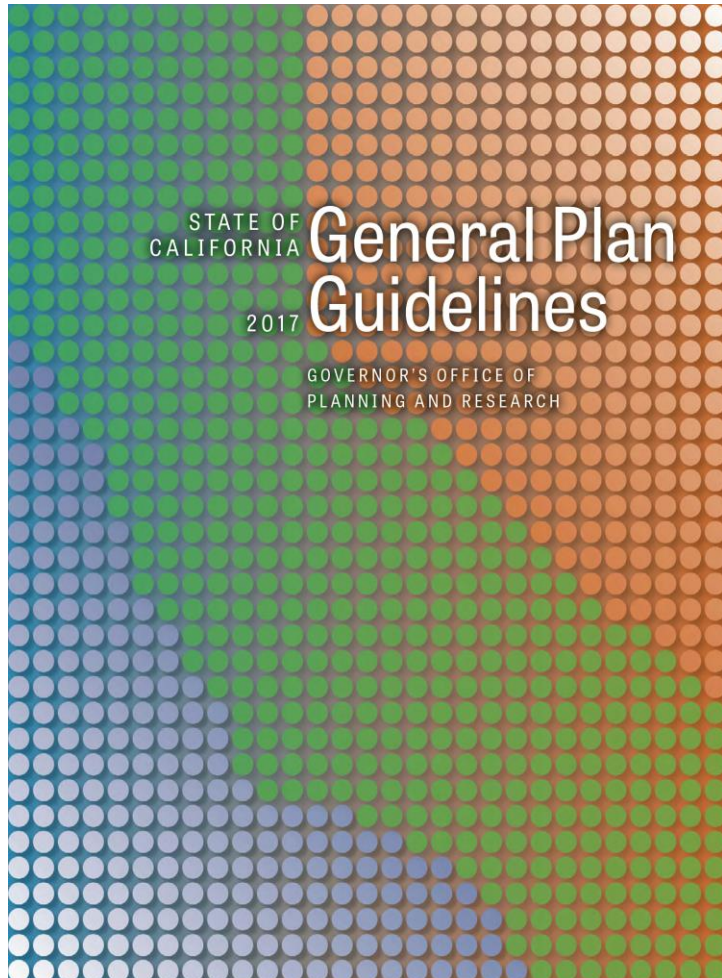




# **Update on the Status of the County Housing Element**

September 16, 2024 Planning Commission



## 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 9<sup>th</sup> 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 9<sup>th</sup> 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 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
<b>2023-2031</b>	<b>1,251 units</b>	<b>721 units</b>	<b>763 units</b>	<b>1,976 units</b>	<b>4,711</b>
% 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
<b>Eden Area</b>	<b>2,358</b>	<b>772</b>	<b>401</b>	<b>1,185</b>	<b>76.0%</b>	<b>13.9%</b>
<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%
<b>Castro Valley</b>	<b>1,777</b>	<b>734</b>	<b>344</b>	<b>699</b>	<b>67.1%</b>	<b>17.5%</b>
<b>Fairview</b>	<b>524</b>	<b>489</b>	<b>26</b>	<b>9</b>	<b>78.8%</b>	<b>5.2%</b>
<b>East County</b>	<b>772</b>	<b>653</b>	<b>3</b>	<b>116</b>	<b>0.0%</b>	<b>100.0%</b>
Projected ADU count	427	42	128	257	-	-
<b>Total (no ADU projections)</b>	<b>5,431</b>	<b>2,648</b>	<b>774</b>	<b>2,009</b>	<b>62.5%</b>	<b>26.7%</b>
<b>Total (with ADUs)</b>	<b>5,858</b>	<b>2,690</b>	<b>902</b>	<b>2,266</b>	<b>-</b>	<b>-</b>
<b>RHNA</b>	<b>4,711</b>	<b>1,976</b>	<b>763</b>	<b>1,972</b>	<b>-</b>	<b>-</b>



## 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 parcels (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.



## Fairview Sites on Inventory

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



# Eden Area Sites on Inventory

- Total of 177 parcels in all communities



# 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 14<sup>th</sup> 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



## Public Meetings Held Prior to Resubmittal to State

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



## **August 26<sup>th</sup> Castro Valley MAC Comments**

- Expressed concern that additional housing proposed could negatively impact property values and increase crime.
- Questioned why “R-1” is still used to apply to single-family residential zoning since state law requires that more than one unit be allowed in the R-1 zoning district.
- Questioned how the County can ensure there will be enough safety personnel and school capacity to serve the increased population.
- Expressed concern over increases in density in northern Castro Valley in historic single-family neighborhoods.
- Expressed concern that most inventory sites are in West County which will take the brunt of the impacts of the proposed housing. The County needs to look at the number of people that will be added and plan for increased infrastructure needs and consider how these changes may impact existing traditions, such as parades.
- The County should consider building more senior housing to free up existing housing for families.
- Expressed concern that tax rates may go up to pay for infrastructure needs.





## September 3<sup>rd</sup> Fairview MAC Comments

- Expressed concern that the County would use eminent domain to acquire land to develop housing.
- Objected to amending the Fairview Specific Plan to allow greater housing densities and noted need to protect the environment.
- Noted the lack of infrastructure, such as transit and adequate streets, in Fairview to support additional housing.
- Expressed concern that the Housing Element does not include an updated emergency evacuation plan to correspond with possible new residences.
- Expressed concern that the housing being built in Fairview is not affordable and noted more should be done to maintain affordability.
- Expressed concern about the potential loss of the only commercial property in Fairview if housing is developed on the site.
- Expressed concern that the County is putting pressure on property owners to develop housing on their properties.



# September 10<sup>th</sup> Eden Area MAC Comments

## Comments from Councilmembers:

- Discussion of how Builder's Remedy applies to this cycle
- Discussion of how the Housing Element process can revitalize corridors in the unincorporated areas
- Requested clarification about sites inventory process, including how staff classified 'underutilized' sites and the role of ADUs.
- Expressed concern about how to motivate owners of unoccupied parcels to develop them
- Spoke in support of Housing Element sites inventory
- Expressed desire for the Planning Department to do in-person outreach regarding proposed rezonings
- Expressed desire for MACs to contribute to outreach for the rezoning process
- Questioned how to create affordable housing while allowing for adequate parking



# Eden Area MAC Comments, continued

## Comments from Public:

- Four commenters called for strong rental protections, including a Just Cause Eviction policy that covers single family homes.
- Expressed concern about how to protect vulnerable residents from displacement
- Expressed concern about how to address the high numbers of evictions in southern Alameda County
- Voiced frustration with higher levels of density and called for mixed uses and first-floor retail in high-density developments.
- Called for access to legal counsel for tenants
- Expressed appreciation for references to My Eden Voice's research on housing added to draft element



Tentative Timeline for Next Steps

Aug. 16 – Sept. 23	Public comment period for third draft Housing Element
Sept. 13 – Oct. 14	30-day public review period for revised CEQA document.
Late September	Submit third draft element to State HCD for up to 60-day review period.
TBD	Receive letter from HCD finding Element is consistent with state statute.
TBD	Present Final Draft Housing Element, and rezonings and GPAs to implement the sites inventory to MACs and Planning Commission and request recommendation for approval.
TBD	Present Final Draft Housing Element, and rezonings and GPAs to implement the sites inventory to Board of Supervisors and request approval.
TBD	Receive certification of compliance from State HCD.



## For more information:

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