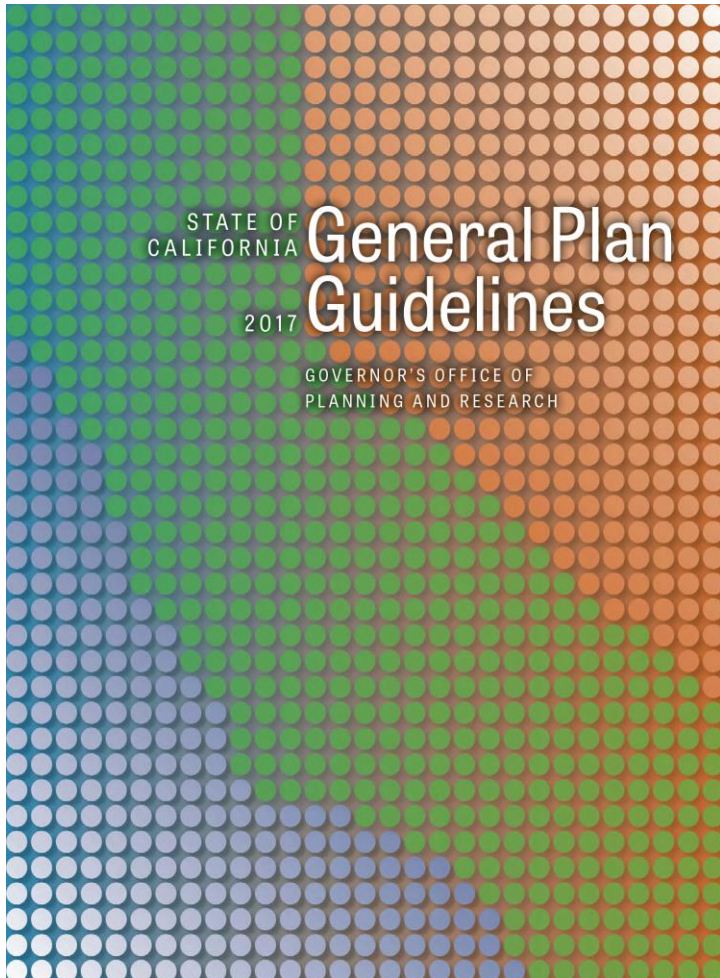




Update on the Status of the County Housing Element

September 10, 2024 Eden Area MAC



General Plan Required by State Law

(Government Code Section 65300 et seq.)

Required Elements:

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



PLANNING DEPARTMENT

First Draft Housing Element Submittal

- **October 6, 2023** - County submitted Draft Housing Element to State HCD for 90-day review.
- **January 4, 2024** - County received HCD's comments and began revisions to address comments.

Second Draft Housing Element Submittal

- **May 10, 2024** - County submitted revised Draft Element to State HCD for 60-day review.
- **July 9, 2024** - County received HCD's comments and began revisions to address comments.

Third Draft Housing Element Submittal

- **Est. late September** - County will submit revised Draft Element to State HCD for up to 60-day review.
- **TBD** - County anticipates receiving letter finding Element is consistent with state statute.



Contents of the Draft Element

Section I

overview of the document and relevant regulations.

Section II

summary of the projected housing need

Section III

summarizes adequacy of available housing sites and housing resources

Section IV

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



Housing Element Appendices

A - Housing Needs Assessment

B - Sites Inventory and Methodology

C - Housing Constraints

D - Existing Programs Review

E - Public Participation Summaries

F - Affirmatively Furthering Fair Housing Assessment

G - Housing Resources



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

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

Staff response: Added language throughout Appendix F.



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

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



Revisions to Respond to State Comment

- **Program 6.O: Renter Protections** – revised to reflect current discussions at Board of Supervisors and staff commitment to evaluate implementation of programs 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.

Ashland Sites on Inventory

77 Parcels in the Sites Inventory:

- **29 parcels (150 units)** – pipeline projects
 - 16 parcels with ADUs
 - 79 units at Madrone Terrace on East 14th Street
- **15 parcels (estimated 30 units)** - vacant residential or mixed-use sites
- **9 parcels (estimated 109 units)** - underimproved and allow residential uses under existing general plan & zoning designations.



Ashland Sites on Inventory

24 Parcels Proposed for Rezoning. (1,200 units)

- **Bay Fair BART Parking Lot** – estimated 448 units at 75-125 units per acre
- **Crunch Fitness (177 Lewelling Blvd) and two adjacent parcels (85 & 165 Lewelling Blvd)** - estimated 396 units at 43-86 units per acre
- **Cherryland Place (Mission Blvd. and Hampton Rd.)** - estimated 145 units at 43-86 units per acre
- **Remaining estimated 211 units** - proposed for parcels with the following current uses: auto sales, vacant lots, empty commercial sites, and a lot with owners actively pursuing housing development.

Cherryland Sites on Inventory

63 Parcels in the Sites Inventory:

- **17 parcels (17 units of housing, including 16 ADUs)** – pipeline projects.
- **35 vacant parcels (estimated 67 units)** - based on current zoning and general plan designations
- **6 parcels (estimated 27 units)** – underutilized
- **5 parcels proposed for rezoning:**
 - 3 parcels at Mission Blvd. and Hampton Rd. - estimated 46 units at 43-86 units per acre
 - Vacant parcel on Meekland Ave – estimated 9 units at 22-43 units per acre
 - Vacant parcel on Oak Street – estimated 31 units at 43-86 units per acre



San Lorenzo Sites on Inventory

31 Parcels in the Sites Inventory

- **12 parcels (12 ADUs)** – pipeline projects
- **6 parcels (estimated 165 units)** proposed for rezoning outside the Specific Plan area:
 - 15601 Washington Ave and 15600 Lorenzo Ave - estimated 59 units at 43-86 units per acre
 - 15715 Hesperian Blvd (construction staging area) - estimated 3 units at up to 9 units per acre
 - 1294 Bockman Rd (estimated 11 units) and 19390 Hesperian Blvd (estimated 29 units) at 22-43 units per acre
 - Unused portion of Grant Elementary School property (San Lorenzo Unified School District) estimated 57 units at 10-22 units per acre



San Lorenzo Sites on Inventory

- **437 estimated units are proposed in the San Lorenzo Village Center Specific Plan Area:**
 - Village Green (approved mixed-use project) - 138 units
 - The following parcels are proposed for rezonings to 43-86 units per acre:
 - United Rentals, 15776 Hesperian Blvd (4 parcels) – estimated 70 units
 - 15800 Hesperian Blvd (parking area adjacent to Lucky Grocery store) – estimated 105 units
 - 507 Paseo Grande (vacant) – estimated 66 units
 - 16020 Hesperian Blvd (vacant building) - estimated 58 units

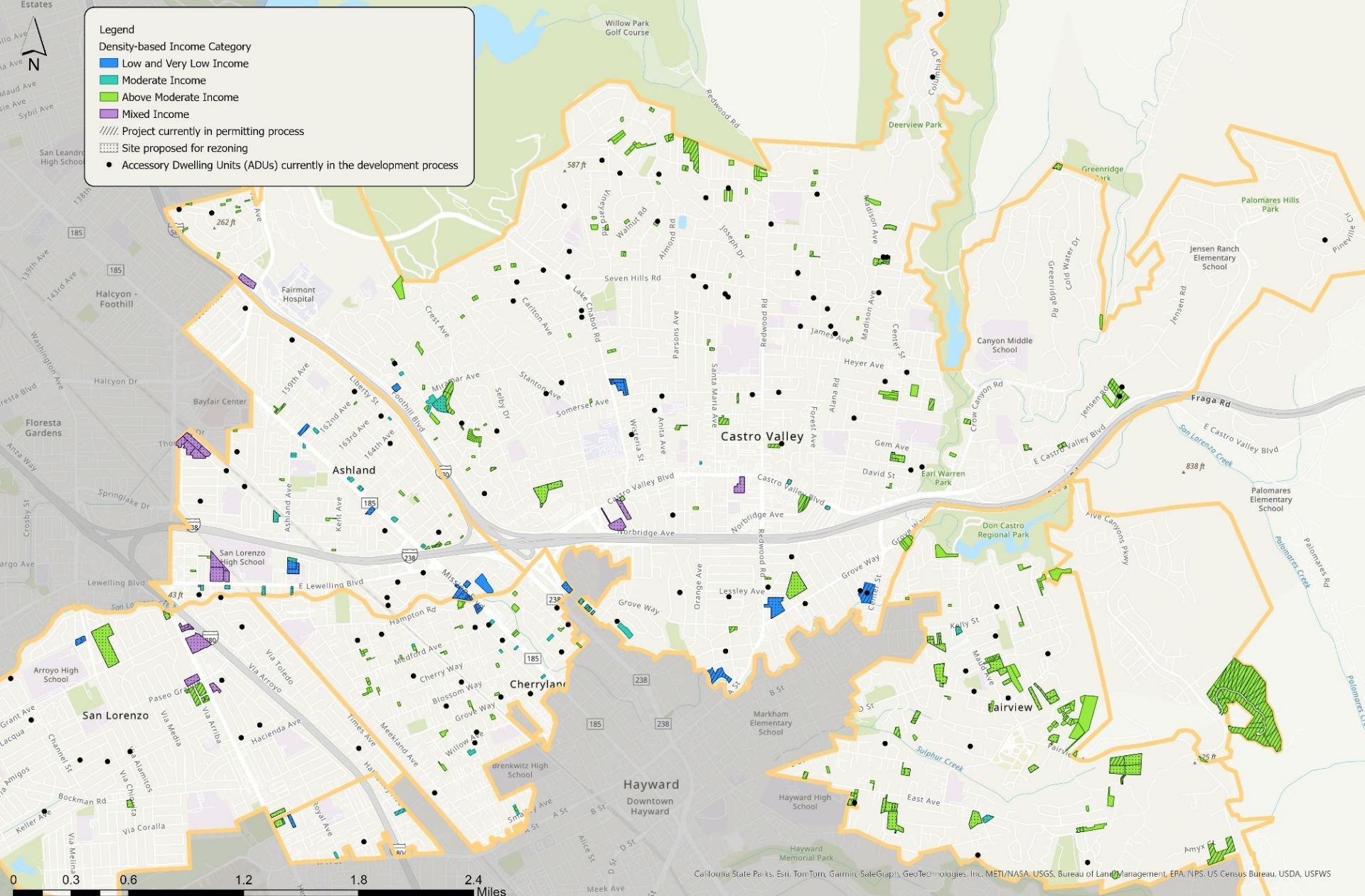


Hayward Acres Sites on Inventory

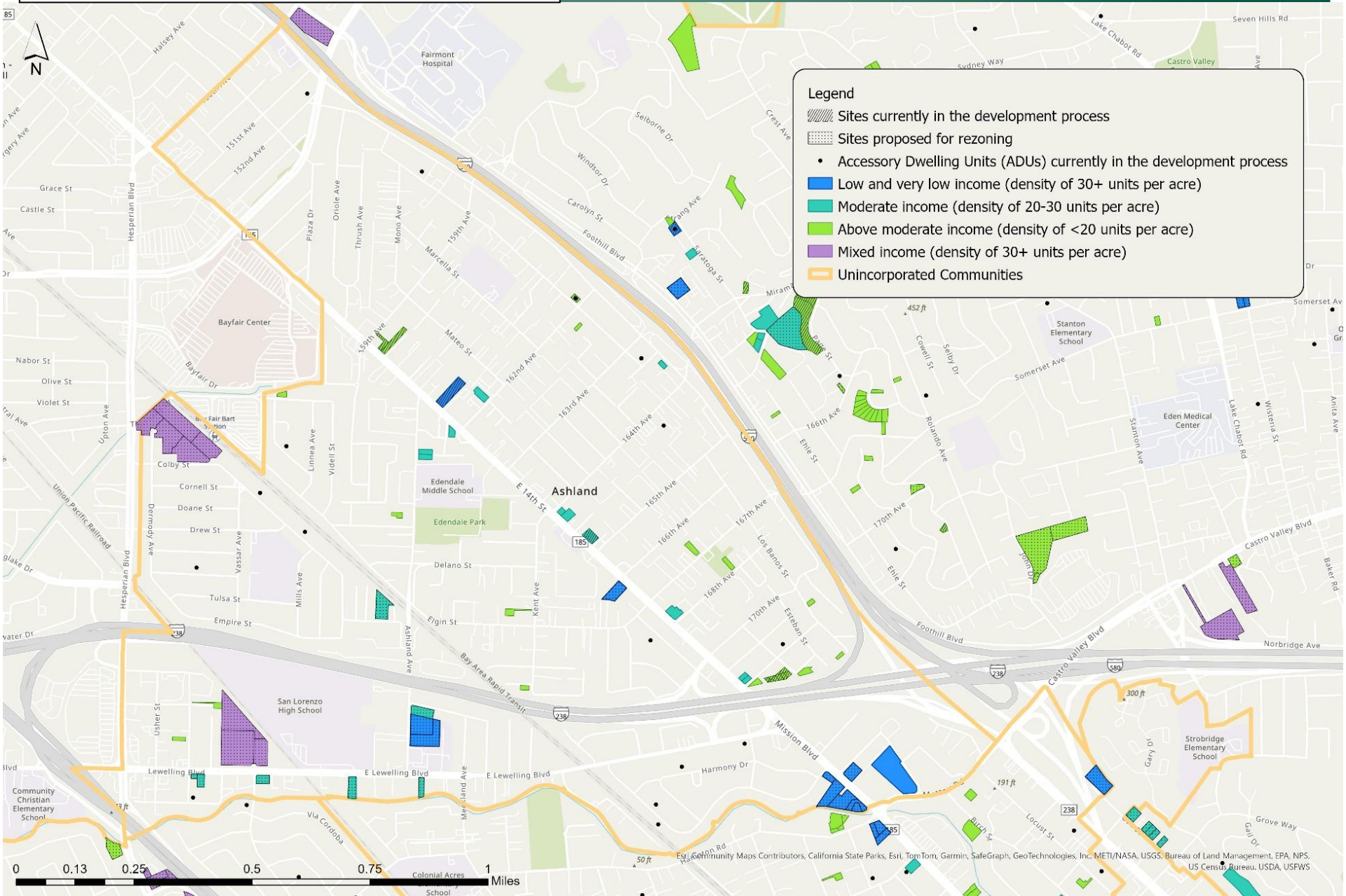
6 parcels in the Sites Inventory:

- **2 parcels (13 housing units)** - pipeline projects
- **3 parcels (estimated 38 units)** - proposed for rezoning :
 - 730 and 770 Bartlett Ave - owners are considering housing projects
 - 19510 Hesperian Blvd - restaurant with a large parking lot
- **719 West A St (estimated 7 units)** - based on current zoning and general plan designations

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



Map 3: 3rd Draft Housing Element Sites Inventory, Ashland. August 27th 2024



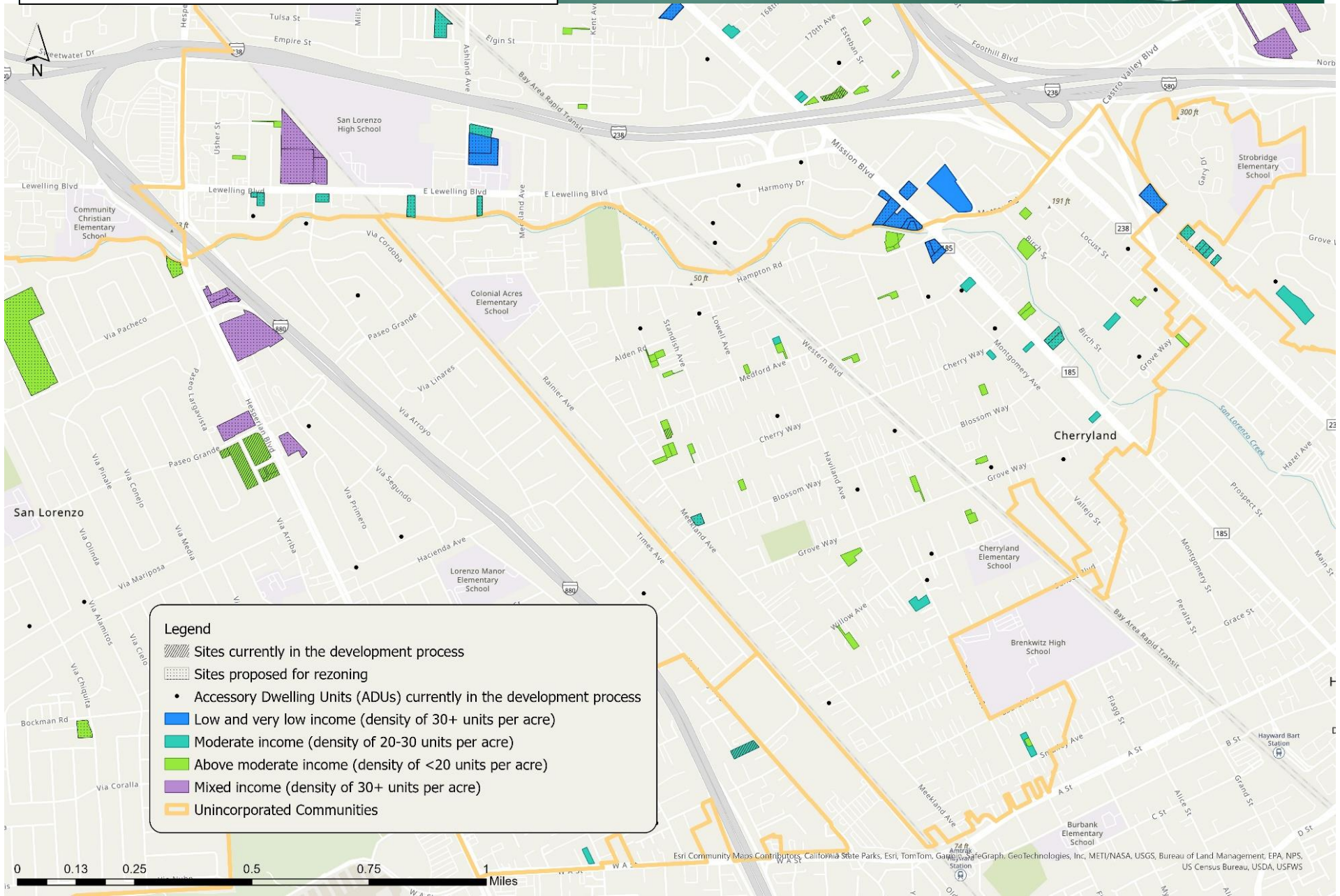
Legend

- Sites currently in the development process
- Sites proposed for rezoning
- Accessory Dwelling Units (ADUs) currently in the development process
- Low and very low income (density of 30+ units per acre)
- Moderate income (density of 20-30 units per acre)
- Above moderate income (density of <20 units per acre)
- Mixed income (density of 30+ units per acre)
- Unincorporated Communities



Community Maps Contributors, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Map 4: 3rd Draft Housing Element Sites Inventory, Cherryland. August 27th 2024

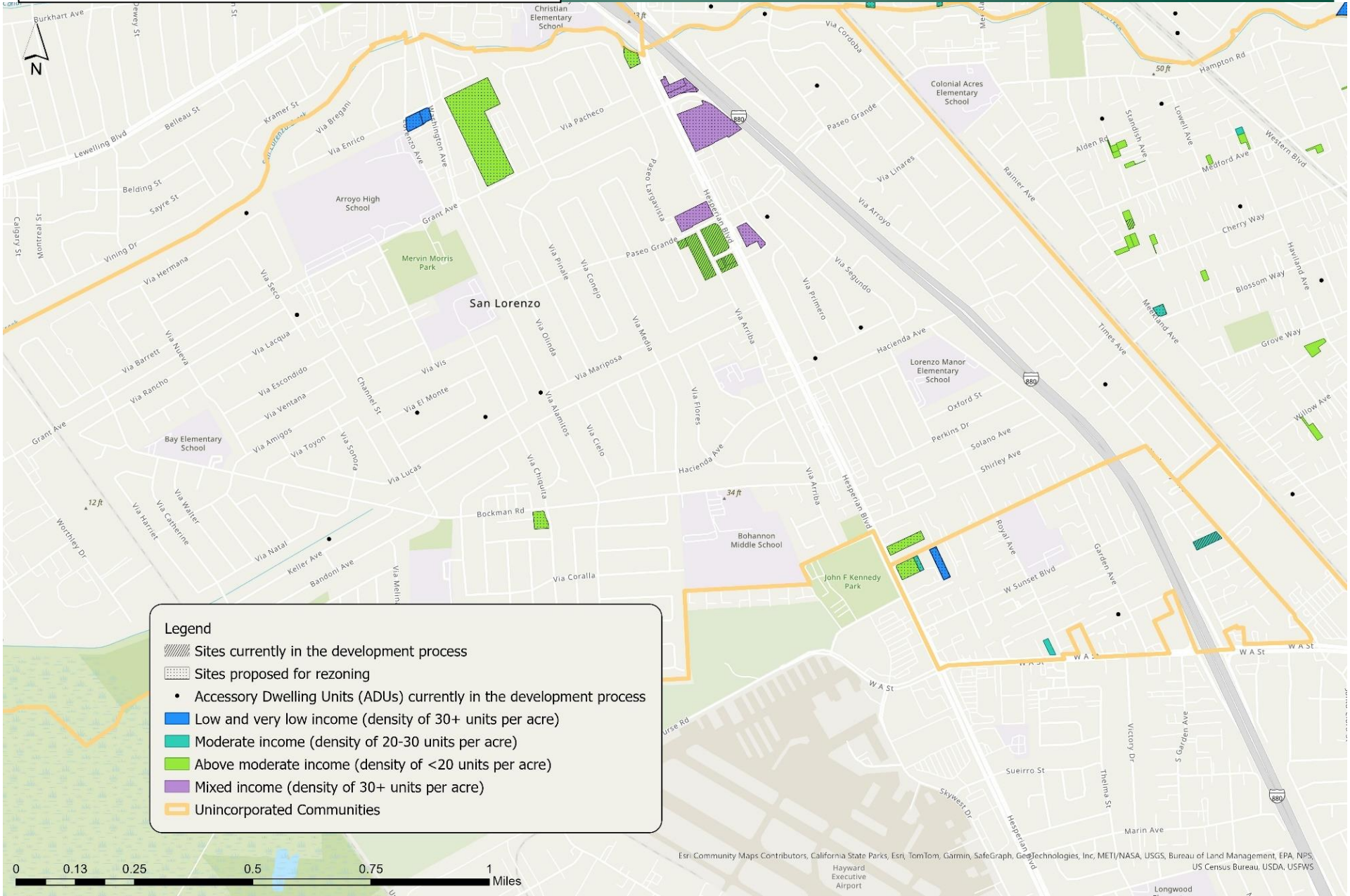


Legend

- Sites currently in the development process
- Sites proposed for rezoning
- Low and very low income (density of 30+ units per acre)
- Moderate income (density of 20-30 units per acre)
- Above moderate income (density of <20 units per acre)
- Mixed income (density of 30+ units per acre)
- Unincorporated Communities
- Accessory Dwelling Units (ADUs) currently in the development process

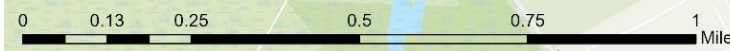


Map 5: 3rd Draft Housing Element Sites Inventory, Hayward Acres and San Lorenzo. August 27th 2024

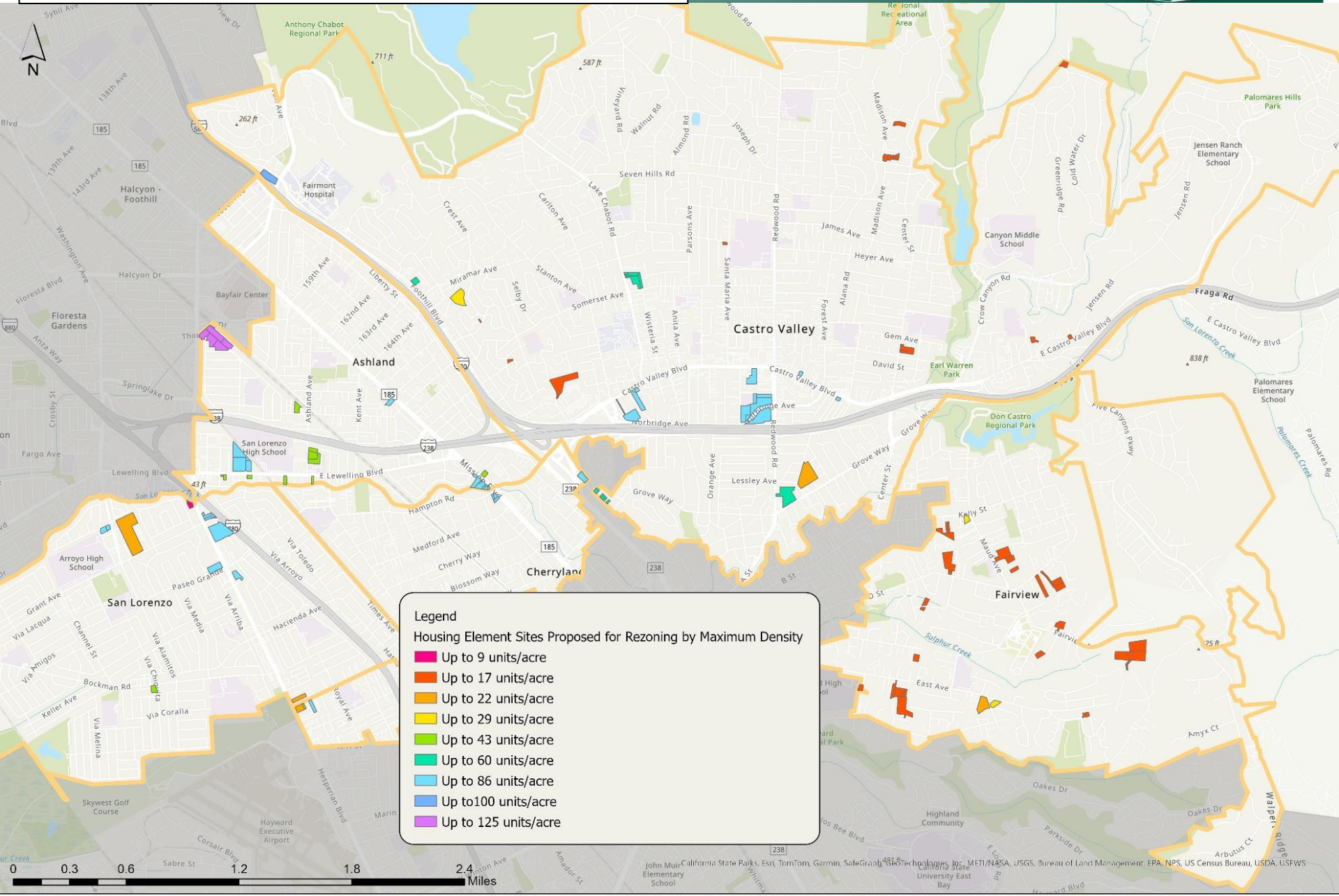


Legend

- Sites currently in the development process
- Sites proposed for rezoning
 - Accessory Dwelling Units (ADUs) currently in the development process
- Low and very low income (density of 30+ units per acre)
- Moderate income (density of 20-30 units per acre)
- Above moderate income (density of <20 units per acre)
- Mixed income (density of 30+ units per acre)
- Unincorporated Communities



Map 6: 3rd Draft Housing Element Sites Inventory, Sites proposed for rezoning by maximum housing density per acre. August 21st 2024





Public Meetings Scheduled Prior to Resubmittal to State

September 10	Eden Area MAC
September 16	Planning Commission



Tentative Timeline for Next Steps

Sept. 13 – Oct. 14	30-day public review period for revised CEQA document.
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.