

**HOUSING ELEMENT UPDATE
COUNTY OF ALAMEDA
HCD REVIEW DRAFT**

October 2023

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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 other 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).

This 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 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.

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 Workshop

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.

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
- Eden Area MAC – February 14, 2023
- Castro Valley MAC – February 27, 2023
- Agricultural Advisory Committee – May 23, 2023

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. 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. 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.

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

A summary of key themes from public comments is presented below. Please see Appendix E for comprehensive summaries regarding the above community engagement events.

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. Various programs that address comments include the following:

- More protections are needed for tenants (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).
- 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 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 and Castro Valley BART Sites, Program 1.D: Facilitating Sheriff's Radio Facility Development, Program 1.J: Rezone 5th Cycle Lower-Income Housing Sites, Program 2.B: Small Lot Consolidation, 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

Income	Unincorporate Alameda County		Alameda County		ABAG	
	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.

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

Alameda County Housing Element HCD Review Draft - October 2023

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	1,976	4,711
ADUs	See Very Low	99	99	98	32	328
Entitled/Proposed Projects (new net units) ¹	0	0	187	27	522	736
Sum of ADUs and Entitled/Proposed Projects	See Very Low	99	286	125	554	1,064
Remaining RHNA	See Very Low	1,152	435	638	1,422	3,647
Site Inventory (new net units)	See Very Low/Low	358		311	640	1,309
Surplus / (Shortfall)	See Very Low/Low	(1,229)		(327)	(782)	(2,338)

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	99	99	98	32	328
Entitled/Proposed Projects (new net units) ¹	0	0	187	27	522	736
Sum of ADUs and Entitled/Proposed Projects	See Very Low	99	286	125	554	1,064
Remaining RHNA	See Very Low	1,152	435	638	1,422	3,647
Site Inventory (new net units)	See Very Low/Low	358		311	640	1,309
Rezoning	-	1,427		440	794	2,661
Total Proposed Units	See Very Low/Low	2,170		876	1,988	5,034
Surplus / (Shortfall)	See Very Low/Low	198		113	12	323

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

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. To ensure this, the County assessed accessibility to jobs, transportation, and good education and health services relative to the land resources, or housing sites, identified in this Housing Element. Appendix F provides a more detailed fair housing assessment to affirmatively further fair housing (AFFH). It compares the sites inventory to several of these indicators to determine how the inventory affects fair housing conditions and access to opportunity.

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).

Responsible Party: Community Development Agency (CDA) - Planning

Funding Source: General Fund

Time Frame: Rezone sites January 2024. 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

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: February 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 Sites

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, minimum five stories, minimum floor-to-area ratio (FAR) of 3.0, no minimum 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.

Responsible Party: Community Development Agency (CDA) - Planning

Funding Source: General Fund

Time Frame:

- Amend the Eden Area General Plan and Castro Valley General Plan, respectively, for these sites and rezone the site to facilitate development of below-market-rate housing by January 2024.
- Coordinate with BART and (for Bay Fair Station) San Leandro staff to develop RFPs and enter into exclusive negotiating agreement with selected development partners.
- 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

The Alameda County Sheriff Department will dispose of its radio dispatch site at 2000 150th Ave, San Leandro (APN 080A015301200) in 2028 to promote the development of housing at this site. In preparation for the disposition of this site, the County will amend the Castro Valley General Plan for this site and rezone approximately 5.6 acres of the 7-acre site 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. The County will then enter into an exclusive negotiating agreement with development partners to build 301 lower-income units at the site. See Section B.3.2 in Appendix B for more information.

Responsible Party: Community Development Agency (CDA) - Planning

Funding Source: General Fund

Time Frame

- Amend the Castro Valley General Plan for this site and rezone the site to facilitate development of below-market-rate housing by January 2024.
- Coordinate with Alameda County General Services Agency to develop an RFP and enter into exclusive negotiating agreement with selected development partners by December 2026.
- Issue building permits by December 2028.

Quantified Objective: Designate this site in the Castro Valley General Plan or prepare a new specific plan for this site to accommodate at least 301 lower-income units.

Geographic Targeting: Sheriff’s Radio Site.

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.

Responsible Party: Community Development Agency (CDA) - Planning

Funding Source: General Fund

Time Frame: Ongoing

Quantified Objective: Launch specific permit types on Maintstar by August 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 20 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.

Responsible Party: Community Development Agency (CDA) - Planning

Funding Source: General Fund

Time Frame: Amend the Zoning Ordinance as described above by January 2024.

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 Programs 1.A, as specified.

Objective: Maintain consistency in County regulatory and policy documents.

Responsible Party: Community Development Agency (CDA) - Planning

Funding Source: General Fund

Time Frame: Amend the Zoning Ordinance as described above by January 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, the County will ensure adequate capacity for the remaining RHNA is provided through monitoring of no net loss during annual reporting and rezone if necessary to comply with State law (see Program 1.J).

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.

Quantified Objective: 736 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	CVCBD-CVBD-S08	15

¹All 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 January 2024.

Geographic Targeting: Lower-income 5th cycle BART sites

Program 1.K: ADU Ordinance Compliance

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.

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: Amend the Zoning Ordinance as described above by January 2024.

Quantified Objective: Permit 328 ADUs throughout the planning period.

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.

Responsible Party: Community Development Agency (CDA) - Planning

Funding Source: General Fund

Time Frame: July 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, 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.

Responsible Party: Community Development Agency - Planning

Funding Source: General Fund.

Time Frame: January 2026.

Geographic Targeting: Religious institution sites.

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.

Responsible Party: Community Development Agency (CDA) - Planning

Funding Source: General Fund

Time Frame: January 2025.

Program 2.B: Small Lot Consolidation

Modify Density Variable (DV District) incentives to promote lot consolidation to facilitate housing development for lower-income units on sites greater than 0.5 acres but smaller than 10 acres.

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 One-Stop-Shop

Continue to partner with Hello Housing to operate the ADU one-stop-shop. Hello Housing provides 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.

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

Funding Source: General Fund

Time Frame: Current contract ends in 2024.

Quantified Objective: Assist at least 3 more homeowners over the course of the contract for a total of 20 homeowners helped

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, Hello Housing

Funding Source: Measure A-1.

Time Frame: Ongoing.

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 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.

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 preservation 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

The County will adopt written policies and procedures that give priority for sewer hook-ups and service to lower-income housing developments. 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

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.

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;

- 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 one year 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.

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. See Appendix C for more information.

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.

1. Site Development Review (SDR)
 - a. Recommendation: Only require an SDR when a project does not comply with the General Plan, Specific Plan, Design Guidelines.
 - i. Expedited approval of projects that comply with standards.
 - ii. Greater reliance on approved Plans, Standards, Guidelines and Ordinances.
 - iii. More efficient use of staff time.
 - iv. Shows Alameda County is taking proactive steps to address the housing crisis.
2. Lot size consistency
 - a. Recommendation: Eliminate Lot Size Consistency and defer to zoning for minimum lot sizes.
 - i. 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.
3. Private Streets
 - a. Recommendation: Require Public Streets when a project has greater than a certain number of parcels.
 - i. 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 be implemented programmatically within the Housing Element document. It is expected that these recommendations would be discussed at the community level at the various advisory bodies, to determine final language and approaches to implementation.

Responsible Party: Community Development Agency - Planning

Funding Source: General Fund

Time Frame: Intermittent meeting schedule; complete task by 2025

Quantified Objective: Bring recommendations to the public by August 2024.

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.

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. Staff will develop and propose for adoption

Responsible Party: Community Development Agency – Planning,

Funding Source: General Fund

Time Frame: December 2024

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 for childcare 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.

Responsible Party: Community Development Agency - Planning

Funding Source: General Fund.

Time Frame: June 2025.

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

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 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. Additionally, all Specific Plans will be revised to be in compliance with State law, referring back to the Zoning Code when appropriate.

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.

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.

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.

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: 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.

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, Behavioral Health Care Services, Health Care Services Agency – Office of Homeless Care and Coordination.

Funding Source: General Fund.

Time Frame: Annually.

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.

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.

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.

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 Alameda County Public Health Department.

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

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.

Program 6.IH: 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.

Program 6.JI: 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.

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 ~~should~~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 2026.

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

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

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.

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.

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, 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.

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.