

Alameda County Housing Element HCD [June 2024](#) [Draft](#)

# HOUSING ELEMENT UPDATE COUNTY OF ALAMEDA SECOND DRAFT

June 2024





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# Contents

Contents .....	1
Section I Introduction .....	<del>4</del> 4
I.A Community Context .....	<del>4</del> 4
I.B Housing Element Purpose .....	<del>4</del> 4
<del>I.C Organization of the Housing Element .....</del>	<del>64</del> <del>64</del>
..... Organization of the Housing Element	5
I.D Data Sources and Methods .....	<del>7</del> 7
I.E Summary of Public Participation .....	<del>8</del> 8
I.F Consistency with Other General Plan Elements .....	<del>13</del> 14
I.G Other Statutory Requirements .....	<del>13</del> 14
Section II Projected Housing Need .....	<del>14</del> 14
II.A Introduction/Overview of ABAG Methodology .....	<del>14</del> 14
II.B Alameda County Income Limits .....	<del>14</del> 14
II.C Regional Housing Needs Allocation .....	<del>15</del> 14
Section III <del>Housing Resources .....</del>	<del>17</del> <del>17</del> Section III
Housing Resources .....	17
III.A Introduction .....	<del>17</del> 17
<del>III.B Land Resources .....</del>	<del>17</del> <del>17</del> III.B
..... Land Resources	17
<del>III.C Analyzing Sites Through a Fair Housing Lens .....</del>	<del>20</del> <del>20</del> III.C
..... Analyzing Sites Through a Fair Housing Lens	20
<del>III.D Financial and Administrative Resources .....</del>	<del>20</del> <del>20</del> III.D
..... Financial and Administrative Resources	20
<del>III.E Opportunities for Energy Conservation .....</del>	<del>20</del> <del>20</del> III.E
..... Opportunities for Energy Conservation	20
Section IV <del>Housing Plan .....</del>	<del>21</del> <del>21</del> Section IV
Housing Plan .....	20

<del>IV.A</del>	<del>Goals, Policies, and Programs</del> .....	<del>2148</del>	<del>IV.A</del>
	<del>Goals, Policies, and Programs</del> .....	<del>20</del>	
	Goal 1: Accommodate a range of housing for persons of all income levels in accordance with the County’s Regional Housing Needs Allocation (RHNA). .....	<del>202148</del>	
	Goal 2: Ensure a wide range of housing types to accommodate the housing needs of moderate- and lower-income residents and households. ....	<del>313228</del>	
	<del>Goal 3: Mitigate constraints to housing development and affordability.</del> .....	<del>3934</del>	<del>Goal 3: Mitigate constraints to housing development and affordability.</del> .....
		<del>39</del>	
	Goal 4: Create housing opportunities for people with special needs. ....	<del>424339</del>	
	Goal 5: Conserve and improve the existing housing stock to enhance quality of life and provide greater housing stability.....	<del>5045</del>	
	<del>Goal 6: Ensure fair housing opportunity for all persons without discrimination in accordance with State and federal law.</del> .....	<del>515048</del>	
	Goal 7: Minimize the adverse environmental impacts of housing and encourage sustainability measures.....	<del>5854</del>	
<del>IV.B</del>	<del>Quantified Objectives</del> .....	<del>6256</del>	<del>IV.B</del>
	<del>Quantified Objectives</del> .....	<del>606257</del>	
IV.C	Affirmatively Furthering Fair Housing Action Matrix.....	<del>616358</del>	

- 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



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## **Section I Introduction**

### **I.A Community Context**

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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.<sup>1</sup> Much of what is now an intensely urban region was initially developed as a trolley car suburb of San Francisco in the late 19th and early 20th centuries.

Unincorporated Alameda County includes six Census Designated Places: Ashland, Castro Valley, Cherryland, Fairview, San Lorenzo, and Sunol. Unincorporated Alameda County also includes communities located in the foothills of the Coastal Range and in the eastern part of the County. Unincorporated Alameda County prides itself on its growing, diverse population of almost 150,000 people and its wealth of natural resources.

### **I.B Housing Element Purpose**

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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.

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

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*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*

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The Housing Element is the primary tool used by the State to ensure local governments are appropriately planning for and accommodating enough housing across all income levels. This Housing Element covers the planning period 2023-2031. The Housing Element is a mandatory part of a jurisdiction's General Plan but differs from other General Plan elements in two key aspects. The Housing Element must be updated every eight years for jurisdictions within a metropolitan planning organization (MPO) that is on a four-year regional transportation plan (RTP) cycle, such as the Association of Bay Area Governments (ABAG). The Housing Element must also be reviewed and approved (i.e., certified) by the California Department of Housing and Community Development (HCD) to ensure compliance with statutory requirements. Certification also ensures that the County remains eligible for various State and federal funding sources.

In practical terms, the Housing Element provides the County with an opportunity to assess its housing needs and to develop policies and actions that effectively respond to those needs. Amongst other groups, the Housing Element affects teachers in our schools, employees in our local businesses, older residents on fixed incomes, parents and their adult children who want to remain in or return to Alameda County, and young persons wishing to live in the community. Ultimately, the supply and cost of housing affect the entire Bay Area economy and people's quality of life in the region.

At the time of publication, the COVID-19 crisis has impacted the Bay Area in significant ways. The pandemic has made the issue of housing security even more acute as residents face job loss, housing cost pressures, and disparate health impacts from the pandemic. This Housing Element has had to respond to these conditions by transitioning the public outreach process to reflect the limitations brought on by COVID-19. These actions are detailed in this report.



## I.C Organization of the Housing Element

Per California Government Code §65580-65589, a housing element must consist of the following components:

- **Existing Programs Review:** An evaluation of the results of the goals, policies, and programs adopted in the previous Housing Element that compares projected outcomes with actual achieved results.
- **Housing Needs Assessment:** An analysis of the existing and projected housing needs of the community. It provides a profile of socio-demographic information, such as population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs, such as seniors, farmworkers, homeless, large households, and female-headed households.
- **Sites Inventory and Methodology:** An inventory listing adequate sites that are suitably zoned and available within the planning period to meet the County's fair share of regional housing needs across all income levels.
- **Housing Resources:** An identification of resources to support the development, preservation, and rehabilitation of housing.
- **Housing Constraints:** An assessment of impediments to housing production across all income levels covering both governmental (e.g., zoning, fees, etc.) and nongovernmental (e.g., market, environmental, etc.) constraints.
- **Affirmatively Furthering Fair Housing Assessment:** AB 686 requires cities and counties to take deliberate actions to foster inclusive communities, advance fair and equal housing choice, and address racial and economic disparities through local policies and programs. The goal of AB 686 is to achieve better economic and health outcomes for all Californians through equitable housing policies. The assessment of affirmatively furthering fair housing documents compliance with AB 686.



- **Goals, Policies, and Programs:** This Section provides a statement of the community's goals, quantified objectives, and policies to maintain, preserve, improve, and develop housing, as well as a schedule of implementable actions to be taken during the planning period to achieve the goals, objectives, and policies. Quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e., very low, low, moderate, and above moderate) are included to make sure that both the existing and the projected housing needs are met, consistent with the County's share of the Regional Housing Needs Allocation (RHNA).



Section I provides an overview to the Housing Element and relevant regulation. Section II provides a summary of the projected housing need. Section III summarizes the adequacy of housing sites and housing resources with reference to relevant appendices. Section IV contains goals, policies, and actions related to housing in Alameda County. The comprehensive research and analysis supporting the development of Section IV, are compiled in appendices to this Housing Element. These appendices contain the full set of information used to inform the County's goals, policies, and programs:

- Appendix A: Housing Needs Assessment
- Appendix B: Sites Inventory and Methodology
- Appendix C: Housing Constraints
- Appendix D: Existing Programs Review
- Appendix E: Public Participation Summaries
- Appendix F: Affirmatively Furthering Fair Housing Assessment
- Appendix G: Housing Resources

## **I.D Data Sources and Methods**

This Housing Element was updated in accordance with California Department of Housing and Community Development (HCD) guidelines for the 6th Housing Element Cycle, incorporating additional considerations required under new State housing-related legislation. Specific documents are referenced throughout the Housing Element, including but not limited to the Eden Area General Plan, Castro Valley General Plan, and East County Area Plan and Alameda County Municipal Code. The analyses and findings in this document relied on data compiled from various sources, including:

- US Census Bureau (American Community Survey, Longitudinal Employer-Household Dynamics)

- California Department of Housing and Community Development (HCD)
- California Department of Finance (DOF)
- US Department of Housing and Urban Development (HUD)
- Consumer Financial Protection Bureau (CFPB)
- Association of Bay Area Governments (ABAG) pre-certified data

This document was also informed by information provided by residents, housing developers and service providers, local institutions, County staff, and County officials.

## **I.E Summary of Public Participation**

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Public participation is crucial in shaping Alameda County's housing strategy. Understanding the needs of the community enables the development of housing strategies that are most appropriate and effective. Public outreach also allows the County to identify concerns unique to certain interest groups and service providers that may not have been initially apparent. For detailed public outreach summaries, please see Appendix E.

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

### **Website**

The County's website hosts a dedicated Housing Element Update webpage (<https://www.acgov.org/cda/planning/housing-element/housing-element.htm>) to provide information on the Housing Element update process and timeline, resources (e.g., reference material, draft documents, etc.), [a discussion of the sites inventory](#), meeting notices and materials, and County contact information. Any person [can](#) sign up to receive email notifications about upcoming meetings and availability of information.

### **Public Outreach and Events, including Affirmatively Furthering Fair Housing (AFFH)-Targeted Outreach**

#### ***Online Office Hours***

From November 2022 to January 2023, County staff held online office hours to discuss Housing Element questions with a variety of groups.

#### ***Ashland Cherryland Healthy Community Collaborative***

County staff presented information regarding the Housing Element at the November and December 2022 meetings of the Ashland Cherryland Healthy Community Collaborative (ACHCC) as a means of (1) educating attendees about why the County was going through the Housing Element process, (2) inviting attendees to further discuss their organizations' needs in relation to housing, and (3) advertising open surveys.

#### ***Interviews***

County staff reached out to the following organizations to discuss the Housing Element and met with all except for the Eden Community Land Trust and Community Resources for Independent Living:

- Eden Community Land Trust
- East Bay Housing Organizations (EBHO)
- The Supportive Housing Community Land Alliance (SHCLA)
- REACH Ashland Youth Center
- Resources for Community Development (RCD)
- My Eden Voice (MEV)
- DSAL
- Community Resources for Independent Living
- Alameda County Probation

#### **Public Workshops**

On February 9, 2023, the County hosted a workshop for property owners of sites in the sites inventory to explain what the Housing Element is and why their properties were included in the inventory. Workshop attendees were also encouraged to participate in the Housing Element survey, share their housing story, and to sign up for emails on the project website.

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

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

#### **Online Office Hours**

[From November 2022 to January 2023, County staff held online office hours to discuss Housing Element questions with a variety of groups. While the office hours were not well attended, staff offered another opportunity to anyone interested in learning more about the Housing Element and answer any questions raised by community members.](#)

#### **Online Survey and Housing Story**

The County provided an online survey to residents that included 12 questions and was available in English and Spanish. In addition, to add personal context to the history of fair housing in

Alameda County (described in more detail in Appendix F) the County solicited resident feedback by asking residents to share their written housing stories.

#### ***Municipal Advisory Council Meetings***

County staff presented to the Fairview, Eden Area, and Castro Valley Municipal Advisory Councils (MACs), the Sunol Citizens' Advisory Council (Sunol CAC), and the Agricultural Advisory Committee (AAC) to both inform members and to solicit feedback from members and the public on the Housing Element. Initial presentations were made by staff at meetings held from July to October 2022. Additional meetings also took place as follows:

- Fairview MAC – February 7, 2023; [August 10, 2023](#)
- Eden Area MAC – February 14, 2023; [August 8, 2023](#)
- Castro Valley MAC – February 27, 2023; [August 14, 2023](#)
- ~~Agricultural Advisory Committee – May 23, 2023; [August 22, 2023](#)~~
- [Joint MAC \(Castro Valley, Eden, and Fairview\) Meeting/Workshop – March 21, 2024](#)

Attendees were encouraged to participate in the Housing Element survey, share their housing story, and to sign up for emails on the project website.

#### ***Planning Commission***

County staff presented updates on the status of the Housing Element to the Planning Commission on December 5, 2022, ~~and~~ February 21, 2023, ~~and~~ [September 5, 2023](#). The intent of the meetings was to provide opportunities for Planning Commission and public input and discussion for incorporation into the draft Housing Element. Attendees were also encouraged to participate in the Housing Element survey, share their housing story, and to sign up for emails on the project website.

#### ***Unincorporated Services Committee of the Board of Supervisors***

County staff presented updates on the status of the Housing Element to the Unincorporated Services Committee on July 27, 2022, ~~and~~ February 22, 2023, ~~and~~ [July 26, 2023](#). The intent of the meetings was to provide opportunities for Unincorporated Services Committee and public input and discussion for incorporation into the draft Housing Element. Attendees were also encouraged to participate in the Housing Element survey, share their housing story, ~~and to~~ sign up for emails on the project website, ~~and~~ [provide comments on presented drafts](#).

#### ***Board of Supervisors***

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

#### ***Summary of Public Comments***

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

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

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

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

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### Integration of Comments into the Housing Element

The comments provided have been incorporated and addressed in the updated Housing Element, specifically through the Housing Needs Assessment (Appendix A), the Sites Inventory and Methodology (Appendix B), Affirmatively Furthering Fair Housing (Appendix F), and through programs. Additionally, the County expanded outreach efforts to directly target underrepresented populations and populations disproportionately impacted by fair housing issues based on comments received early in the process.

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

Various programs that address comments include the following:

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

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

## **I.F Consistency with Other General Plan Elements**

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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**

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### **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.

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## **Section II**                      **Projected Housing Need**

### **II.A**                      **Introduction/Overview of ABAG Methodology**

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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 6<sup>th</sup> 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: 6<sup>th</sup> Cycle RHNA for Unincorporated Alameda County's final RHNA numbers by income category.

### **II.B**                      **Alameda County Income Limits**

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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
<b>Extremely Low (0-30% of AMI)</b>	\$28,800	\$32,900	\$37,000	\$41,100
<b>Very Low (30-50% of AMI)</b>	\$47,950	\$54,800	\$61,650	\$68,500
<b>Low (50-80% of AMI)</b>	\$76,750	\$87,700	\$98,650	\$109,600
<b>Median (80-120% of AMI)</b>	\$87,900	\$100,500	\$113,050	\$125,600
<b>Moderate (120% of AMI)</b>	\$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
<b>Total</b>	<b>4,711</b>	<b>100%</b>	<b>88,997</b>	<b>100%</b>	<b>441,176</b>	<b>100%</b>
<b>Extremely Low and Very Low<sup>1</sup></b>	1,251	27%	23,606	27%	114,442	26%
<b>Low</b>	721	15%	13,591	15%	65,892	15%
<b>Moderate</b>	763	16%	14,438	16%	72,712	17%
<b>Above Moderate</b>	1,976	42%	37,362	42%	188,130	42%

<sup>1</sup> “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.

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## Section III Housing Resources

### III.A Introduction

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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

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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., 6<sup>th</sup> Cycle sites), the County does not have enough capacity in any income categories to meet its RHNA obligations. Therefore, the County proposes Program 1.A to rezone sufficient sites to accommodate its RHNA at all income levels. [The 127 parcels proposed for rezonings are highlighted in Figure III-1 below.](#)

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

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

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	See Very Low	1,251	721	763	1976	4,711
ADUs	See Very Low	424,129	424,128	424,128	42	414,427
Entitled/Proposed Projects (new net units) <sup>1</sup>	0	0	255,266	654	544,566	860,897
<b>Sum of ADUs and Entitled/Proposed Projects</b>	See Very Low	1249	379,394	189,35	586,608	1,274,324
<b>Remaining RHNA</b>	See Very Low	1,127	342,327	578,570	1,390,368	3,437,387
Site Inventory (new net units)	See Very Low/Low		478,77	245,295	608,419	4,034,791
<b>Surplus / (Shortfall)</b>	<b>See Very Low/Low</b>		(1,294,372)	(333,275)	(782,949)	(2,406,596)

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

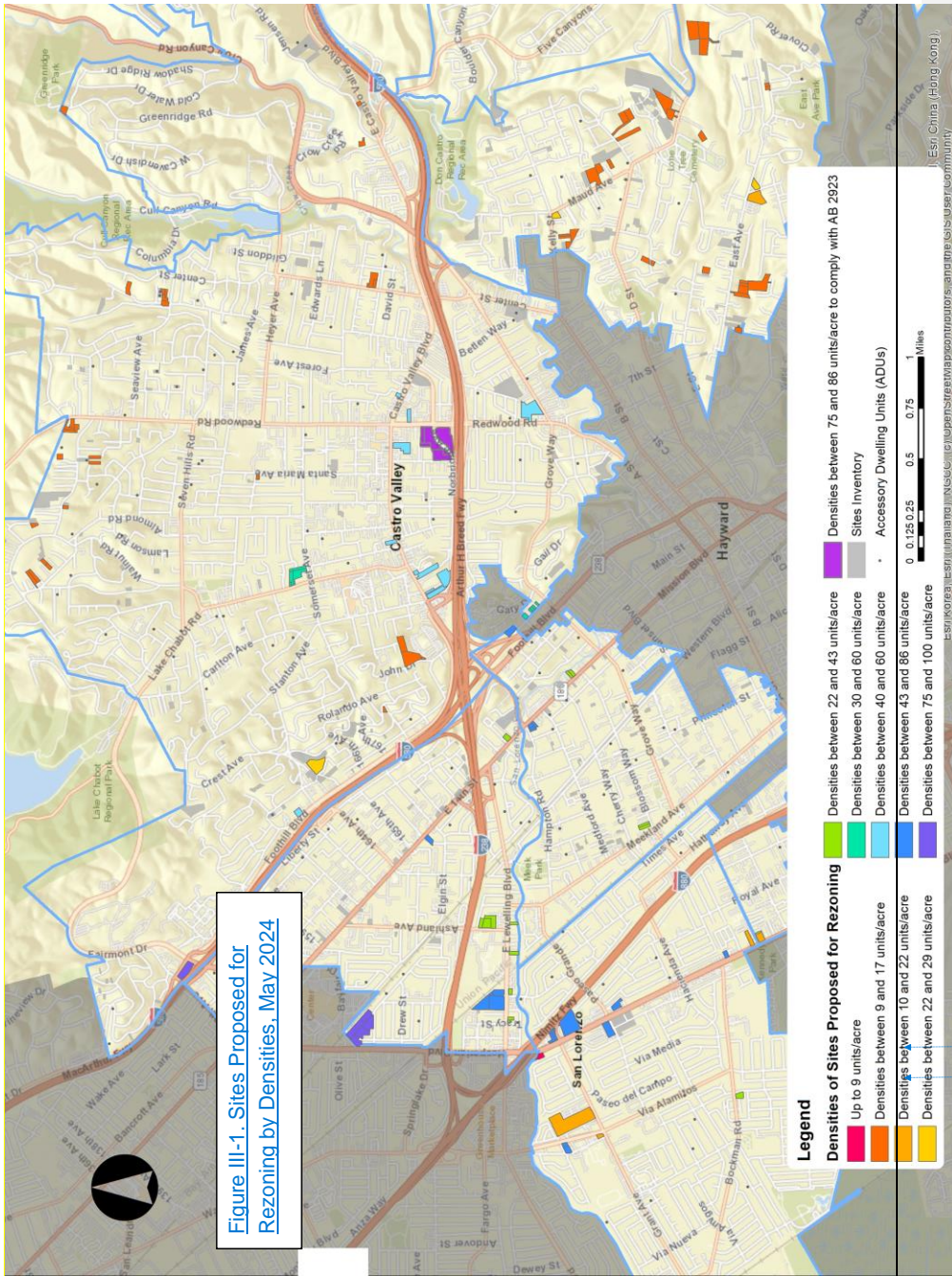
Source: County of Alameda

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

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	See Very Low	1,251	721	763	1,976	4,711
ADUs	See Very Low	1294	1248	1284	42	414,427
Entitled/Proposed Projects (new net units) <sup>1</sup>	0	0	266,255	6564	566,544	897,860
<b>Sum of ADUs and Entitled/Proposed Projects</b>	See Very Low	1249	394,379	193,485	608,586	1,324,274
<b>Remaining RHNA</b>	See Very Low	1,127	327,342	570,578	1,368,1,390	3,387,3,437
Site Inventory (new net units)	See Very Low/Low		774,78	295,245	419,608	7914,034
Rezoning	-		4,427,1,511	434,491	7941,1,113	2,6643,1,115
<b>Total Proposed Units</b>	<b>See Very Low/Low</b>		2,408,111	864,979	19882,140	4,9605,230
<b>Surplus / (Shortfall)</b>	<b>See Very Low/Low</b>		436,139	404,216	42,164	249,519

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

Source: County of Alameda



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### III.C Analyzing Sites Through a Fair Housing Lens

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Throughout California, amenities and access to opportunities are not always readily accessible or attainable due to different social, economic, or cultural barriers in society. Because of this imbalance, it is important to ensure that sites for housing, particularly lower-income units, are distributed to improve access to amenities and opportunities, rather than concentrated in areas of high segregation and poverty.

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

### III.D Financial and Administrative Resources

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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

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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.

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## Section IV Housing Plan

### IV.A Goals, Policies, and Programs

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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).**

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##### **Policies**

##### **Policy 1.1: Utilize Public Land for Affordable Housing to Provide a Range of Housing**

Consider all County-owned and other public lands for their suitability as housing sites and adopt and support land use plans, disposition agreements and development programs to provide a range of housing on appropriate sites.



**Policy 1.2: Maintain Sites Inventory**

Maintain an inventory of land that is appropriately zoned for a mix of housing types, including multi-family and single-family, rental and sale housing which is consistent with the demand for these types of units and the County’s RHNA.

**Policy 1.3: Annual Progress Reports**

Provide timely reports on the status of housing development in the Unincorporated County to the Planning Commission, Board of Supervisors and State HCD.

**Policy 1.4: Revise Zoning to Increase Densities**

Review underutilized potential residential development sites and revise zoning, as appropriate, to increase densities while ensuring compatibility with surrounding uses.

**Policy 1.5: Accessory Dwelling Units**

Support the development of Accessory Dwelling Units.

**Policy 1.6: Support Mixed-Use Residential and Commercial Development**

Review and, as appropriate, revise or create zoning districts and regulations, and site development and planned development district standards and guidelines to support appropriate mixed-use residential/commercial development.

**Policy 1.7: High-Density Residential Development in Transit Corridors**

Identify areas adjacent to or in close proximity to transit and transportation corridors that are appropriate for high-density residential development. Re-zone as appropriate to increase densities.

**Policy 1.8: Support Research for Data Collection**

Encourage and support research to enable more rapid data collection and analysis in the field of housing.

**Programs**

**Program 1.A: Rezone Sites to Meet RHNA**

Rezone sites to increase maximum allowable densities to accommodate the County’s Regional Housing Needs Assessment (RHNA) of 4,711 units, as specified in Appendix B. Consistent with SB 166 (No Net Loss) (Government Code §65863), monitor housing sites to ensure adequate sites to accommodate the remaining unmet RHNA by each income category are maintained at all times throughout the planning period (January 31, 2023 – January 31, 2031). [The County commits to appropriate development standards to encourage achieving maximum densities. This will be done through adoption of the Housing Element Overlay Combining District \(see program 3.H\)](#)

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Rezone sites [before or during the adoption of the Housing Element Draft, after receiving certification by the state](#). Maintain adequate sites throughout the planning period (January 2023 - January 2031)

**Quantified Objective:** Rezone sites to accommodate RHNA of 4,711 units as described in Appendix B

**Program 1.B: San Lorenzo Village Specific Plan Priority Development Area [Grant \(SLVCSP\)](#)**

Apply for Priority Development Area (PDA) Grants to update the San Lorenzo Village Center Specific Plan to (1) allow for increased density and the number of housing units in the Specific Plan area, and (2) allow mixed-use to encourage commercial and residential uses in downtown San Lorenzo. As part of this program, the County will remove the cap on residential development within the SLVCSP to facilitate the construction of housing.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** Metropolitan Transportation Commission PDA Grant

**Time Frame:** [July](#) -2025

**Quantified Objective:** Administer grant (received Spring 2023)

**Geographic Targeting:** San Lorenzo Village Specific Plan

**Program 1.C: Facilitate Housing at Bay Fair ~~and Castro Valley~~ BART Site**

Adopt zoning standards consistent with the Bay Area Rapid Transit (BART) Transit Oriented Development (TOD) Place Type: Neighborhood/Town Center for AB 2923-eligible parcels within a half-mile of the Bay Fair and Castro Valley BART stations. This includes requiring a minimum of 75 dwelling units per acre, [maximum of 100 dwelling units per acre](#), minimum five stories, minimum floor-to-area-ratio (FAR) of 3.0, no minimum [vehicle](#) parking, maximum 1.0 parking spaces per residential unit or lower, maximum 2.5 parking spaces per 1,000 square feet of office space or lower, allowing shared parking (neither prohibited or required), and minimum one secure bike parking space per residential unit or higher. [The applicability of AB 2097 at sites adjacent to BART stations may result in the production of less parking than the standards specified in AB 2923. The County will encourage applicants to use these incentives to increase housing affordability at these sites. The County commits to appropriate development standards, based on site conditions, to encourage achieving or exceeding the densities proposed in this program.](#)

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

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

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

**Responsible Party:** Community Development Agency (CDA) - Planning

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

**Time Frame:**

- Adopt zoning standards by September 2024 to be in compliance full conformity with AB 2923.
- Amend the Eden Area General Plan ~~and Castro Valley General Plan,~~ respectively, for these sites to reflect zoning standards and rezone the site to facilitate development of below-market-rate housing by September 2024.
- PDA and CBTP efforts to be completed by 2026. This effort will consist of ongoing coordination ~~Coordinate~~ with surrounding property owners, BART, Alameda County Transportation and Commission, and (for Bay Fair Station) the City of San Leandro planning staff to develop RFQ/RFPs and enter into exclusive negotiating agreement with selected development partners.
- The March 2024 BART TOD Work Plan describes Bay Fair Station as a near term project to advance to RFP/RFQ before 2028. At time of writing, Planning staff have requested a 2026 development date for Bay Fair Station and a 2029 development date for Castro Valley Station regarding BART's next work plan.

**Geographic Targeting:** Bay Fair ~~and Castro Valley~~ BART Sites

**Program 1.D: Facilitating Sheriff's Radio Facility Development**

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

- Amend the Castro Valley General Plan for this site and rezone to HDR-100-HE (86-100 du/ac) to facilitate development of below-market-rate housing. In addition, the County will issue a request for proposals for the identification of regulations, programs, infrastructure projects, feasibility, and financing measures necessary to develop below-market-rate housing at the site.
- Conduct outreach with developers to discuss development constraints and opportunities. The County will then

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

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

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

**Funding Source:** General Fund, [Grant Funding \(as available\)](#)

#### Time Frame

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

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

**Geographic Targeting:** Sheriff [Substation](#)

### Program 1.E: Web Based Zoning and Planning Information

Continue to update the Public Access Map to provide a centralized, accessible, web-based information service for each parcel in Unincorporated Alameda County to reflect planning and zoning updates.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Ongoing

### Program 1.F: Online Permitting and Streamlining

Continue to accept building and land use permit applications online via Maintstar system to streamline the permitting process for housing projects [and coordinate with other Departments to implement its use. Prepare an online comprehensive application checklist to ensure applicants clearly understand all application materials that must be submitted for processing of housing projects.](#)

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Ongoing

**Quantified Objective:** [Make all permit types available by December 2024](#)

### Program 1.G: Lower-Income Sites Modifications to Address Shortfall

Because the standards are not in place to accommodate the RHNA obligation at the time of Housing Element adoption, the County has a shortfall of sites. Consistent with California Government Code Section 65583.2(h) and (i), sites identified in the sites inventory for lower-income units will also be modified to:

1. Allow owner-occupied and rental multi-family use by-right for developments in which 20 percent or more of the units are affordable to lower-income households;
2. Accommodate a minimum of 16 units per site;
3. Establish a minimum density of 30 units per acre; and
4. Require residential use occupancy of at least 50 percent of the total floor area of any mixed-use project on these sites.

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

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Amend the Zoning Ordinance as described above by January 2024<sup>5</sup>

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

**Objective:** Maintain consistency in County regulatory and policy documents.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Amend the gGeneral and Area pPlans as described above by January September 2024

### Program 1.I: Monitor and Facilitate Pipeline Housing Projects

Monitor progress of the entitled or proposed (i.e., pipeline) projects identified in Table B-4 of Appendix B: Sites Inventory & Methodology and coordinate with applicants to facilitate remaining approvals and permits to ensure completion of these projects within the planning period (by January 31, 2031). If a pipeline project is not approved is not anticipated to be completed within the planning period, the County will ensure adequate capacity for the remaining RHNA by each income category is provided through monitoring of no net loss during annual reporting and rezoning if necessary to comply with State law (see Program 1.J).

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

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Annual review and assessment of no net loss by April 1; if rezoning action is necessary to comply with no net loss, the County will take rezoning action within the time period specified in State law. Monitor pipeline projects by 2027; engage in alternative actions including rezoning by 2028 within 180 days of monitoring if projects are not anticipated to be completed in the planning period.

**Quantified Objective:** 736-897 units as described in Appendix B

**Geographic Targeting:** Entitled or proposed (i.e., pipeline) projects identified in Table B-4 of Appendix B

**Program 1.J: Rezone 5<sup>th</sup> 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 <sup>1</sup>	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
<a href="#">Wilbeam Ave Castro Valley 94546</a>	<a href="#">84A-60-14-2</a>	<a href="#">0.75</a>	<a href="#">CVCBD-CVBD-S08</a>	<a href="#">45</a>

<sup>1</sup>All of the parcels in Table IV-1 are mixed-income rezone sites that are BART parking lots subject to Program 1.C.  
 Source: Alameda County, LWC

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Amend the Zoning Ordinance as described above by [September 2024](#)

**Geographic Targeting:** Lower-income 5<sup>th</sup> [Cycle](#) BART sites

### **Program 1.K: ADU Ordinance Compliance and Facilitation**

Revise the County's ADU ordinance for compliance with State law to address any issues that the California Department of Housing and Community Development (HCD) raises upon review of the County's ordinance. The County anticipates that HCD will be providing comments to the County on its current ordinance. This also includes allowing by-right ADUs/JADUs in the following zoning districts that allow for residential uses:

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

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

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

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

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

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



housing mobility<sup>2</sup>, the County has set an even higher target aimed at permitting at least 90 ADUs per year. This target is consistent with 2023 and 2024 trends<sup>3</sup> and is supported by the various measures to facilitate ADUs identified in this program.

**Objective:** Encourage the creation of accessory dwelling units by adopting an ordinance that is compliant with State law

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:**

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

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

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

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#### **Program 1.L: Update Castro Valley Business District Specific Plan**

Update the Castro Valley Business District Specific Plan to allow for additional multi-family and mixed-use residential opportunities. The County commits to appropriate development standards to encourage achieving the maximum densities.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** [Fall](#) 2025

**Geographic Targeting:** Castro Valley Business District Specific Plan

#### **Program 1.M: Senate Bill 9 Compliance**

Senate Bill (SB) 9, adopted in 2021, requires proposed housing developments containing no more than two residential units within a single-family residential zone to be considered ministerially,

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

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

without discretionary review or hearing, if the proposed housing development meets certain criteria. SB 9 also requires local agencies to ministerially approve a parcel map for an urban lot split subject to certain criteria. The County will adopt an ordinance to allow up to four housing units in single-family zones consistent with SB 9 (in the case of a qualifying “urban lot split”), including allowing missing middle housing typologies.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Amend the Zoning Ordinance as described above by July 2025

**Geographic Targeting:** Single-family zones.

### **Program 1.N: Allow Religious Institution-Affiliated Housing**

Amend the Zoning Ordinance to allow religious institution-affiliated housing development projects by right as accessory to permitted religious institution uses, consistent with Assembly Bills 1851 and 2244. The California legislature passed AB 1851 in 2020 and AB 2244 in 2022, which encourage the use of religious facility sites (including parking lots) for housing developments and prohibit jurisdictions from requiring replacement parking when used for qualified development. State law defines “religious institution affiliated housing” as housing that is on religious institution property and is eligible for a State density bonus, meaning it has elements of affordability. In the interim period until the County completes updating the Zoning Ordinance, the County recognizes and will comply with any State law that supersedes any local laws and regulations pertaining to allowing religious institution-affiliated housing in base zoning districts and specific plan areas. [Furthermore, to promote the development of religious institution-affiliated housing, the County will continue to conduct outreach to faith-based organizations during the planning period to discuss the possibilities of developing affordable housing on land they own or lease and provide technical assistance as needed. The County previously communicated with faith-based organizations during the first quarter of 2024 to this effect during the preparation of this Housing Element.](#)

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund.

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

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

### **[Program 1.O: Preparation of Castro Valley BART Station for future development](#)**

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

**Responsible Party:** [Community Development Agency \(CDA\) - Planning](#)

**Funding Source:** [General Fund, MTC Technical Assistance funds, and other grants as they are made available](#)

**Time Frame:**

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

**Geographic Targeting:** [Castro Valley BART Site](#)

**Program I.P: Southern Castro Valley Specific Plan**

[Staff will explore the creation of an additional specific plan for the southernmost portion of Castro Valley to address community concerns](#)

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

**Funding Source:** [General Fund.](#)

**Time Frame:** [decide whether to pursue additional specific plan by end of 2026](#)

**Geographic Targeting:** [Southern Castro Valley.](#)

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

---

**Policies**

**Policy 2.1: Countywide Affordable Housing Assistance**

Use existing and develop new methods of providing economic assistance for the provision of affordable housing for persons residing in the County.

**Policy 2.2: Affordable Housing Trust Fund Program**

Identify key projects to support with the Affordable Housing Trust Fund Program (funded from Residual Tax Increment / former Redevelopment Funding “Boomerang”).

**Policy 2.3: Incentives for Affordable Housing Development**

Promote the use of density bonuses and other incentives to facilitate the development of new housing for extremely low-, very low-, and low-income households.

**Policy 2.4: State and Federal Housing Program Participation**

Leverage State and Federal housing programs to advance the production and sustainability of new affordable housing units.

**Policy 2.5: Local Funding Resources**

Research and develop and promote local funding mechanisms to finance affordable housing development such as boomerang funds.

**Policy 2.6: Community Reinvestment Act**

Continue to support the Community Reinvestment Act to encourage financial institutions to provide loans in high-risk areas and for affordable housing developments.

**Policy 2.7: Assist Housing Developers in Identifying Sites for Affordable Housing Development**

Assist housing developers in identifying and consolidating suitable sites for the development of housing affordable to a wide range of households.

**Policy 2.8: State Funding Resources**

Pursue State funding sources, such as tax-exempt bond and low-income tax credit allocations, to ensure that the County receives its fair share of statewide funding. Coordinate with developers and other partners to maximize the competitiveness of County supported affordable housing project applications.

**Policy 2.9: Support Legislation for Affordable Housing**

Sponsor and support legislation to provide and expand funding for affordable housing; including a replacement for tax increment funding (former redevelopment set aside funding), continued support for federal tax incentive programs like Low Income Housing Tax Credits, Mortgage Credit Certificates, and tax-exempt financing, as well as new programs that may be proposed.

**Policy 2.10: Coordination with Water and Sewer Providers**

Coordinate planning efforts with local water and sewer providers, particularly for lower-income housing developments.

**Policy 2.11: Monitor Retention of Existing Federally Subsidized Housing**

Monitor and encourage Federal and State efforts to ensure retention of existing federally subsidized housing stock.

**Policy 2.12: Evaluate Feasibility of Local Resource Allocation**

Evaluate the feasibility of allocating local resources to preserve existing affordable housing units and prevent the displacement of low- and moderate- income households.

**Policy 2.13: Research Impacts of Public and Private Projects**

Evaluate potential impacts of public and private projects on the existing housing supply. Restrict development or require that adequate replacement housing be provided when projects will result in substantial losses of low and moderate cost housing units.

**Policy 2.14: Maintain System for Tracking Affordable Housing**

Continue to maintain a system for keeping track of all subsidized low and moderate-income units.

**Programs**

**Program 2.A: Density Bonus**

Consistent with AB 2345, amend the Zoning Ordinance to increase the density bonus from 35 percent to 50 percent for qualifying projects and ensure the density bonus ordinance complies with State law. In the interim period until the County completes updating the Zoning Ordinance, the County recognizes and will comply with any State law that supersedes any local laws and regulations pertaining to density bonuses in base zoning districts and specific plan areas.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** January 2025

**Program 2.B: Small Lot Consolidation**

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

[Staff will continue to offer these incentives.](#)

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Ongoing

**Geographic Targeting:** Parcels zoned RS-DV in Cherryland, Hayward Acres, and San Lorenzo

**Program 2.C: ADU [Resource Center](#)**

~~Continue to partner with~~ Through 2024, Alameda County has partnered with Hello Housing to operate an ADU one-stop-shop as a pilot project. Hello Housing ~~provides~~ has provided free feasibility and project management support for residents of Unincorporated Alameda County. This includes property evaluations and guidance in locating professionals and navigating the permitting process. [In 2023 Alameda County HCD launched the ADU Resource Center \(https://www.adu.acgov.org/\), which includes relevant ADU information for all jurisdictions in Alameda County, a timeline of activity, cost calculators, and more. Resource books and handouts were also created. Also see Program 1.K.](#)

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

**Funding Source:** General Fund

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

**Quantified Objectives:**

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

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

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

**Program 2.D: Park Fee Waiver**

Continue to waive the park fee for affordable housing projects to support their financial feasibility.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Ongoing

**Program 2.E: AC Boost First Time Homebuyer Down Payment Assistance**

Continue to provide shared appreciation loans of up to \$210,000 to first-time homebuyers who live, work in, or have been displaced from Alameda County. Provide other resources and periodically update the County website as new information and programs become available for first-time homebuyers. The website includes links to both state and federal homeownership resources, as well as information on predatory lending and financial literacy. Measure A-1 funding served 157 first-time homebuyers Countywide as of 2023. This program is administered by the non-profit organization Hello Housing, on behalf of Alameda County Housing & Community Development Department.

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

**Funding Source:** Measure A-1

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

**Quantified Objective:** Serve 5 first-time homebuyers during the planning period

### **Program 2.F: Affordable Housing Trust Fund “Boomerang” Program**

Continue to use the Boomerang Fund to provide services throughout the planning period. The Boomerang Fund provides approximately \$5 million annually to develop and implement housing policies to support low-income households and homeless persons. Services provided include ~~a~~ ~~the~~ AC affordable housing web portal, AC housing secure tenant legal support, a downtown streets team, tiny homes, expanded winter shelters, a safe parking program, and a navigation center. The County will continue to use the Boomerang Fund to provide these services throughout the planning period.

**Responsible Party:** CDA - Housing and Community Development

**Funding Source:** General Fund

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

### **Program 2.G: Measure A-1 Funding**

Continue to support the use Measure A-1 funds to support household rehabilitation/preservation, the construction of rental units serving people with specific housing needs, homebuyers with down payments, and programs and services for people experiencing homelessness. Measure A-1 funds have added 3,054 affordable units to the County pipeline, as part of the 3,800 rental unit goal throughout Alameda County. County-wide, as of 2023, 83 families have received home preservations help (through the program RenewAC) and 157 households have received down payment assistance (through the program AC Boost).

**Responsible Party:** CDA - Housing and Community Development

**Funding Source:** Measure A-1

**Time Frame:** Ongoing

### **Program 2.H: Provide Sewer Priority for Lower-Income Housing**

[In alignment with Government Code §65589.7](#), the County will adopt written policies and procedures that give priority for sewer hook-ups and service to lower-income housing developments [to reflect current prioritization processes](#). The County will also increase coordination with utility companies regarding projects in the development pipeline to adequately plan for utilities early in the development process.

**Responsible Parties:** Community Development Agency (CDA) – Planning, Public Works Agency

**Funding Source:** General Fund

**Time Frame:** January 2025

**Quantified Objective:** Meet biannually in June and December with Ora Loma Sanitation District, Castro Valley Sanitation District, EBMUD, Zone 7, PG&E, and Public Works to inform them of projects that require utility services to facilitate housing development.

### **Program 2.I: Community Development Block Grant (CDBG) and HOME Funding**

Continue to participate in the CDBG, HOME and related programs. CDBG funds may be used to provide a suitable living environment by expanding economic opportunities and providing decent housing to low-income households. Eligible uses of HOME funds include tenant-based rental assistance; housing rehabilitation; assistance to homebuyers; and new construction of rental housing. HOME funding may also be used for site acquisition, site improvements, demolition, relocation, and other necessary and reasonable activities related to the development of non-luxury housing.

**Responsible Party:** CDA - Housing and Community Development

**Funding Source:** CDBG, HOME funding

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

### **Program 2.J: ADUs with Multi-Family Developments**

Encourage the construction of ADUs as part of multi-family housing developments.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** July ~~2026~~2025

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

### **Program 2.K: Preserve At-Risk Housing**

Continue to preserve the affordability of housing at-risk of conversion to market rate by various means:

- [Maintain a database of subsidized housing units in order to monitor the status of units at-risk of conversion;](#)
- [Proactively contact property owners of units at-risk of converting to market-rate housing within three years of affordability expiration to discuss the County's desire to preserve complexes/units as affordable housing and offer to assist with funding;](#)
- Pursue funding from private, State and Federal programs to assist in preserving at-risk housing;



- Provide assistance via the Section 8 Housing Choice Voucher Program to households displaced due to the expiration of affordability restrictions;
- Discuss preservation options with at-risk project owners;
- Contact nonprofit housing developers to collaborate on projects that preserve units at-risk;
- Provide financial assistance to nonprofit housing developers to either acquire or rehabilitate units at-risk of conversion;
- Evaluate the feasibility of allocating other local resources to preserve existing affordable housing units and prevent the displacement of low- and moderate- income households.
- Ensure that property owners comply with State laws requiring them to notify tenants, six months, one year, and three years in advance of their intent to terminate their subsidy contract or affordability covenants; and
- Provide technical assistance to tenants to access other affordable housing resources.

Also see Section A.5.4 of Appendix A for more information regarding at-risk housing.

**Responsible Party:** Community Development Agency – Housing and Community Development and Housing Authority of the County of Alameda

**Funding Source:** General Fund, Housing and Urban Development, HOME, and Section 8

**Time Frame:** Ongoing. [Contact property owners of at-risk units three years and one year in advance of expiration. Pursue funding from State and Federal programs annually. Contact nonprofit housing developers annually to collaborate on projects that preserve units at risk \(see Table A-24 in Section A.5.4 – At-Risk Housing Assessment for more details\).](#)

**Quantified Objective:** Preserve 128 at-risk units as identified in Table A-24 of Appendix A that are at moderate and high risk of conversion in the next 10 years.

**Geographic Targeting:** At-risk households throughout Unincorporated Alameda County, including renter and senior households, but especially those housing development identified in Table A-24 of Appendix A that are at-risk of conversion in the next 10 years.

### **Program 2.L: Protect Existing Affordable Housing Units**

Study the legal and programmatic feasibility of amending the Zoning Code to limit the redevelopment of existing affordable housing projects to other uses and to require that adequate replacement housing be provided when projects will result in substantial losses of low- and moderate-income housing units.

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund

**Time Frame:** January 2026

**Objective:** If found to be legal and feasible, present an ordinance for the Board of Supervisors' consideration, to limit the redevelopment of existing affordable housing projects to other uses and to require that adequate replacement housing be provided when projects will result in substantial losses of low- and moderate-income housing units.

### **Goal 3: Mitigate constraints to housing development and affordability.**

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#### **Policies**

##### **Policy 3.1: Identify Constraints**

Review ordinances and requirements that may unnecessarily increase the cost of housing or impede implementation of the Housing Element.

##### **Policy 3.2: Clear Objective Development Standards and Approval Procedures**

Maintain and administer clear development standards, and approval procedures for residential development.

##### **Policy 3.3: California Environmental Quality Act**

Seek strategies to streamline or expedite the environmental review process required under the California Environmental Quality Act (CEQA).

##### **Policy 3.4: Intergovernmental Coordination**

Promote intergovernmental coordination in review and approval of residential development proposals when more than one governmental agency has jurisdiction.

##### **Policy 3.5: State-Level Affordable Housing Policies**

Pursue policy changes at the State level to remove barriers to the production of affordable housing.

##### **Policy 3.6: Modular and Mobile Homes**

Enforce provisions of the County Zoning Ordinance and the County Building Code which permit the placement of pre-1976 modular homes and mobile homes on a permanent foundation to be located on any site on which a conventional dwelling unit is permitted.

##### **Policy 3.7: Height Limit Modification**

Increase the height limit to be consistent with BART TOD in transit-oriented mixed-use development districts and high-density residential districts to ensure that multi-family housing can be effectively built. Allow exceptions to this maximum through the use of Conditional Use Permits.

##### **Policy 3.8: State and Regional Housing Designations**

Pursue program and policy changes to successfully qualify for programs like the HCD Pro-Housing Designation or comply with policies such as the MTC Transit-Oriented Communities Policy to increase access to funding for housing.

## Programs

### Program 3.A: Streamline Parking Requirements

Incorporate parking rates established by the Residential Design Standards and Guidelines (adopted in 2014) into the Zoning Code for all base zoning districts and Specific Plans to remove unnecessary costs to housing projects, [including reducing parking rates for multifamily housing](#). See Appendix C for more information. [The County will also remove or reduce guest parking requirements, reduce parking requirements for SROs and other similar housing types to levels lower than the Residential Design Standards and Guidelines and apply these parking modifications throughout the County.](#)

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund

**Time Frame:** January 2025

### Program 3.B: Planning Commission Streamlining Subcommittee

In 2022, the Planning Commission created a Permit Streamlining subcommittee tasked with looking at various regulations that are considered hinderances to development projects. A subcommittee of three Planning Commissioners developed the following list of items they believe, if implemented, would streamline development projects. Below is a summary of the items, subject to review at the community [level](#).

- [Site Development Review \(SDR\): Only require an SDR when a project does not comply with the General Plan, Specific Plan, Design Guidelines. This will allow for an expedited approval of projects that comply with existing standards and generally a greater reliance on existing approved Plans, Standards, Guidelines and Ordinances.](#)
- [Lot size consistency: Eliminate Lot Size Consistency and defer to zoning for minimum lot sizes. Resolve the "lot size consistency" during the pre-application meeting. This is too important an issue to be left to the formal review phase. Provide guidelines and examples to applicant on how to prepare a lot size consistency analysis for the County's review and approval during the pre-application meeting phase.](#)
- [Private Streets: Require Public Streets when a project has greater than a certain number of parcels. Private roads may be allowed by Public Works Agency when a public street requirement would have a detrimental effect on the development yield.](#)

These changes proposed by the Planning Commission Permit Streamlining Subcommittee ~~can~~ [will](#) be implemented programmatically within the Housing Element document.

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund

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

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

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**Program 3.C: Allow Residential Care Facilities and Community Care Facilities Consistent with State Law**

Amend the Zoning Code to permit residential care facilities and community care facilities in the A, R-1, and SD zoning districts to be compliant with State law. Additionally, all Specific Plans should be revised to ensure compliance with State law, referring back to the Zoning Ordinance where appropriate. In the interim period until the County completes updating the Zoning Ordinance, the County recognizes and will comply with any State law that supersedes any local laws and regulations pertaining to allowing residential care facilities and community care facilities in base zoning districts and specific plan areas.

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

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund

**Time Frame:** January 2026

**Quantified Objective:** Permit one residential care facility and community care facility with the goal of providing facility capacity for 10 persons during the planning period.

**Program 3.D: SB 35 Processing and Permit Streamlining**

California Senate Bill 35 (SB 35) (Government Code Section 65913.41) became effective January 1, 2018. The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 requires cities and counties that have not made sufficient progress toward meeting their affordable housing to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process. The County complies with the requirements of SB 35 as part of project review as projects are proposed. The County will adopt local procedures consistent with SB 35 to ensure continued compliance and to facilitate the review process.

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund

**Time Frame:** January 2026

**Quantified Objective:** Create an SB 35-specific process within Maintstar by January 2026

### Program 3.E: Objective Design Standards

California state laws, including SB 35 (2017), SB 330 (2019), and SB 8 (2021) require housing development projects to be reviewed against objective design standards. [In December 2023, the County adopted Objective Design Standards.](#)

**Responsible Party:** Community Development Agency – Planning

**Funding Source:** General Fund

**Time Frame:** Ongoing use of objective design standards

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

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### Program 3.F: Emergency Shelter Parking Requirements

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

**Responsible Party:** Community Development Agency – Planning

**Funding Source:** General Fund

**Time Frame:** December 2025

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

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

**Responsible Party:** Community Development Agency – Planning

**Funding Source:** General Fund

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

### Program 3.H: Housing Element Overlay Combining District

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

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

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

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

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**Responsible Party:** Community Development Agency – Planning

**Funding Source:** General Fund

**Target Geography:** Unincorporated Alameda County

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

### **Program 3.J: Development Services Process Review Implementation**

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

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

There are 51 recommendations described in the Review document.

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

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

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

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

## **Policies**

### **Policy 4.1: Special Needs Housing Development**

Facilitate housing development for special needs households, including seniors, farmworkers, persons with disabilities and the homeless through unit set-asides in County supported projects and programs.

### **Policy 4.2: Emergency Shelters**

Continue to allow emergency shelters without a conditional use permit or other discretionary permit in the R-4 Zone subject to appropriate development standards pursuant to Government Code Sec. 65583.a.4.

### **Policy 4.3: Accessible Design**

Encourage the use of “accessible design” existing residential units and ensure that new units comply with accessibility standards subject to applicable ordinances.

### **Policy 4.4: Permanent Supportive Housing Development**

Support and encourage the development of permanent supportive housing including affordable housing opportunities for households with incomes less than 30% of area median income (AMI).

### **Policy 4.5: Accessibility Improvements**

Continue to provide accessibility improvements under housing rehabilitation programs to increase the ability of physically disabled people to a) obtain and retain appropriate housing, and b) live independently.

### **Policy 4.6: Supportive Housing**

In accordance with State law, require that supportive housing be treated as a residential use.

### **Policy 4.7: Remove Constraints to Housing for Persons with Disabilities**

Remove governmental constraints upon the development, maintenance, and improvement of housing for persons with disabilities.

### **Policy 4.8: Programs for Persons with Disabilities**

Develop programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities.

### **Policy 4.9: Private Sector Coordination**

Coordinate with the private sector in the development of affordable and special needs housing for rental and homeownership. When appropriate, promote such development through incentives.

### **Policy 4.10: Childcare Centers**

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

## Programs

### Program 4.A: Emergency Shelters

The Zoning Code permits emergency shelters, defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. Government Code Section 65583(a)(4) requires cities to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit that have sufficient capacity to accommodate the need for emergency shelters in the community. The County allows emergency shelters by-right in the R-4 zoning district but, most of the parcels zoned R-4 are nonvacant. As described in Appendix C, the parcels in the R-4 district do not have sufficient capacity to meet the need for emergency shelters. Therefore, the County will rezone additional parcels that have sufficient capacity to be (re)developed into emergency shelters into the R-4 district to accommodate the need, consistent with State law. [In addition, the County will update its definition of “emergency shelters” to include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.](#)

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund

**Time Frame:** [June 2025, No later than one year from adoption of the Housing Element](#) |

**Quantified Objective:** Amend the Zoning Map to accommodate sufficient emergency shelter capacity

### Program 4.B: Low Barrier Navigation Centers

The Zoning Code does not address low barrier navigation centers (LBNCs), defined as Housing First, low-barrier, service enriched shelters focused on moving people into permanent housing that provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing (Government Code Section 65660). State law requires LBNCs to be permitted by-right in areas zoned for mixed-use and nonresidential zones permitting multi-family uses provided they satisfy the provisions established by AB 101 (see Government Code Section 65662). Therefore, the County will amend its Zoning Code to allow Low Barrier Navigation Centers in the following zoning districts:

- Base residential zoning districts: MU
- ACBDSP zoning districts: DMU, BC, CMU-C, CMU-R, and CN-C, CN, and R
- CVBDSP zoning districts: subareas 2 and 4-11
- SLVCSP zoning districts: entire plan area

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

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund



**Time Frame:** June 2025

#### **Program 4.C: Transitional and Supportive Housing**

Transitional and supportive housing must be allowed in all zones that allow residential uses and are subject to the same development standards that apply to other residential uses of a similar type within these zones. ~~They are~~ [Transitional housing and supportive housing for 6 or fewer persons are](#) also allowed by-right in all zones where single-family, multi-family, and mixed-use developments are permitted, with the exception of the A, R-1, and SD zoning districts. Therefore, the County will amend its Zoning Code to permit transitional and supportive housing for up to six persons by-right in the A, R-1, and SD zoning districts to ~~be~~ in compliance with State law [if the supportive housing project complies with Government Code Section 65651](#). [In addition, the County will amend its Zoning Ordinance to allow transitional and supportive housing independently of the number of persons served by right in all zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, so long as the supportive housing proposal complies with Government Code Section 65651. Additionally](#)

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

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund

**Time Frame:** June 2025

#### **Program 4.D: Farmworker/Employee Housing**

Remove the Site Development Review requirement in the A zoning district for agricultural employee housing so that it is allowed by-right, consistent with State law. See Appendix C for more information. In the interim period until the County completes updating the Zoning Ordinance, the County recognizes and will comply with any State law that supersedes any local laws and regulations pertaining to farmworker/employee housing in base zoning districts and specific plan areas. [The County commits to amending its Zoning Ordinance to comply with Health and Safety Code section 17021.8.](#)

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund

**Time Frame:** January 2026

#### **Program 4.E: Farmworker Housing Analysis**

The County Agricultural Advisory Committee shall meet with agricultural organizations and other stakeholders to discuss the need for farmworker housing, determine whether the pursuit of funding for this type of housing is needed, and identify opportunities for collaboration and resource sharing. [Also see Program 4.D above.](#)

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund

**Time Frame:** June 2024

#### **Program 4.F: Require Americans with Disabilities Act-Compliant Housing Units**

Continue to require that a minimum percentage of units that conform to ADA standards be built for each housing project: projects using HOME require that 10 percent of units be physically accessible, 3 percent of units be vision accessible, and 3 percent of units be hearing accessible.

**Responsible Party:** Community Development Agency – Housing and Community Development

**Funding Source:** General Fund

**Time Frame:** January 2026

#### **Program 4.G: Assist Seniors and Disabled Persons to Maintain and Rehabilitate their Homes**

Seek, maintain, and publicize a list of resources or service providers to help seniors maintain and/or rehabilitate their homes. In addition, the County will create Universal Design standards to be usable by all people without the need for adaptation or specialized design. This allows for equitable use, flexibility in use, and simple and intuitive use. Examples could include no step entry, one-story homes, wide doorways and hallways, extra floor space, floors and bathtubs with non-slip surfaces, etc.

**Responsible Body:** Community Development Agency – Housing and Community Development; Community Development Agency – Planning

**Funding Source:** General Fund

**Time Frame:** January 2026

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

#### **Program 4.H: Housing Opportunities for Persons with Disabilities**

Encourage the development of supportive housing for persons with disabilities, including developmental disabilities, through the following actions:

- Enforcing building code provisions requiring accessible design;
- Seeking State and Federal monies for permanent supportive housing construction and rehabilitation;

- Providing regulatory incentives, such as expedited permit processing and fee waiver, to projects targeted for persons with disabilities;
- Reaching out to developers of supportive housing, and as funding becomes available;
- Encouraging development of projects targeted for persons with disabilities; and
- Working with local resource agencies to implement an outreach program informing families of housing and services available for persons with disabilities.

**Responsible Party:** [Alameda County Health \(AC Health\)](#)~~Health Care Services Agency~~, Regional Centers, Community Development Agency – Housing and Community Development, Community Development Agency – Planning, and Community Development Agency – Economic and Civic Development

**Funding Source:** General Fund

**Time Frame:** Ongoing. [Provide regulatory incentives as described by July 2025.](#)

#### **Program 4.I: Housing Opportunities for the Homeless**

Promote the availability and increase the supply of housing opportunities for homeless persons by:

- Continuing to provide assistance as described in the Home Together 2026 Community Plan and the Oakland, Berkeley/Alameda County Continuum of Care; and
- Facilitating housing opportunities for homeless persons.

Oakland, Berkeley/Alameda County Continuum of Care is a collective impact initiative that unites the efforts of city and county government partners, nonprofit service providers, individuals with lived experience, and community members to address homelessness in Alameda County. Also see Programs 4.A and 4.B above for information on other ways the County is seeking to help homeless persons.

**Responsible Party:** Community Development Agency – Housing and Community Development, Community Development Agency – Planning, [AC Health, Behavioral Health Department \(ACBHD\)](#)~~Behavioral Health Care Services~~, [AC Health – Housing and Homelessness Services](#)~~Health Care Services Agency – Office of Homeless Care and Coordination.~~

**Funding Source:** General Fund

**Time Frame:** Annually

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

#### **Program 4.J: Accessibility Grants**

Continue to provide accessibility grants to qualified seniors or persons with special needs to install ramps, railings, doorways, counter height modifications, etc. Tenants and/or property owners may apply for assistance.

**Responsible Party:** Community Development Agency – Healthy Homes Department,  
Community Development Agency – Housing and Community Development

**Funding Source:** CDBG

**Time Frame:** Ongoing

#### **Program 4.K: Community Benefits Agreements (CBAs)**

Complete research of and adopt policy for a community benefits agreement process. Facilitate process of bringing relevant stakeholders together to create and implement CBAs as is required by the policy.

**Responsible Party:** Community Development Agency – Planning, Community Development Agency – Housing and Community Development

**Funding Source:** General Fund

**Time Frame:** Propose policy by 2025.

#### **Program 4.L: Reasonable Accommodations**

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

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

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

**Responsible Party:** Community Development Agency – Planning

**Funding Source:** General Fund

**Time Frame:** [Amend Zoning Code by](#) January 2025

## **Goal 5: Conserve and improve the existing housing stock to enhance quality of life and provide greater housing stability.**

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### **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.**

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### **Policies**

#### **Policy 6.1: Prevent Exclusionary Housing Actions**

Prevent exclusionary housing actions that promote fair housing policies.

#### **Policy 6.2: Analysis of Fair Housing Impediments**

Continue to develop analysis of impediments to fair housing.

#### **Policy 6.3: Support Fair Housing Organizations**

Continue to support organizations that are active in fair housing education and counseling and housing discrimination investigation.

#### **Policy 6.4: Education for Fair Housing Rights**

Facilitate the education of residents about their fair housing rights and of the process to make appropriate referrals for fair housing complaints.

**Policy 6.5: Community Engagement for Housing Solutions**

Encourage participation at the neighborhood level towards housing solutions through seminars, community meetings and dialogue with local officials.

**Policy 6.6: Alleviate Homeownership Issues**

Continue to support efforts to alleviate individual and community issues associated with foreclosures to preserve homeownership and promote neighborhood stability.

**Policy 6.7: Information on Rental Housing Availability**

Maintain and update information on area rental housing availability in assessing demand for rentals.

**Policy 6.8: Education on Affordable Housing**

Provide information and education on the need for affordable housing as a means of changing ingrained attitudes against the provision of housing for low and moderate-income households.

**Programs**

**Program 6.A: Housing Outcomes Analysis**

Developing a Housing Outcomes Analysis to direct Alameda County HCD’s policymaking in support of affirmatively further fair housing. This program will support the 2020 County of Alameda Regional Analysis of Impediments to Fair Housing Choice. HUD requires that every five years, grant recipients conduct an analysis of impediments to fair housing choice to assess fair housing issues and develop strategies to address them.

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

**Funding Source:** Housing and Urban Development, General Fund

**Time Frame:** ~~Ongoing~~ Develop Housing Outcomes Analysis consistent with the timing of the analysis of impediments every five years

**Program 6.B: Fair Housing Referrals (ECHO Housing)**

Continue to refer discrimination complaints to Eden Council for Hope and Opportunity (ECHO) Housing, a Countywide non-profit agency. If mediation fails and enforcement is necessary, tenants may be referred to the State Department of Fair Employment and Housing or HUD, depending on the complaint. Alameda County HCD maintains a dedicated website to refer discrimination complaints to ECHO Housing.

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

**Funding Source:** General Fund

**Time Frame:** Ongoing



**Objective:** Continue the County's referral arrangement with ECHO Housing on fair housing issues and discrimination complaints

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

#### **Program 6.C: Rent Review Program**

Continue to require owners of residential rental properties of three or more units or of any rented mobile homes in Unincorporated Alameda County to include specified language on the availability of rent mediation services on rent increase notices to tenants.

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

**Funding Source:** General Fund

**Time Frame:** Ongoing

#### **Program 6.D: HACA Section 8 Housing Program**

Refer prospective applicants to the Housing Authority of the County of Alameda for access to Section 8 Housing Choice Voucher and Project-Based Voucher programs, as well as the Family Self-Sufficiency program.

**Responsible Party:** Community Development Agency (CDA) - Housing and Community Development and Planning, Housing Authority of the County of Alameda

**Funding Source:** Housing and Urban Development – Section 8

**Time Frame:** Ongoing

**Quantified Objective:** Refer 10 households during the planning period

#### **Program 6.E: HIV/AIDS Housing and Services**

Continue to provide assistance to low-income persons with HIV/AIDS and their families. Funded services include affordable housing development, tenant-based rental assistance, short-term housing and housing placement. Measure A1 funding served 32 individuals county-wide as of 2020.

Alameda County's HIV/AIDS housing and service system is supported primarily by two federal programs: the Housing Opportunities for Persons with AIDS (HOPWA) program of the U.S. Department of Housing and Urban Development, and the Ryan White Comprehensive AIDS Resources Emergency (CARE) Act, a program of the Health Resources and Services Administration of the U.S. Department of Health and Human Services. Locally, HOPWA funds are administered by the Housing and Community Development Department of the Alameda County Community Development Agency, and Ryan White funds are administered by the Office of AIDS Administration in the [AC Health, Public Health Department \(ACPHD\)](#)~~Alameda County Public Health Department~~.

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

**Funding Source:** Measure A-1, Housing Opportunities for Persons with AIDS, Ryan White Comprehensive AIDS Resources Emergency (CARE) Act

**Time Frame:** Ongoing

**Quantified Objective:** Serve 5 persons with HIV/AIDS during the planning period

### **Program 6.F: Displacement Protection**

Provide tenants at risk of eviction or displacement with services through Alameda County Housing Secure, a collaborative of legal service providers partnering to prevent the displacement of community members throughout Alameda County. Bay Area Legal Aid, Centro Legal de la Raza, East Bay Community Law Center, Eviction Defense Center, Legal Assistance for Seniors, and Housing and Economic Rights Advocates provide free legal services to low-income tenants and homeowners disproportionately impacted by the region’s housing affordability crisis and County residents who are vulnerable to displacement to stabilize their housing.

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

**Funding Source:** General Fund

**Time Frame:** Ongoing

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

### **Program 6.G: Fair Housing Services**

Continue to support tenants through Alameda County Housing Secure (ACHS) to reduce housing discrimination through fair housing education. ACHS now serves as the primary outreach platform for tenant education and hosts monthly “know your rights” trainings for tenants and coordinates outreach campaigns with local community-based organizations and tenant organizations. ACHS provides outreach, capacity building, training, and legal services (see Program 6.F above).

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

**Funding Source:** General Fund

**Time Frame:** Ongoing

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

### **Program 6.H: Alameda County Housing Portal**

Continue to operate the Alameda County Housing Portal to help lower-income households, seniors, persons with developmental disabilities, and other special needs households, such as households experiencing or at risk of homelessness, find high-quality, affordable housing

opportunities located throughout Alameda County. The Alameda County Housing Portal is a County-wide affordable housing rental registry that promotes housing mobility.

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

**Funding Source:** General Fund

**Time Frame:** Ongoing

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

#### **Program 6.I: Mobile Home Rent Stabilization Ordinance**

Continue to enforce the Mobile Home Rent Stabilization Ordinance, which limits the annual standard increase in space rent to a maximum of four percent, requires sufficient notice for tenants of all proposed rent increases, and establishes other procedures for rent increases for mobile home park spaces in the unincorporated areas of the County.

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

**Funding Source:** General Fund

**Time Frame:** Ongoing

**Geographic Targeting:** [All mobile home communities in unincorporated Alameda County](#)

#### **Program 6.J: Inclusionary Housing**

Adopt an inclusionary housing ordinance to promote new housing choices and affordability. Inclusionary housing requires provision of affordable housing on-site or off-site, or payment of an affordable housing in-lieu fee, as part of an otherwise market-rate housing development. The County will evaluate establishing inclusionary housing requirements for new multi-family housing development, which would require affordable housing development. The County will also consider alternatives, such as land dedication and/or payment of an in-lieu fee, with the fee adequately calibrated to be equivalent to the cost of constructing an affordable unit.

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

**Funding Source:** General Fund

**Time Frame:** [July Mid- to late 2026](#) [2025 in alignment with the Metropolitan Transportation Commission's \(MTC\) Transit-Oriented Communities \(TOC\) Policy.](#)

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

#### **Program 6.K: Translate Housing and Development Applications**

The County will translate housing and development applications to Spanish, Cantonese, Tagalog, and other languages as appropriate to create a more inclusive development process for non-English speakers.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** July ~~2026~~2025

#### **Program 6.L: Innovative and Unconventional Housing Types Ordinance**

Continue to allow tiny homes and other home types affordable to lower-income households. On September 24, 2019, the Board of Supervisors approved amendments to the County Zoning Ordinance to permit and regulate the development of innovative or unconventional housing types, such as tiny homes, to expand the County's ability to address the homelessness crisis in the unincorporated area. The zoning ordinance amendments facilitated implementation of a pilot program at First Presbyterian Church in Castro Valley which included the development of six tiny homes to house homeless members of the community on the church site.

**Responsible Party:** Community Development Agency (CDA) - Planning

**Funding Source:** General Fund

**Time Frame:** Ongoing

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

#### **Program 6.M: Foreclosure Prevention**

Provide up to date information about avoiding and dealing with foreclosure. Alameda County HCD hosts resources about preventing foreclosure. In addition, Housing and Economics Rights Advocates (HERA) operates a County-awarded CDBG funded Foreclosure Prevention Program that provides mortgage support to low-income homeowners. The County will refer persons at risk of foreclosure to Alameda County HCD and HERA for support.

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

**Funding Source:** CDBG, General Fund

**Time Frame:** Ongoing

#### **Program 6.N: Mobile Home Overlay**

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

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

**Funding Source:** [General Fund](#)

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[Target Geography: Existing and future mobile home parks in the unincorporated communities of Alameda County](#)

[Time Frame: Staff will present the Mobile Home Overlay and corresponding General Plan amendments by December 2024](#)

### **[Program 6.O: Renter Protections](#)**

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

[Responsible Party: Community Development Agency – Planning, Community Development Agency – Housing and Community Development, Board of Supervisors](#)

[Funding Source: General Fund](#)

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

## **[Goal 7: Minimize the adverse environmental impacts of housing and encourage sustainability measures.](#)**

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### **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.

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<sup>1</sup> [For a recent history on rental protections, please see the end of section F.6 in Appendix F.](#)

#### **Policy 7.4: Development of Infill Housing**

Work with cities, community organizations and neighborhood groups to facilitate infill housing development in conjunction with neighborhood revitalization.

#### **Policy 7.5: Review and Revise Development Fees and Assessments**

Review and, as appropriate, revise service-related development fees and assessments to encourage development in areas where minimal improvements to infrastructure would be required.

#### **Policy 7.6: Enforce Subdivision Map Act**

Enforce requirements of the Subdivision Map Act and "Title 24" of the State Building Code and any other requirements providing for solar access and energy conservation.

### **Programs**

#### **Program 7.A: Healthy Homes Program**

Continue to integrate healthy homes messages into education and outreach and to train public healthy home visitors and housing program staff in the principles of a healthy home. Education includes topics such as pests, mold, ventilation issues causing asthma triggers, fire and carbon monoxide detectors, lead paint, and other safety hazards.

**Responsible Party:** Community Development Agency – Healthy Homes Department

**Funding Source:** Housing and Urban Development, Environmental Protection Agency, Centers for Disease Control, [AC Health, Public Health Department \(ACPHD\)](#)~~Department of Health Services~~

**Time Frame:** Ongoing

#### **Program 7.B: Environmental Review Streamlining**

Continue the use of CEQA exemptions (e.g., Class 32 Categorical CEQA exemptions) for housing when appropriate to support housing development, particularly infill/housing near transit, and to streamline the entitlement process. Due to the County's urban growth boundary, most construction in the County is infill.

**Responsible Party:** Community Development Agency - Planning

**Funding Source:** General Fund

**Time Frame:** Ongoing

#### **Program 7.C: Update the Community Climate Action Plan**

Implement the policies of the 2023 Community Climate Action Plan, especially as they relate to housing, the built environment, and transportation, to support the County's greenhouse reduction goals.

**Responsible Party:** Various County Agencies.

**Funding Source:** General Fund

**Time Frame:** Ongoing

**Quantified Objective:** Adopt Community Action Plan in 2024

#### **Program 7.D: Environmental Justice Element Implementation**

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

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

The objectives of the EJ Element are to:

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

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

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

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

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

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

**Time Frame:**

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



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## IV.B Quantified Objectives

Table IV-2 presents the County’s quantified objectives for construction, preservation, and rehabilitation for the 2023 – 2031 planning period that will be achieved through the policies and programs described above.

**Table IV-2: Quantified Objectives**

Program Type/Affordability	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>New Construction</b>	625 <sup>1</sup>	626	721	763	1,976	4,711
<b>Rehabilitation</b>	6	6	6	0	0	18
<b>Conservation/Preservation</b>	0	128	0	0	0	128
<b>Total</b>	631	760	727	763	1,976	<b>4,857</b>

<sup>1</sup> The County estimates 50% of the very low households would qualify as extremely low income.

### IV.C Affirmatively Furthering Fair Housing Action Matrix

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

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

**Table IV-3. Affirmatively Furthering Fair Housing Action Matrix**

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

**Table IV-3. Affirmatively Furthering Fair Housing Action Matrix**

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

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**Table IV-3. Affirmatively Furthering Fair Housing Action Matrix**

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

**Table IV-3. Affirmatively Furthering Fair Housing Action Matrix**

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	2023-2031 Metrics
<i>Program 6.F: Displacement Protection</i>	Provide tenants at risk of eviction or displacement with services through Alameda County Housing Secure (ACHS), Bay Area Legal Aid, Centro Legal de la Raza, East Bay Community Law Center, Eviction Defense Center, Legal Assistance for Seniors, and Housing and Economic Rights Advocates provide free legal services to low-income tenants and homeowners disproportionately impacted by the region’s housing affordability crisis and County residents who are vulnerable to displacement to stabilize their housing.	Ongoing	Throughout Unincorporated Alameda County	Not applicable
<i>Program 6.H: Alameda County Housing Portal</i>	Operate the Alameda County Housing Portal to help lower-income households, seniors, persons with developmental disabilities, and other special	Ongoing	Throughout Unincorporated Alameda County	<a href="#">Continue to update portal with housing opportunities</a> <del>Not applicable</del>

**Table IV-3. Affirmatively Furthering Fair Housing Action Matrix**

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

**Table IV-3. Affirmatively Furthering Fair Housing Action Matrix**

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

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**Table IV-3. Affirmatively Furthering Fair Housing Action Matrix**

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



**Table IV-3. Affirmatively Furthering Fair Housing Action Matrix**

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

**Table IV-3. Affirmatively Furthering Fair Housing Action Matrix**

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

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**Table IV-3. Affirmatively Furthering Fair Housing Action Matrix**

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