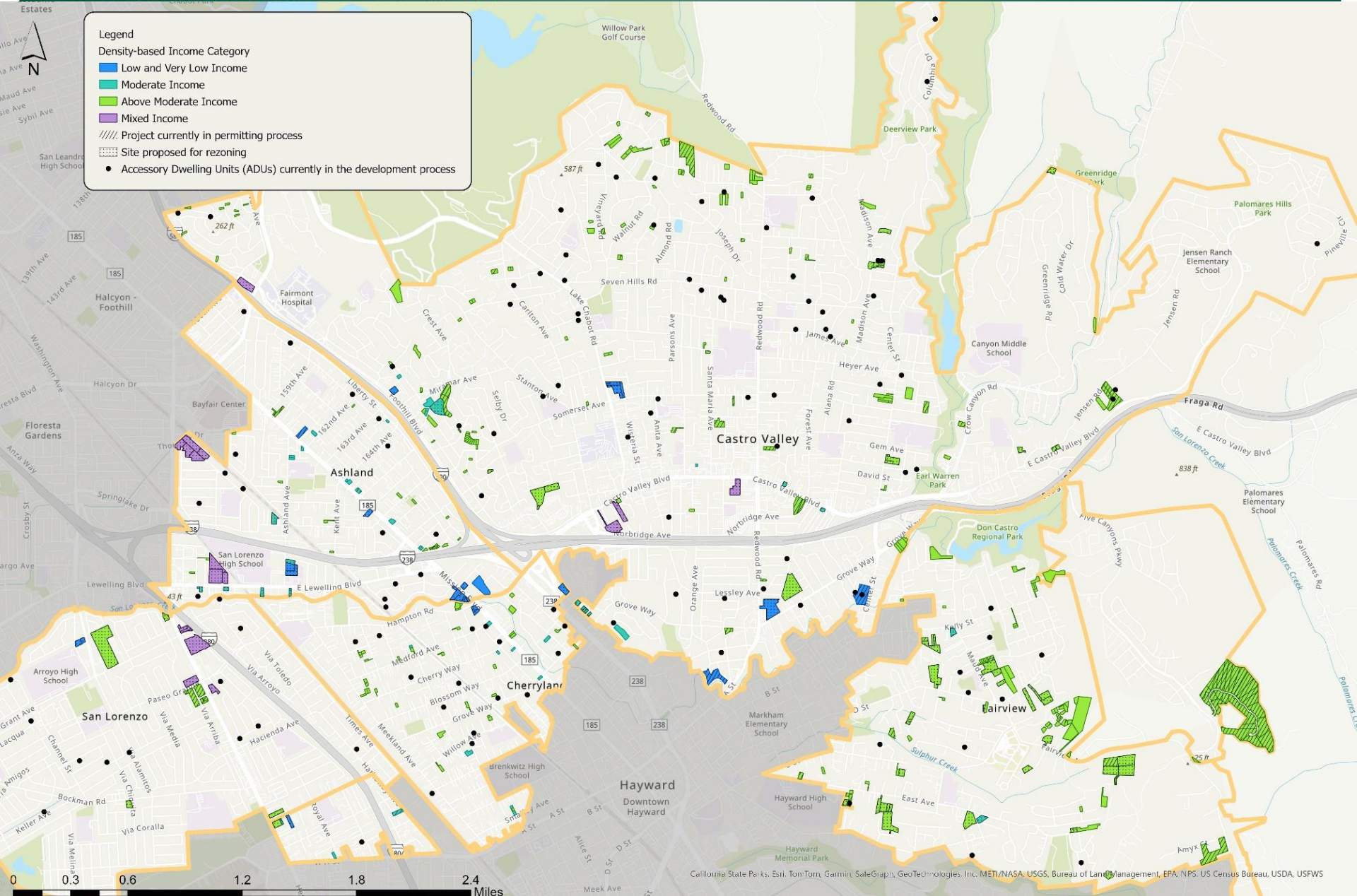
Density-based Income Category

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

////// Project currently in permitting process

▨ Site proposed for rezoning

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





Legend

Density-based Income Category

Low and Very Low Income

Moderate Income

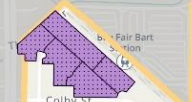
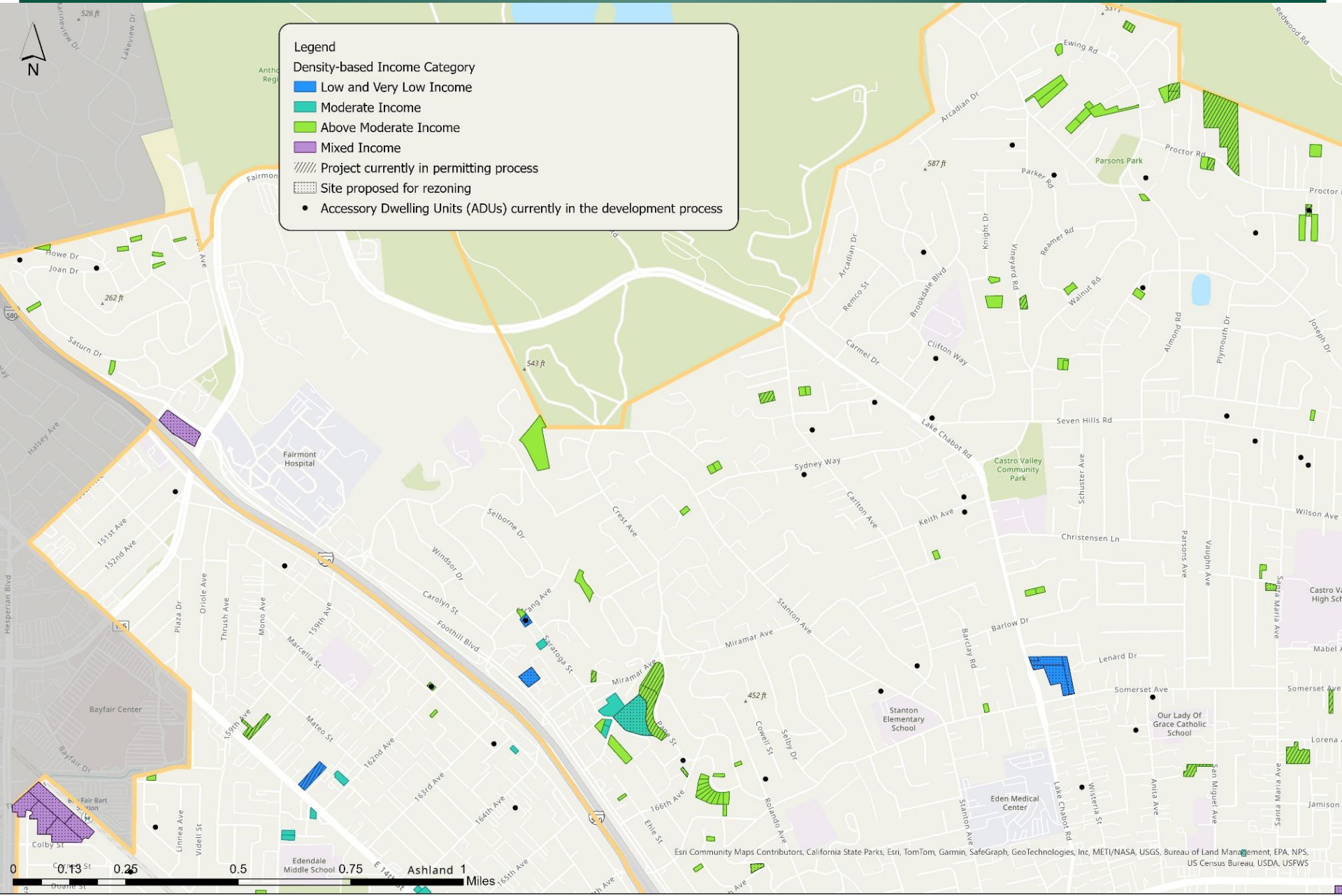
Above Moderate Income

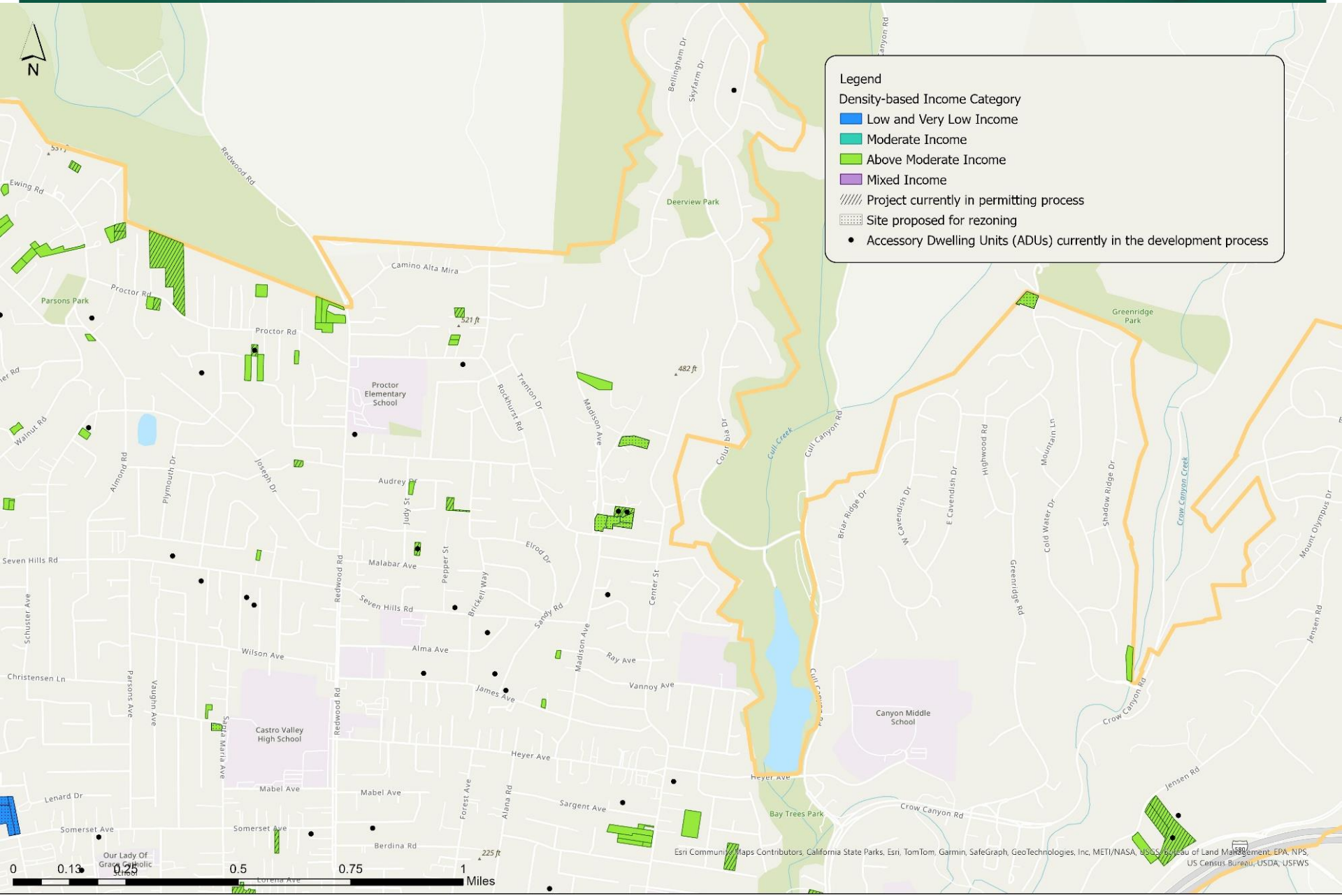
Mixed Income

Project currently in permitting process

Site proposed for rezoning

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





Legend

Density-based Income Category

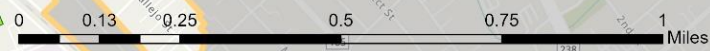
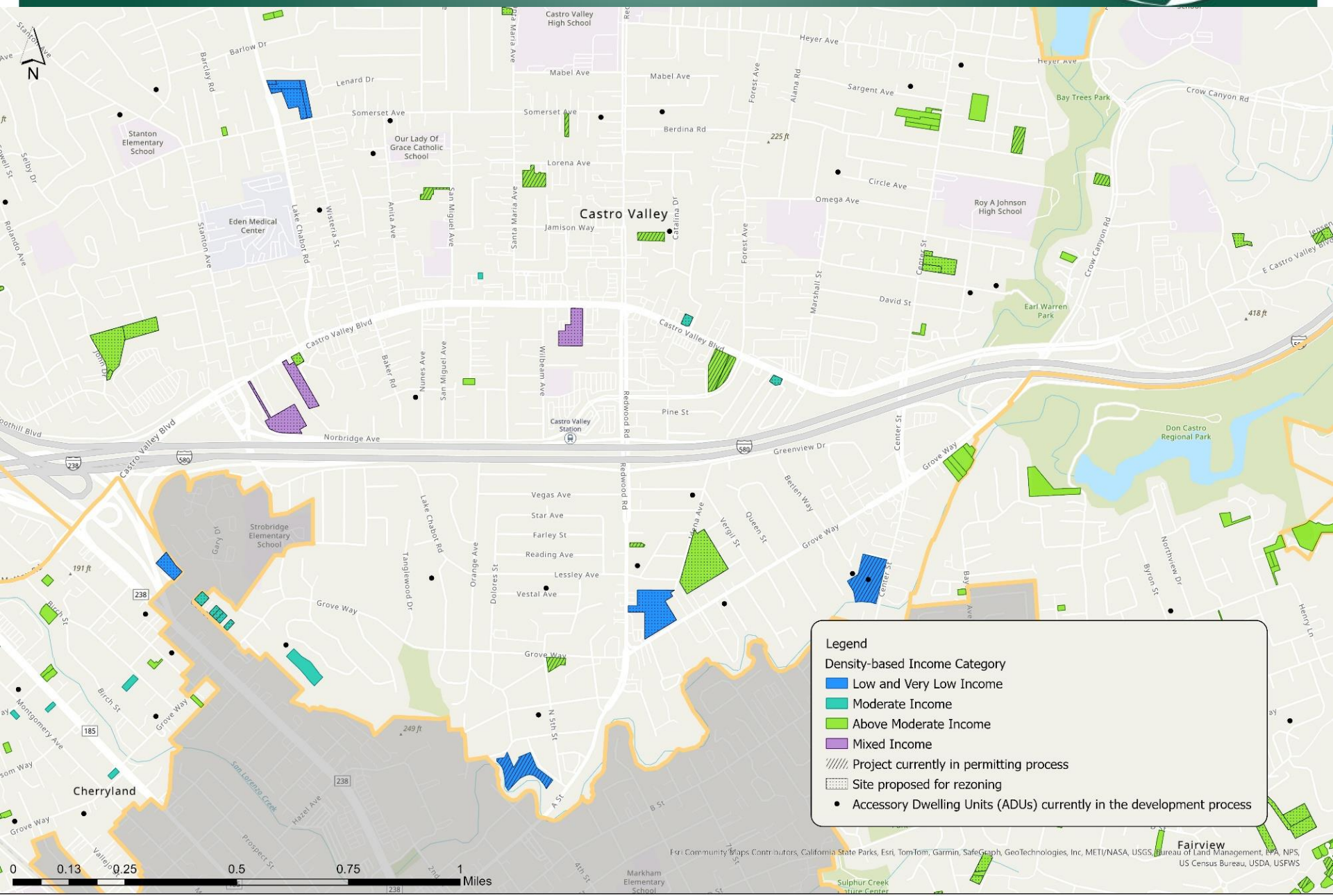
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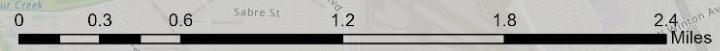
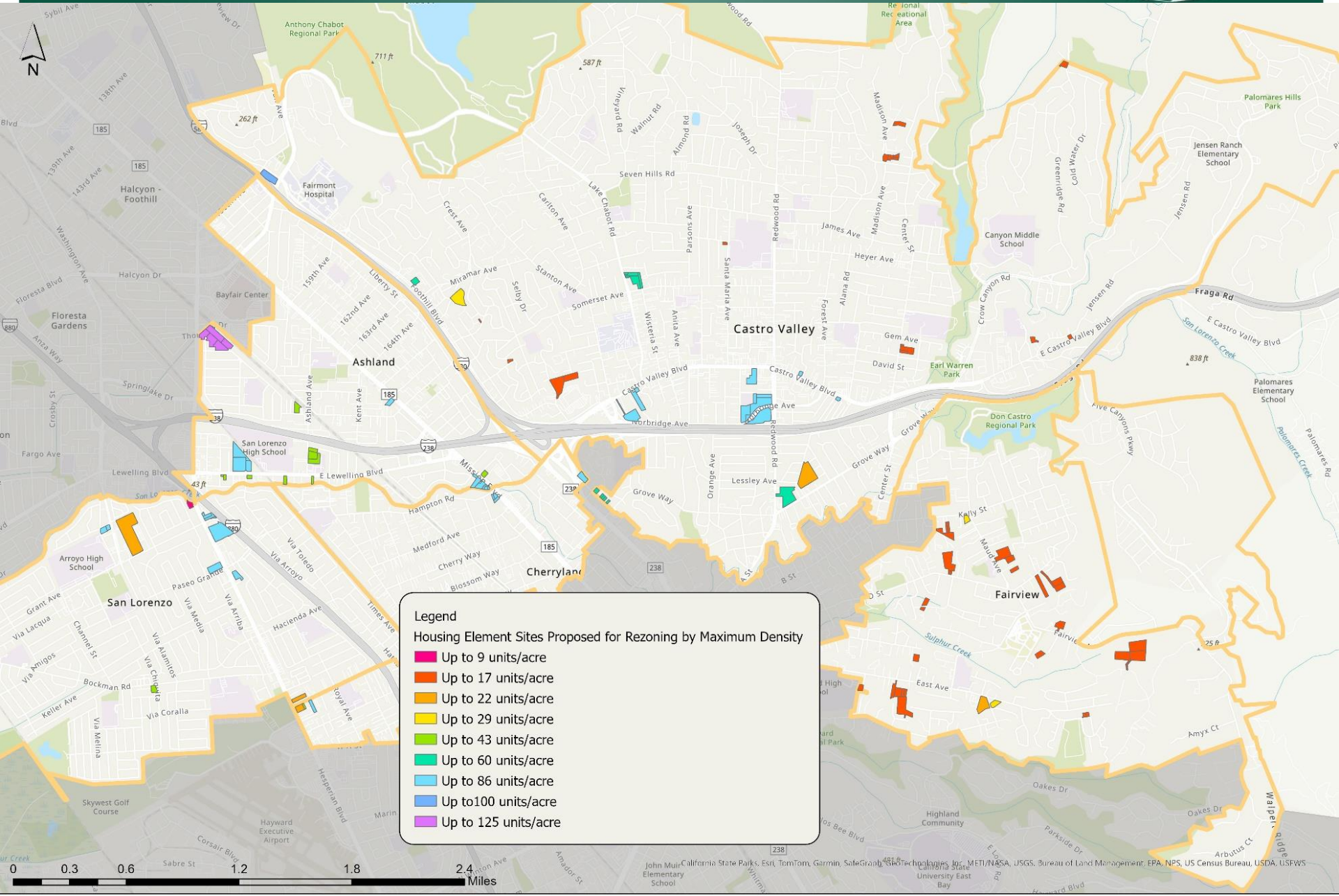
Project currently in permitting process

Site proposed for rezoning

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









Public Meetings Scheduled Prior to Resubmittal to State

August 26	Castro Valley MAC
September 3	Fairview MAC
September 10	Eden Area MAC
September 16	Planning Commission



Tentative Timeline for Next Steps

Approx. September 3	Release revised CEQA document for 30-day review.
September 23	Deadline for public comment on draft Housing Element.
Late September	Submit third draft element to State HCD for up to 60-day review period.
TBD	Receive letter from HCD finding Element is consistent with state statute.
TBD	Present Final Draft Housing Element, and rezonings and GPAs to implement the sites inventory to MACs and Planning Commission and request recommendation for approval.
TBD	Present Final Draft Housing Element, and rezonings and GPAs to implement the sites inventory to Board of Supervisors and request approval.
TBD	Receive certification of compliance from State HCD.



For more information:

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