

Appendix E: Public Participation Summaries

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

Public Meetings

November 18, 2021 Joint MAC Meeting

On November 18, 2021, Alameda County held a joint meeting of the Castro Valley, Eden Area, and Fairview Municipal Advisory Councils (MACs). Each MAC represents a different geographic area of the Unincorporated County. A notice for the meeting and the agenda were posted on the County website prior to the meeting. Due to COVID-19 restrictions, the meeting was held virtually on Zoom with the option to participate by phone. In addition to members from each of the three MACs, the meeting was attended by County Planning Department staff and members of the public. The meeting was recorded and the recording was posted on the County website.

County Planning staff presented a PowerPoint presentation that included a summary of state housing element law, including the required components, the purpose of the housing element, and the process for developing the revised housing element. The presentation explained the purpose of the Regional Housing Needs Allocation, how it was determined for each jurisdiction, and the importance of the sites inventory to demonstrate the County's capacity to accommodate it's RHNA.

Summary of Comments Received at November 18, 2021 meeting:

- Open space value should be factored into metric for identifying appropriate sites for housing
- Climate change should be considered in reviewing residential development proposals regarding requirements for elements such as energy efficient lighting and drought tolerant landscaping.
- It will be difficult to meet the RHNA and maintain the current quality of life in unincorporated communities.
- The RHNA numbers seems to be based on historical population growth and not more recent population loss.
- The County needs to look at how infrastructure is impacted by the increase in population that comes with adding more housing in an area.
- Water supply needs to be considered in determining appropriate sites for housing.

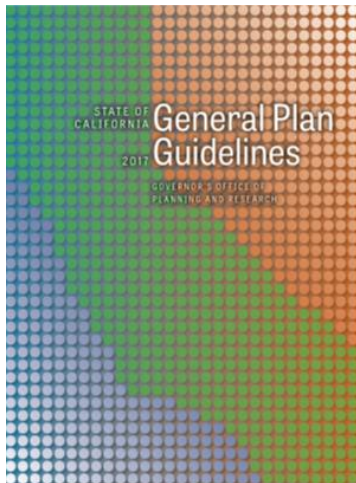
November 18, 2021 Meeting Presentation

Housing Element Update & RHNA Allocation



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

NOVEMBER 18, 2021



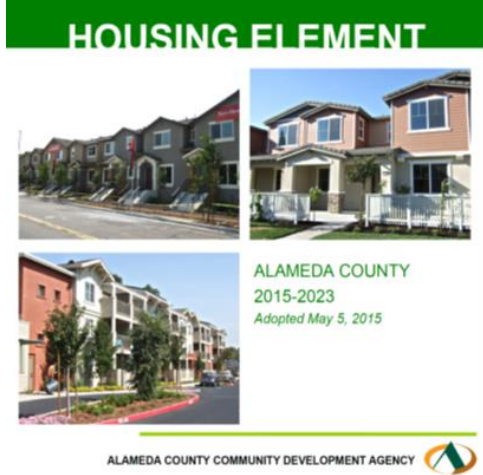
General Plan Required by State Law (Government Code Section 65300 et seq.)

Required Elements:

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



County General Plan Documents	STATE REQUIRED ELEMENTS							
	Land Use	Circulation	Housing	Conservation	Open Space	Safety	Noise	Envir. Justice
AREA PLANS								
Castro Valley General Plan	X	X		X	X	X	X	
East County Area Plan	X	X		X	X	X	X	
Eden Area General Plan	X	X		X	X	X	X	
COUNTYWIDE ELEMENTS								
Housing Element			X					
Conservation Element				X				
Open Space Element					X			
Safety Element						X		
Noise Element							X	
Ashland/Cherryland Community Health & Wellness Element to become Environmental Justice Element								X
Community Climate Action Plan	Optional Element							
Scenic Route Element	Optional Element							
Park and Recreation Element	Optional Element							
(An "X" indicates that the County document addresses topics related to the state required element.)								



The current County Housing Element was adopted in 2015.

<http://www.acgov.org/cda/planning/generalplans/documents/CompleteHousingElementBOSAdopted050515.pdf>



Housing Element Update Required Components

- Evaluate existing Housing Element
- Assess Housing Need
 - Existing
 - Projected – Regional Housing Needs Allocation (RHNA)
 - Populations with Special Needs
- Site Inventory & Analysis
- Governmental & Nongovernmental Constraints
- Programs required to implement stated policies and achieve stated goals and objectives
- Board of Supervisors approval
- Certification by State HCD

Housing Element Update Schedule

State law requires each local jurisdiction to revise its Housing Element every eight years.

All cities and counties within a region must update their housing elements on the same eight-year cycle.

The next cycle for the Bay Area will be 2023 2031 (Sixth Cycle).

Revised Housing Element must be approved by State HCD and Board of Supervisors by January 2023.

What is the Regional Housing Needs Allocation (RHNA)?

- **Since 1969, State law has required that all jurisdictions plan to meet the housing needs of everyone in the community.**
- **State HCD** identifies total number of units, across all income groups, for which the region must plan for the eight-year RHNA period (2023 to 2031).
- **ABAG** collaborates with local governments and stakeholders to develop a formula to assign each community a share of the Bay Area’s housing need.
- **Each local government** must update Housing Element of General Plan and zoning to show how it plans to accommodate its share of the regional need.

What are the statutory objectives of RHNA?

Increase housing supply and mix of housing types, tenure, and affordability in all cities and counties in an equitable manner

Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns, and achieve GHG reduction targets

Promote improved intraregional jobshousing relationship, including balance between low-wage jobs and affordable housing

Balance disproportionate household income distributions (more high-income RHNA to lower income areas and vice-versa)

Affirmatively further fair housing

What’s new for this RHNA cycle?

Greater emphasis on social equity

Higher total regional housing need

Expanded HCD oversight on methodology & allocations

More factors to consider in allocation (*overpayment, overcrowding, greenhouse gas target, jobs-housing fit*)

New requirements for identifying eligible sites for Housing Elements

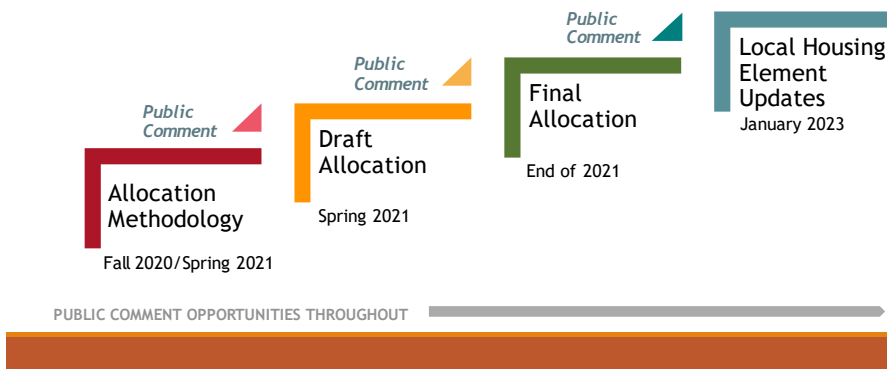
How does HCD calculate the Regional Housing Need Determination?



ABAG Region RHND Increase from Current Cycle

CYCLE	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
2015-2023	46,680 units	28,940 units	33,420 units	78,950 units	187,990 units
2023-2031	114,442 units	65,892 units	72,712 units	188,130 units	441,176 units
% Increase	145%	128%	118%	138%	135%

RHNA Methodology Development



Final 2023-2031 RHNA Methodology

- **STEP 1: Group RHND by income**
- **STEP 2: Factor weight = units allocated by factor**
 - Allocation Factors for Very Low - and Low-Income Units
 - 70% Access to High Opportunity Areas
 - 15% Job Proximity - Auto
 - 15% Job Proximity - Transit
 - Allocation Factors for Moderate- and Above Moderate-Income Units
 - 40% Access to High Opportunity Areas
 - 60% Job Proximity - Auto
- **STEP 3: Calculate jurisdiction's units from each factor**
- **STEP 4: Apply equity adjustment**
 - Equity Adjustment redistributes lower-income units to ensure all 49 jurisdictions identified as exhibiting above average racial and economic exclusion receive an allocation of lower -income units that is at least proportional to its share of households in 2020

Unincorporated Alameda County RHNA Increase from Current Cycle

CYCLE	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
2015-2023	430 units	227 units	295 units	817 units	1,769 units
2023-2031	1,251 units	721 units	763 units	1,976 units	4,711 units
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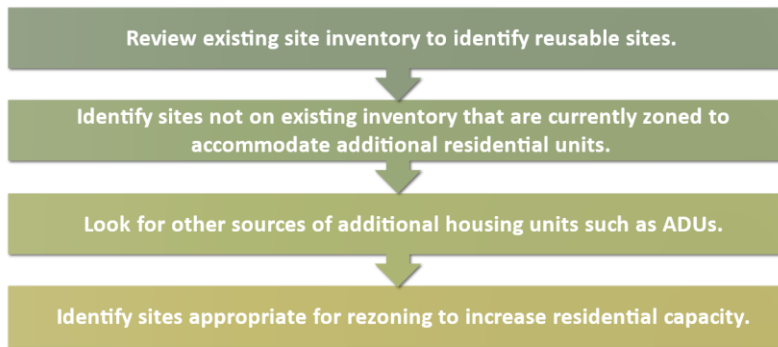
Comparison to Other Jurisdictions

JURISDICTION	2015-2023	2023-2031	PERCENTAGE INCREASE
Uninc. Alameda County	1,769 units	4,711 units	166%
Uninc. Contra Costa County	1,367 units	7,645 units	459%
Uninc. Santa Clara County	277 units	3,125 units	1,028%
Uninc. San Mateo County	913 units	2,833 units	210%

Housing Element Sites Inventory and Analysis

- The land inventory must identify specific sites suitable for the development of housing within the planning period that are sufficient to accommodate the jurisdiction's share of the regional housing need for all income levels (Gov. Code § 65583)
- The site-specific listing must be accompanied by analysis to demonstrate that the land is suitable for development in the planning period and sites and zoning are sufficient and appropriate to accommodate the jurisdiction's share of the regional housing need for all income levels.
- The analysis of sites must indicate whether the inventory can provide for a variety of housing types, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, transitional and supportive housing, singleroom occupancy units and emergency shelters.

Site Inventory Process



Consequences of Not Fulfilling RHNA

- SB 35 (Weiner 2017) - local jurisdictions where construction of new housing units by developers has not met planning goals established through the Regional Housing Needs Allocation (RHNA) process are required to offer a ministerial approval process for multifamily residential developments under certain circumstances.
- AB 1174 (Grayson 2021) clarified the requirements that must be met for an approved development to be valid indefinitely and the process for modifications to applications.

Incentives for Housing Element Compliance

Grant and loan programs that require an HCD certified housing element include:

- Permanent Local Housing Allocation (PLHA)
- Affordable Housing and Sustainable Communities (AHSC)
- SB 1 Planning Grants
- CalHOME Program
- Infill Infrastructure Grants
- ProhousingDesignation Program
- Local Housing Trust Fund Program (LHTF)
- Regional Transportation Funding: One Bay Area Grants (OBAG)

Consequences of Housing Element Noncompliance

- General Plan inadequacy
- Litigation
- Loss of permitting authority
- Financial penalties
- Court receivership

Status of Process

- Funded by \$500,000 Local Early Action Program Grant from State HCD
- Request For Proposals to recruit consultant

Public Meetings July to October 2022

From July to October 2022, County staff presented updates on the housing element process (in addition to other concurrent general plan projects) and solicited feedback from decision-makers and the public at the following meetings:

- Board Unincorporated Services Committee – July 27, 2022
- Castro Valley MAC – August 8, 2022
- Fairview MAC – September 6, 2022
- Eden Area MAC – September 13, 2022
- Planning Commission – September 19, 2022
- Agricultural Advisory Committee (AAC) – September 27, 2022
- Sunol Citizens' Advisory Council (Sunol CAC) – October 19, 2022

Due to COVID-19 restrictions, the meetings were held virtually on Zoom with the option to participate by phone. In addition to members from each of the decision-making bodies, the meetings were attended by County Planning Department staff and members of the public. Each meeting was recorded and the recordings were posted on the County website. County planning staff presented a PowerPoint presentation that outlined the housing element update process. Staff explained the requirements for the affirmatively furthering fair housing assessment, the importance of fulfilling the County's RHNA obligation, and the process for selecting sites for the sites inventory.

Summary of Comments Received at July - October 2022 Meetings:

July 27, 2022 Board Unincorporated Services Committee

- Many speakers expressed concern about how pandemic eviction moratorium was affecting the housing market/potentially discouraging development of more units.
- More protections are needed for renters.
- Maintenance of existing rental units should be addressed.
- Concern about young adults being able to afford rent.

August 8, 2022 Castro Valley MAC

- Utility service providers should be consulted as part of the housing element process.
- Development should be coordinated between unincorporated communities.
- Concern about ability to fulfill new RHNA when fell short of fulfilling previous RHNA

September 6, 2022 Fairview MAC

- The location of earthquake faults should be taken into consideration in sites inventory.
- Stormwater runoff is a safety concern in Fairview and should be considered in housing element.
- Wildfire risk and slopes should also be considered.

September 13, 2022 Eden MAC

- Preservation of trees and open space in the urban area should be taken into consideration, not just building housing.
- Environmental justice should be incorporated into the housing element.
- The County should adopt an inclusionary zoning ordinance.
- The public should be involved in the sites inventory to promote housing equity.

September 19, 2022 Planning Commission

- All unincorporated communities should share the burden of providing adequate sites to accommodate RHNA.
- New state law allowing residential development in commercial areas should be considered.
- Given the limited availability of potential sites, local opposition should not eliminate inclusion of some sites.

September 27, 2022 Agricultural Advisory Committee

- Concern housing development will result in loss of open space.
- Concern about condition of roads and lack of water impacting ability to build more housing in rural areas.
- More housing should be built in the cities instead of in the unincorporated areas.
- Ag worker housing and accessory dwelling units should be encouraged in rural areas.

October 19, 2022 Sunol Citizens' Advisory Committee

- Concern about consequences of completing HE late and potential enforcement by HCD.

Example July-October 2022 Meeting Presentation:

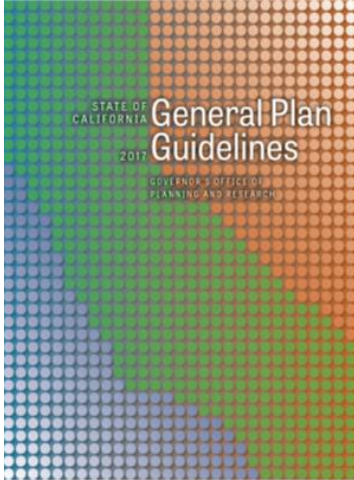
Update on General Plan Project Housing Element, Environmental Justice Element, and Safety Element/Community Climate Action Plan

Unincorporated Services Committee

July 27, 2022



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT



General Plan Required by State Law

(Government Code Section 65300 et seq.)

Required Elements:

- Land Use
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General Plan Projects 2021-2024

Housing Element

Environmental Justice Element

Safety Element & Climate Action Plan

Housing Element

Housing Element Update Process

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All cities and counties within a region must update their housing elements on the same eight -year cycle.

The next cycle for the Bay Area is 2023 -2031 (Sixth Cycle).

Revised Housing Element deadline for approval by State HCD and Board of Supervisors January 2023.

Estimated completion date – January 2024.

Housing Element Update Required Components

- Evaluate existing Housing Element
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Affirmatively Furthering Fair Housing

AB 686 (2018) requires that housing elements demonstrate the local jurisdiction is “affirmatively furthering fair housing.” Jurisdictions need to demonstrate compliance with the statute by:

- Analyzing existing fair housing and segregation issues
- Identifying fair housing goals
- Developing strategies to implement these goals
- Ensuring sites in the inventory are identified in such a way that promotes AFFH

What is the Regional Housing Needs Allocation (RHNA)?

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Housing Element Schedule

July 2022 -February 2023	Technical Studies and Issues Evaluation
July-October 2022	Sites Inventory
July-December 2022	Affirmatively Furthering Fair Housing
July 2022 -HE Approval	Community Engagement
March 2023	Public Review Draft Housing Element
April-December 2023	State HCD Reviews Draft Element
January 2024	Public Hearing Draft Housing Element
February 2024	Final Housing Element Adopted
October 2022 -February 2024	CEQA Analysis

December 5, 2022 Planning Commission Work Session

On December 5, 2022, County staff held a work session with the Planning Commission to request input for the housing element update. Due to COVID-19 restrictions, the meeting was held virtually on Zoom with the option to participate by phone. The meeting was attended by the Planning Commissioners, County Planning Department staff and members of the public. The meeting was recorded and the recording was posted on the County website. Staff provided an update on the status of each section of the draft housing element. Information presented included preliminary data for the housing needs assessment, prospective policies and programs, and a map showing properties on the draft sites inventory.

Summary of Comments Received at December 5, 2022 Meeting:

- Concern about consequences of completing housing element late, potential enforcement by HCD, and builder's remedy.

- Concern about impact of more ADUs and higher density on existing housing – need to improve amenities in impacted neighborhoods.
- Housing can't be built in the same way it has been and include higher density. The County needs to reduce parking requirements to accommodate higher density housing.

December 5, 2022 Planning Commission Work Session Presentation:

Housing Element Update



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

PLANNING DEPARTMENT

DECEMBER 5, 2022

Housing Element Update Process

The Housing Element is an opportunity to shape how unincorporated communities grow in the next 8 years.

State law requires each local jurisdiction to revise its Housing Element every eight years.

All cities and counties within a region must update their housing elements on the same eight-year cycle.

The next cycle for the Bay Area is 2023-2031 (Sixth Cycle).

Housing Element deadline for approval by State HCD and Board of Supervisors January 2023.

Expected date for submittal of draft element to State HCD- April 2023

Estimate for approval by State HCD and Board of Supervisors – Fall 2023 (depends on number of rounds of review by HCD).

Housing Element Update Required Components

- Assess Housing Need
 - Existing
 - Projected – Regional Housing Needs Allocation (RHNA)
 - Populations with Special Needs
- Policies and programs required to fulfill identified need and address issues
- Site Inventory & Analysis
- Governmental & Nongovernmental Constraints
- Evaluate existing Housing Element policies & programs
- Affirmatively Further Fair Housing
- Community Engagement

Housing Needs Assessment

Goal: to cover the demographic, employment, and housing trends and conditions that affect the housing needs of the community.

128 subsidized, deed-restricted housing units located in 6 residential developments are at risk of being converted to market-rate housing by 2033.

28.9% of unincorporated homeowners and 51.5% of renters are cost burdened, meaning they spend 30% or more of gross income on housing costs.

26.3% of renters spend 50% or more of their income on housing, compared to about 10.6% of homeowners.

Of the unincorporated senior population, 36.8% are cost burdened.

14.1% of households in unincorporated Alameda County are extremely low income.

41.1% of unincorporated households are low-income households (earn less than 80% of Area Median Income [AMI]).

Prospective Policies and Programs

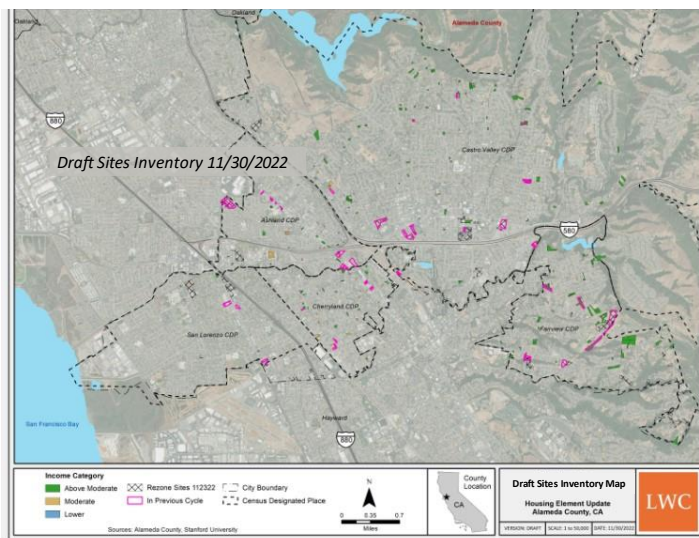
- Rezoning sites to meet the RHNA
- Tracking ADU permit issuance to build accountability
- Creating a process for SB 9 lot splitting
- Finding ways to address potential displacement within unincorporated
- Targeting additional community resources in lower resource areas with additional prospective housing
- Updating the building code for maintenance and code enforcement
- Passing an inclusionary zoning ordinance or other community benefit program
- Protecting tenants' rights through rent stabilization, a rental registry, and establishing a rental inspection process
- Working with BART to facilitate the development of housing at the Castro Valley and Bay Fair BART stations.
- Creating universal design guidelines

Unincorporated Alameda County RHNA Increase from Current Cycle

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Income Categories for Alameda County

Income Category	Percent of median income	Annual income (1-person household)	Annual income (3-person household)	Annual income (4-person household)
Extremely low - income	30%	\$28,800	\$37,000	\$41,100
Very low - income	50%	\$47,950	\$61,650	\$68,500
Low income	80%	\$76,750	\$98,650	\$109,600
Median income	100%	\$87,900	\$113,050	\$125,600
Moderate income	120%	\$105,500	\$135,650	\$150,700



Housing Constraints

- Goal: analyze and recommend solutions to existing and future governmental and nongovernmental barriers to housing development.
- Requirements for creation of private streets
 - Need for consistent objectivity in residential design standards, especially lot size analysis
 - Process for implementing 100% residential projects in mixed-use zones without requiring rezoning.
 - Amending zoning code for consistency with State law.

Program Review

- Goal: analysis of previous Housing Element's policies and programs.
- The 2015-2021 Housing Element had 7 goals, 79 policies, and 31 corresponding programs.
 - Staff are working to coordinate with others to obtain feedback to inform the review.

Affirmatively Furthering Fair Housing

Goal: (1) to analyze the history of fair housing in unincorporated; (2) to affirmatively further fair housing throughout the Housing Element, especially through the Site Inventory and Programs and Policies.

- Accessed records at the Hayward Area Historical Society
- Opened a venue for residents to share their housing stories <https://bit.ly/achousingstory>
- Targeted outreach stakeholders representing populations with 'special housing needs,' such as elders, renters, and people with disabilities, to understand their housing needs and policy priorities
- Working with our consultants to develop draft policies

Community Engagement

SO FAR:

- General Plan updates shared with EMAC, CVMAC, FVMAC, Sunol CAC, AAC, USC, and this body
- Hosted office hours
- Met with the "Environmental Justice Bucket" of the Ashland Cherryland Healthy Communities Collaborative (ACHCC)
- Contacting key landowners
- Scheduling meetings with key stakeholders

WHAT WE'RE LOOKING FORWARD TO:

- Developing and publicizing a more detailed quantitative survey
- One or more in-person gallery walks, to enable deeper discussion of the Site Inventory
- A panel featuring housing leaders from unincorporated communities with discussion of housing needs and challenges
- And a large, virtual, feedback forum where staff will describe how comments and input from throughout the update process has informed the public review draft.

Contact
Information

Liz McElligott, Alameda County Planning Department
Elizabeth.mcelligott@acgov.org 510-670-6120

Contact our team: housingelement@acgov.org

Planning Department Website:
<http://www.acgov.org/cda/planning/>

Housing Element Website:
<http://www.acgov.org/cda/planning/housingelement/housing-element.htm>

Share your housing stories <https://bit.ly/achousingstory>

Public Meetings February 2023

In February of 2023, County staff presented updates on the housing element process (in addition to other concurrent general plan projects) and requested input from decision-makers and the public at the following meetings:

- Fairview MAC – February 7, 2023
- Eden Area MAC – February 14, 2023
- Planning Commission – February 21, 2023
- Board Unincorporated Services Committee – February 22, 2023
- Castro Valley MAC – February 27, 2023

The meetings were held in-person with the option to participate virtually on Zoom or by phone. In addition to members from each of the decision-making bodies, the meetings were attended by County Planning Department staff and members of the public. Each meeting was recorded and the recordings were posted on the County website. County planning staff presented a PowerPoint presentation that provided an update on the status of each section of the draft housing element. Information presented included preliminary data for the housing needs assessment, prospective policies and programs, and a map showing properties on the draft sites inventory.

Summary of Comments Received at February 2023 Meetings:

February 7, 2023 Fairview MAC

- Parking available on residential streets is inadequate.
- Private streets are an issue because of maintenance needs and lack of parking.

February 14, 2023 Eden MAC

- San Lorenzo Village should be developed with commercial uses, not residential.

- The historic resources in the communities should be considered and more ADU's should be encouraged.
- The natural resources on the 238 bypass parcels should be taken into consideration.
- The history of racial displacement should be included in the housing element.
- It's important to include San Lorenzo's history of racial discrimination and also current gentrification issues.

February 21, 2023 Planning Commission

- The long development application review process is a constraint on development.
- Non-governmental constraints include high EBMUD hookup fees, and PG&E takes too long to hookup electrical connections for new developments.
- Mobile home parks should be replaced with denser housing.
- Missing middle housing is important to provide opportunities for home ownership.
- Regarding construction of housing at BART sites, BART ridership is down so less parking is needed.

February 22, 2023 Unincorporated Services Committee

- Commercial property in San Lorenzo area should remain commercial.
- Support services and infrastructure improvements are needed to encourage the development of more housing.
- ADU's should be encouraged to increase housing supply.
- Schools are overcrowded because of closures.
- More low-income housing is needed in the area to counteract the impacts of historic redlining.
- County policies and ordinances like the eviction moratorium are not friendly to rental property owners and the development of more housing.
- The root cause of the housing crisis is lack of supply. Infrastructure improvements are needed.
- Housing providers deserve protections, not just tenant protections.
- Housing supply is important. Incentives for more housing need to be provided.
- There are too many restrictions on rental housing.

February 27, 2023 Castro Valley MAC

- Preserving commercial property is important. Communities need amenities.
- Excited to see potential for new development in Castro Valley. Mixed use developments should be encouraged.
- Too much low-income housing is being considered near former Caltrans 238 by-pass parcels.
- Mixed income housing should be encouraged, not just low-income, and developments should include retail space.

- Concerned that the current environment is not friendly to property owners. How can the County attract builders if rental property owners can't collect rent? Utility capacity needs to be considered.
- Infrastructure and school capacity needs to be considered.

Example February 2023 Meeting Presentation:

Housing Element Update

Unincorporated Services Committee February 22, 2023



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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All cities and counties within a region must update their housing elements on the same eight-year cycle.

Housing Element deadline for approval by State HCD and Board of Supervisors January 2023.

Expect to distribute draft for 30-day public review period in late March and submittal of draft element to State HCD in late April 2023

Estimate for approval by State HCD and Board of Supervisors – Fall 2023 (depends on number of rounds of review by HCD).

Housing Element Update Required Components

- Assess Housing Need
 - Existing
 - Projected – Regional Housing Needs Allocation (RHNA)
 - Populations with Special Needs
- Policies and programs required to fulfill identified need and address issues
- Site Inventory & Analysis
- Governmental & Nongovernmental Constraints
- Evaluate existing Housing Element policies & programs
- Affirmatively Further Fair Housing
- Community Engagement

Prospective Policies and Programs

- Targeting additional community resources in lower resource areas planned for additional housing
- Addressing potential displacement within unincorporated
- Rezoning sites to meet the RHNA
- Tracking ADU permit issuance to build accountability
- Passing an inclusionary zoning ordinance or other community benefit program
- Working with BART to facilitate the development of housing at the Castro Valley and Bay Fair BART stations.
- Creating universal design guidelines

Unincorporated Alameda County RHNA Increase from Current Cycle

CYCLE	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
2015-2023	430 units	227 units	295 units	817 units	1,769 units
2023-2031	1,251 units	721 units	763 units	1,976 units	4,711 units
% Increase	191%	218%	159%	142%	166%

Income Categories for Alameda County

Income Category	Percent of median income	Annual income (1-person household)	Annual income (3-person household)	Annual income (4-person household)
Extremely low - income	30%	\$28,800	\$37,000	\$41,100
Very low-income	50%	\$47,950	\$61,650	\$68,500
Low income	80%	\$76,750	\$98,650	\$109,600
Median income	100%	\$87,900	\$113,050	\$125,600
Moderate income	120%	\$105,500	\$135,650	\$150,700

Sites Inventory

- State law requires each city and county to demonstrate that zoning & general plan designations allow enough housing development capacity to accommodate RHNA.
- Inventory sites have been identified in every Unincorporated Community.
- Property owners will decide whether or not to develop their properties.
- Applications for housing developments still need to go through an approval process.
- For purposes of assigning properties to an income category, State HCD generally uses density as a proxy for income level, assuming higher density units will be more affordable.

Methodology for Identifying Sites

1. Identified projects in the development pipeline.
2. Identified vacant public and private parcels, using assessor's data, satellite imagery, and local knowledge.
3. Identified underutilized parcels, defined as property where the value of the land is higher than the value of the existing improvements (pavement, buildings, etc.)
4. Staff is in the process of reviewing vacant and underutilized sites appropriate for rezoning to accommodate more units to help meet the RHNA.
5. Taking into consideration potential environmental hazards and sensitive areas

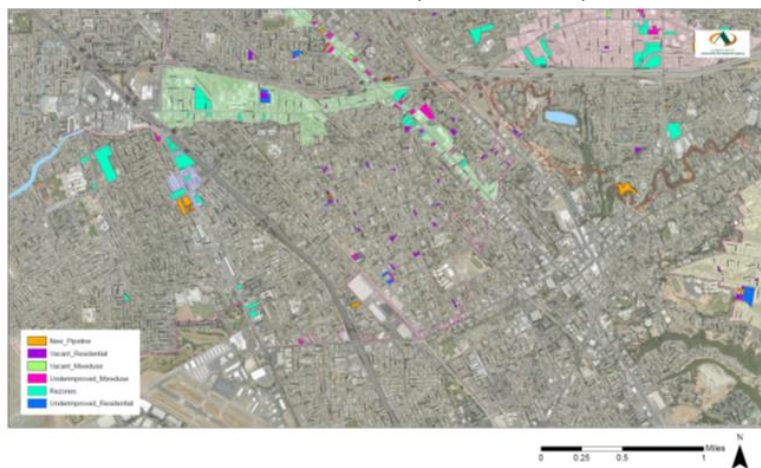
Key Inventory Sites

- Bay Fair & Castro Valley BART station parking lot
- Castro Valley Boulevard Rite Aid Site
- County Radio Communications Station at Foothill Boulevard and 150th Avenue in Castro Valley.
- First Presbyterian Grove Way site, adjacent to Trader Joe's in Castro Valley.
- 177 Lewelling Blvd. (Crunch Fitness) & adjacent parcels
- San Lorenzo Village area
- Large site in East County inside the Urban Growth Boundary to the east of the City of Pleasanton.

Draft Sites Inventory for Ashland



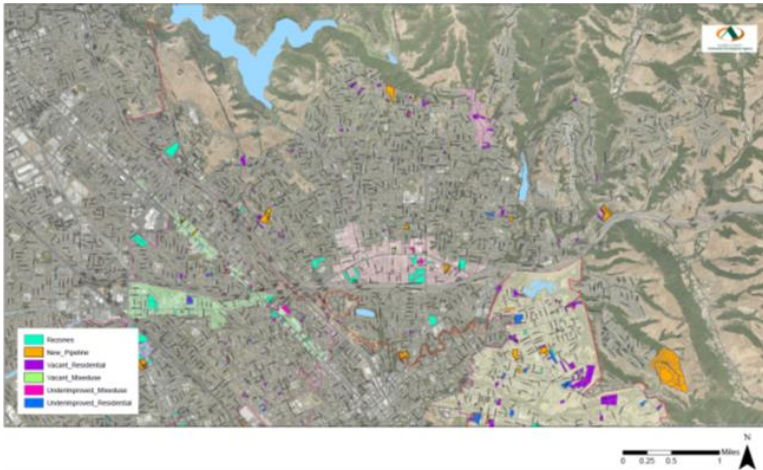
Draft Sites Inventory for Cherryland



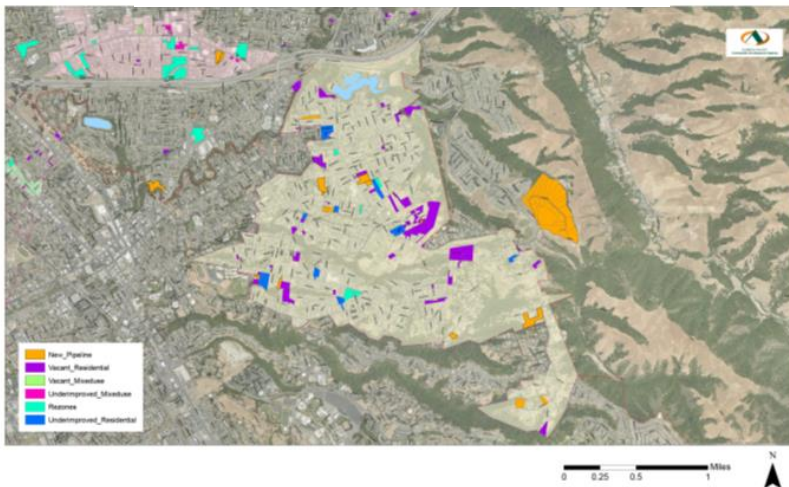
Draft Sites Inventory for San Lorenzo



Draft Sites Inventory for Castro Valley



Draft Sites Inventory for Fairview



Housing Constraints

Consultant has completed initial draft and staff is conducting internal review.

Program Review

Staff is close to completing analysis of previous Housing Element’s policies and programs.

Affirmatively Furthering Fair Housing

Purpose: (1) to analyze the history of fair housing in unincorporated; (2) to affirmatively further fair housing throughout the Housing Element, especially through the Sites Inventory and Programs and Policies.

- Accessed records at the Hayward Area Historical Society
- Opened a venue for residents to share their housing stories: <https://bit.ly/achousingstory>
- Targeted outreach to stakeholders representing populations with ‘special housing needs,’ such as elders, renters, and people with disabilities, to understand their housing needs and policy priorities
- Working with our consultants to develop draft policies

Community Engagement

July-Oct 2022	Updates to EMAC, CVMAC, FVMAC, Sunol CAC, AAC, USC, and PC
Nov 2022-Jan 2023	Hosted online office hours
Nov 2022-Present	Small group interviews with key stakeholders
Nov 2022-Present	Contacted key landowners to determine interest in including their property in inventory.
Dec 2022	Met with the “Environmental Justice Bucket” of the Ashland Cherryland Healthy Communities Collaborative (ACHCC)
Ongoing	On-line survey
Ongoing	“Share your housing stories” online template
Feb 2023	Updates to EMAC, CVMAC, FVMAC, Sunol CAC, AAC, USC, and PC
March-April 2023	Public Review Period <ul style="list-style-type: none"> • Community Workshops • Presentations to EMAC, CVMAC, FVMAC, Sunol CAC, AAC USC, PC, T&P, BOS

Current Meeting Schedule

February 7	Fairview MAC
February 14	Eden MAC
February 21	Planning Commission
February 22	Board Unincorporated Services Committee
February 27	Castro Valley MAC

Comments Received at Recent Meetings

Fairview MAC

- Concerns about inadequate private streets and lack of parking.

Eden MAC

- Objections to more residential development in San Lorenzo Village
- Objections to the potential replacement of Crunch Fitness
- The historic value of the communities should be taken into consideration.
- The natural resources on the 238 bypass parcels should be taken into consideration.
- It is important to address the current threat of gentrification as well as historic racial displacement.

Planning Commission

- BART ridership is down so not as much parking will be needed at stations in the future.
- Only 500 to 600 housing units were built in the Unincorporated County during the last housing element cycle, well below the 5th cycle RHNA of 1,769.

We want to hear from you!

Email our team: housingelement@acgov.org

Housing Element Website (*Sign up for email notices.*):
<http://www.acgov.org/cda/planning/housing-element/housing-element.htm>

Housing Element Survey:
<https://bit.ly/unincorporatedhousingelementsurvey>

Share your housing stories:
<https://bit.ly/achousingstory>

Agricultural Advisory Committee – April 25 & May 23, 2023

At its April 25 and May 23, 2023 meetings, the Agricultural Advisory Committee (AAC) received a presentation from Planning Department staff on the housing element update process. The meetings were held in-person with the option to participate virtually on Zoom or by phone. In addition to members of the AAC, the meetings were attended by County Planning Department staff and members of the public. The meetings were recorded and the recordings were posted on the County website. Staff informed the AAC that farmworkers are identified in state law as a population with special housing needs and the state requires that the need for farmworker housing be analyzed and addressed in the housing element. Staff requested the Committee's input on the need for farmworker housing in the County and how the need can be addressed in the housing element policies and programs. Staff added that the Committee can continue to explore and develop programs to facilitate the construction of farmworker housing after the housing element has been adopted.

Summary of Comments Received at April 25 & May 23, 2023 Meetings:

- Agriculture has steadily declined in the County and there is a need to increase agriculture.
- There is more of a need for farmworkers for labor intensive crops, but cattle ranching needs fewer workers.
- The landscape industry uses lots of H-2A migrant workers and they stay in hotels and could this be part of the discussion. Cross training between agricultural sectors should be considered to keep workers busy all year and available.
- The agricultural scope should include entire farm to fork sector to meet specialty crops economy. Member Norton said seasonal workers tend to migrate to Stockton/Tracy and they carpool in. Most probably would prefer to stay near farms and ranches. He spoke on federal law and standards for farmworkers housing.
- Septic requirements are an issue and alternatives should be considered.
- This is a way of using housing as a strategy for employment and have workers close by instead of commuting hours to work.

Board of Supervisors

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

Other Public Outreach Activities and Events

Website

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

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 was contacted by a resident of the Unincorporated Area who said she needed help finding adequate housing for her family who was living in an overcrowded unit. County Staff put her in contact with County HCD resources.

Public Workshop for Property Owners

On February 9, 2023, the County hosted a workshop for property owners of parcels 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.

Summary of Comments Received at February 9, 2023 Property Owners' Workshop:

- Interested in rezoning property to allow residential development.
- County should coordinate contact with other property owners to facilitate joint development of adjacent properties.
- Concern regarding access to utilities.

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

Affirmatively Furthering Fair Housing (AFFH)-Targeted Outreach

Ashland Cherryland Healthy Community Collaborative

The Ashland Cherryland Healthy Community Collaborative (ACHCC) has been a significant part of the creation of the concurrently written Environmental Justice (EJ) Element. Members represent a variety of organizations and government agencies that serve and/or represent people in the Eden Area. In 2021, the following agencies and organizations formed the “EJ Bucket” of the ACHCC to help inform the policies and programs of the EJ Element:

- AC Transit
- Alameda County Community Food Bank
- Alameda County Economic and Civic Development Department
- Alameda County Health Care Services Agency
- Alameda County Healthy Homes Department
- Alameda County Library
- Alameda County Office of Education
- Alameda County Planning Department, Code Enforcement
- Alameda County Probation Department
- Alameda County Public Health Department
- Alameda County Public Works Agency
- Alameda County Sheriff’s Office
- Alameda County Transportation Commission
- ALL IN Alameda County
- Bike East Bay
- Cherryland Elementary Family Resource Center
- Deputy Sheriffs’ Activities League
- Eden Community Land Trust
- Eden I&R
- Eden United Church of Christ
- Friends of San Lorenzo Creek
- Hayward Area Recreation and Parks District (HARD)
- La Familia
- Mandela Partners
- My Eden Voice!
- 100k Trees for Humanity
- Padres Guerreros
- REACH Ashland Youth Center
- Resources for Community Development
- San Lorenzo Unified School District
- Tiburcio Vasquez Health Center
- YMCA East Bay

Since many of the organizations participating in the “EJ Bucket” of the ACHCC work with and advocate for special needs groups identified in the Housing Element, amidst ongoing engagement for the EJ Element, staff presented information regarding the Housing Element at the November and December 2022 meetings of the ACHCC as a means of (1) educating attendees about the Housing Element process, 2) inviting attendees to further discuss their organizations’ needs in relation to housing, and (3) advertising open surveys.

Summary of Comments Received at November-December 2022 ACHCC Meetings:

- Questioned basis for high RHNA since County is losing population.
- Resources should be focused in burdened areas where more housing is planned.
- Affordable housing development planned in Ashland in partnership with new park is example of improving resources in low resource area.
- County Probation Office sees challenges for its clients.
- Contamination and habitat value should be considered on potential housing sites.
- School capacity should be considered.
- There should be a tax policy to disincentivize self-storage units.

Individual Interviews

In addition to those attending ACHCC meetings, County staff reached out to the following organizations:

- Eden Community Land Trust
- East Bay Housing Organizations (EBHO)
- The Supportive Housing Community Land Alliance (SHCLA)
- REACH Ashland Youth Center, sponsored by the Alameda County Health Care Services Agency
- Resources for Community Development (RCD)
- My Eden Voice (MEV)
- The Deputy Sheriffs' Activities League (DSAL)
- Community Resources for Independent Living (CRIL)
- The Alameda County Probation Department

More information about these organizations and their work with special needs populations is available in Appendix F, the Affirmatively Furthering Fair Housing Assessment. Staff successfully met for individual conversations with the following organizations: EBHO; SHCLA; REACH Ashland Youth Center; RCD; MEV; and the Alameda County Probation Department.

Summary of Public Comments Received

In response to the County's Housing Element outreach efforts, individual residents concerned with affordable housing and with housing access for people with disabilities reached out to staff.

Concerns heard by staff:

- Generally about housing and housing security and the disparities between homeowners and renters in urban unincorporated Alameda County.
- Lack of existing protections from yearly rental increases beyond state law
- Service providers can't help people with other problems in their lives when they're dealing with poor housing conditions or housing instability; whether or not they want to work in the housing sphere, providers are forced to because this problem is the age and state of housing structures; unregulated units
- Overcrowding, especially in Ashland and Cherryland. This goes on to effect other parts of peoples' lives.
- Residents especially in Ashland, Cherryland, San Lorenzo, and Hayward Acres have specific housing needs
- Between affordability and the size of units, there are people living effectively unsheltered in backyards or in storage units.
- Homelessness can look different in Unincorporated: more people couch-surfing or living in their cars, less people visibly sleeping outside than in other parts of Alameda County
- There are not enough services for people experiencing homelessness located specifically in Unincorporated.
- Alameda County needs to provide housing with services to people currently experiencing homelessness, ideally with some of the local medical providers involved.
- Can manufactured housing be a part of solving the housing crisis in Unincorporated Alameda County?
- Tiny homes are just a temporary solution for people experiencing homelessness; we need mental health and substance use support
- Some residents have difficulty working with ECHO housing
- People with disabilities have wide needs for housing.
- Greater transparency with the Housing Element process
- South and Central County do not have the same kinds of resources for people re-entering society that Oakland does, and that makes it difficult for people in other parts of the county to access them. While this is true for all returning people, there especially are not resources for women.
- Existing housing options for people on probation do not accommodate family structures. They're generally communal, have little privacy, and do not include options for dependents, pets, or partners.
- Waitlists for housing-related resources for people on probation are so long that sometimes their probation period ends before they're able to take advantage of any of them.

Stated needs and ideas heard:

- An unincorporated-specific navigation and resources center
- Protections against rising rents
- Services in the Unincorporated County for people experiencing homelessness
- Additional affordable housing, specifically to help systems-impacted people stay housed
- A Universal Design policy like the City of Alameda
- Making it easier to navigate the jurisdictional divides in Central Alameda County by working with San Leandro and Hayward as much as possible

Online Survey

Table F-3. Communities of Survey Responders

Community	Number of Responses	Percentage of Responses
Castro Valley	21	40.4%
Eden Area	24	46.2%
Ashland	7	13.5%
Cherryland	3	5.8%
Hayward Acres	3	5.8%
San Lorenzo	11	21.2%
Fairview	2	3.8%
Neighboring municipalities	5	9.6%
Total	52	100.0%

A housing needs survey was offered in Spanish and English on the County website. Links to the survey were sent to the County’s Housing Element listserv, posted to various online newsletters and in flyers in San Lorenzo Village and along the East 14th Street and Mission Boulevard corridor in Ashland and Cherryland.

The survey received 52 responses, as shown in Table F-3. In addition, 294 potential responders clicked

through to the survey; while they did not complete the survey or did not intentionally click on the link, these 242 users read more about the Housing Element process.

Demographics of responders include the following:

- 40.4% of responses (21 people) have lived in the area for 5 years or less; 48.1% of responses (25 people) have lived in Unincorporated County for 11 or more years
- 32 responders (61.5%) identified themselves as a combination of one or more: American Indian and Alaska Native, Asian, Black or African American, Hispanic or Latine, Native Hawaiian and Other Pacific Islander.
- 40.4% (21 people) live in Castro Valley, and 46.2% (24 people) live in the Eden Area. 5 people (9.6%) live in adjacent cities or otherwise work in Unincorporated Alameda County.
- 40.4% of responses (21 people) said that the existing housing types available in Unincorporated Alameda County do not meet there needs.

When asked what housing issues the county should focus on solving in Unincorporated Alameda County, people responded in the following ways:

- 26 people (50%) of responders answered that “Affordability: rental housing is too expensive for people” was one of the 2 things the county should focus on.
- 13 people (25%) of responders answered that “Overcrowding: there are too many people living in one home” was one of the 2 things the county should focus on.
- 13 people (25%) of responders answered that “Housing quality and maintenance: housing needs repairs or significantly updated features” was one of the 2 things the county should focus on.

These responses are consistent with the housing needs analysis in Appendix A which found that 25 percent of renter households spend between 30 and 50 percent of their incomes on housing and 26 percent of renter household spend 50 percent or more of their income on housing. The analysis also found that 8.5 percent of residents of the Unincorporated Area live in overcrowded conditions, with the highest levels of overcrowding in Cherryland (17 percent of residents) and Ashland (15 percent of residents).

When asked about the housing issues faced while living in Unincorporated Alameda County, people responded in the following ways:

- 36.5% of responders (19 people) said that they do not face housing issues in Unincorporated Alameda County.
- Of the 33 people who responded with having housing problems
 - o 18 people (54.5%) said that “Monthly rental housing costs are too expensive”
 - o 15 people (45.5%) said that “[they] cannot find affordable housing”

When asked about what amenities they’d like to see near more dense housing, people answered the following ways. Note that responders were allowed to choose up to 2 options

- 46.2% (24 people) answered that they’d like additional parks and play areas
- 42.3% (22 people) answered that they’d like additional grocery and shopping areas
- 30.7% (16 people) answered that they’d like additional open space and trails.

The following responses to open ended questions are arranged thematically:

On Needing Affordable Housing

- I would like to see more affordable housing for all types of populations. I would like to see more affordable housing all over not just in certain areas. ... Affordability is too high. Can't afford to live here. More affordable housing in unincorporated Alameda County would help a lot of people from displacement as well as provide better quality of life. I wish my rent was lowered. ... There are a lot of people against affordable housing in unincorporated communities and there has to be a way to still complete affordable housing in these communities. It's giving segregation and red lining.
- My brother moved to Texas because he cannot afford housing here, I am looking for housing to move out of my parent house.
- I would love to find a place of my own that I can afford (I have a full time job and work extra some weekends, but housing is still not attainable).
- [in response to why existing housing does not meet their needs] Unaffordable
- Rent to[o] expensive
- Las rentas son muy altas y piden muchos requisitos para poder rentar. Quieren 3 veces más de ingreso de lo que se pagaría de renta [*Rents are very high and they (landlords) have many requirements in order [for one] to be able to rent. They want three times more than what is paid for rent itself.*]
- Need help with rental assistance
- [I need] Stable suitable affordable housing in a decent area. ... Rent is too high and hard to find suitable stable housing
- Los precios en la renta están muy elevados [*The rental prices are raised very high.*]
- Currently renting a room for my daughter and I. Rent assistance is very helpful. ... I can't move out on my own because rent is expensive and I'm a single mom.
- [I need] Renters protection, affordability. ... I would like for community members to have access to safe, affordable, and healthy housing particularly for our African American and new-comer communities.

- Ayuda financiera para pagar mi renta, que es muy cara, ayuda para pagar gas y electricidad son muy caros ,se necesita Mas viviendas de costo accesible para no tener que compartir la casa con otras 2 familias ... Necesidad de ayuda para comparar un departamento a costos razonables. ... Necesidad de ayuda para comparar un departamento a costos razonables. O ayuda financiera para poder pagar renta. ... Hay muchas personas sin vivienda, y no hay suficientes viviendas y las rentas son exageradamente CARAS. *[Financial help to pay my rent, which is very expensive, help to pay for gas and electricity, which are very expensive, there is need for more housing with accessible costs to not have to share an apartment with 2 other families ... [There is] Need for help to compare [a higher cost apartment rental] [with] an apartment [rented] at reasonable costs ... Or financial help for being able to pay rent ... There are many people without housing (now), and there is not sufficient housing, and the rents are exaggeratedly HIGH.]*
- There should be more affordable homeownership types ... much more! Condos, community land trusts, etc...
- [I need] More affordable housing and assistance for low-income families.

On Transit and Housing:

- Building house near transit corridors. Do not put additional house in established neighborhoods.
- I fully support mixed use housing near the Castro Valley BART station. I live 0.5 miles from the station and would love for the surrounding area to be built up and include more diverse, modern dining and retail options along with housing. I 100% support a more pedestrian-friendly downtown, with more frequent and accessible public transit options.
- Please increase density near the business district and BART as a way to improve walkability/rideability/livability.
- Build affordable housing near transit centers and not in existing neighborhoods.
- We agree with redeveloping Castro Valley BART's parking lot into housing, but we drive to BART so some sort of parking structure would be best to enable BART accessibility (most folks in Castro Valley would drive and park at BART).
- We still need to build more low-income housing near transit centers.

On Overcrowding

- We need an housing of own that is able to accommodate the family size of 5
- Adult children living with us. Need extra private areas for family.

Public comments received during the housing element process are also provided in Section 1.E. of the main body of this housing element document, along with programs to address the comments listed, and in Appendix F, the Affirmatively Furthering Fair Housing Assessment.