



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY PLANNING DEPARTMENT

General Plan Annual Report and Housing Element Annual Report for 2023

INTRODUCTION

Purpose of the General Plan

Government Code Section 65300 et seq. requires that each city and county in California prepare and adopt a comprehensive general plan, following guidelines provided by the Governor's Office of Planning and Research (OPR). Each local general plan is a long-range policy document intended to guide physical, economic, and environmental growth. The County's plan, which has been approved by the Board of Supervisors, expresses the County's vision for the future and serves as the roadmap for achieving each unincorporated community's desired quality of life. It is an assessment of current and future needs, and the resources required to implement the established goals and policies. As the needs of the County change, the Planning Department – with extensive citizen input, and review and recommendation by the Planning Commission – makes recommendations to the Board of Supervisors to amend the General Plan to reflect the direction for the future.

Purpose of the General Plan Annual Report and Housing Element Annual Report

The intent of the General Plan Annual Report is to demonstrate the County's compliance with the requirements of Government Code Section 65400 which mandates that the County prepare an annual report on the status of the General Plan and progress in its implementation. This report describes planning activities that were in process in 2023 or are anticipated in the short-term planning horizon to achieve full consistency between general plan policies and County development regulations, as well as recent state legislation. This document does not create or alter policy; it is a reporting document. The content is provided for informational purposes only and is exempt from the requirements of the California Environmental Quality Act (CEQA) per Guidelines Section 15306.

The Housing Element Annual Report provides information on the status of the housing element of the County's general plan and progress in its implementation using forms and definitions adopted by the Department of Housing and Community Development (State HCD). A copy of the General Plan Annual Report and the Annual Progress Report (APR) forms must be sent to OPR and to State HCD by April 1st each year. Providing a copy of the APR forms to State HCD fulfills a statutory requirement to report certain housing information, including the County's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing, as defined in state law.

THE ALAMEDA COUNTY GENERAL PLAN

Structure of the County General Plan

The County's General Plan consists of several documents described in more detail below. Three Area Plans – the Eden Area General Plan, the Castro Valley General Plan, and the East County Area Plan – contain land use and circulation elements for their respective geographic areas, as well as area-specific goals, policies, and actions pertaining to open space, conservation, safety, and noise. Each Area Plan also contains a land use diagram which designates the type, distribution and general intensity of land uses allowed within the plan area. The Eden Area comprises the communities of Ashland, Cherryland, Hayward Acres, San Lorenzo, and Fairview. The Castro Valley Area includes the Castro Valley urban

area and the surrounding canyonlands. The remaining unincorporated area makes up the East County. The countywide Housing, Conservation, Open Space, Noise, Safety, and Scenic Route Elements contain goals, policies, and actions that apply to the entire unincorporated area.

Compliance with State Law and the General Plan Guidelines

State law mandates that each city and county adopt a general plan containing at least seven “required” elements: Land Use, Circulation, Housing, Open Space, Conservation, Safety, and Noise. Alameda County is in the process of updating the Housing Element and Safety Element, anticipating approval of the Housing Element by the Board of Supervisors and State HCD by mid-2024 and approval of the Safety Element in June 2024.

In addition, Senate Bill 1000 (2016) requires cities and counties that have disadvantaged or low-income communities, as defined in the legislation, to incorporate environmental justice policies into their general plans either in a separate element or by integrating related policies and objectives throughout the other elements. This update must happen “upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018.” The County is in the process of finishing a public draft for the Environmental Justice Element. The document is expected to be approved by the Board of Supervisors in June 2024.

Additional “optional” elements may be included at the discretion of the local jurisdiction. Each local jurisdiction is allowed broad discretion with regard to how its general plan is organized. The general plan does not need to be arranged in seven or eight distinct elements as long as the content necessary for each of the required elements is included in the general plan. The table below indicates how the topics that are to be addressed in each of the required elements are distributed in the County’s general plan documents.

County General Plan Documents	Date of Last Major Revision	State Required Elements								
		Land Use	Circulation	Housing	Conservation	Open Space	Safety	Noise	Envir. Justice	
AREA PLANS										
Castro Valley General Plan	March 2012	X	X		X	X	X	X		
East County Area Plan	May 2002	X	X		X	X	X	X		
Eden Area General Plan	March 2010	X	X		X	X	X	X		
COUNTYWIDE ELEMENTS										
Housing Element	<i>Est mid 2024</i>			X						
Conservation Element	January 1976				X					
Open Space Element	May 1973					X				
Safety Element	<i>Est. June 2024</i>						X			
Noise Element	January 1976								X	
Environmental Justice Element	<i>Est. June 2024</i>									X
Ashland & Cherryland Community Health & Wellness Element	December 2015	Optional Element								
Community Climate Action Plan	<i>Est. June 2024</i>	Optional Element								
Scenic Route Element	May 1966	Optional Element								
Park and Recreation Element	June 1956	Optional Element								
(An “X” indicates that the County document addresses topics related to the state required element.)										

GENERAL PLAN IMPLEMENTATION

The County General Plan is implemented through a variety of means, for example:

- Planning Department staff reviewing applications for development within the unincorporated area consult the land use designation for the subject site on the land use diagram in the appropriate Area Plan, as well as applicable goals, policies and programs in all general plan elements to ensure the development is consistent with the vision established in the General Plan for each unincorporated community.
- Planning staff preparing specific plans and planning-related ordinances ensure these documents are consistent with the General Plan prior to approval by the Board of Supervisors.
- As appropriate, specific programs are implemented to address particular general plan policies or programs.
- County staff from other departments and agencies may take on responsibility for implementing certain general plan policies and programs when their implementation falls outside the purview of the Planning Department.
- General Plan policies are taken into consideration in the design of county projects, such as Public Works Agency infrastructure projects.

Relationship between the General Plan and Specific Plans

A specific plan is a tool for implementing the general plan. It establishes a link between policies of the general plan and individual development proposals by providing standards for development within a defined area. While a local jurisdiction has some discretion regarding the issues addressed in a specific plan, the plans must comply with Government Code Section 65450 et seq. These provisions require that a specific plan be consistent with the adopted general plan. The County has adopted several specific plans for designated areas within the Unincorporated County.

Adopted County Specific Plans		
SPECIFIC PLAN	YEAR OF LAST MAJOR REVISION	CORRESPONDING AREA PLAN
Ashland and Cherryland Business District	2015	Eden Area General Plan
Castro Valley Central Business District	<i>Est. mid 2025</i>	Castro Valley General Plan
Fairview Area	2021	Eden Area General Plan
Madison Avenue	2006	Castro Valley General Plan
San Lorenzo Village	<i>Est. late 2025</i>	Eden Area General Plan
Little Valley	1997	East County Area Plan

Specific Plans Undergoing Revision

The Board of Supervisors approved an updated Fairview Area Specific Plan on June 3, 2021. Planning staff worked with Fairview community members for several years to ensure that the Specific Plan addresses the community’s concerns. The Plan provides land use, circulation, environmental, safety, infrastructure, and implementation policies for the Fairview area. It includes specific development standards to protect Fairview’s environment and distinctive character.

In late 2021, a consultant began work to revise and update the Castro Valley Central Business District Specific Plan to bring the Specific Plan into conformance with the Castro Valley General Plan. The update is expected to be completed by the third quarter of 2025. The San Lorenzo Village Specific Plan

will be next in line for an update after completion of the Castro Valley Central Business District Specific Plan; planning staff applied for and received a PDA grant for the San Lorenzo Village Specific Plan from ABAG/MTC in 2023.

Additionally, for the successful implementation of the 6th cycle Housing Element staff propose a series of rezonings, some of which will require text and map changes to the zoning in the following specific plans: Ashland and Cherryland Business District, Castro Valley Central Business District, Fairview Area, Madison Avenue, and San Lorenzo Village. These changes are necessary to meet Alameda County's RHNA obligations.

2023 GENERAL PLAN AMENDMENTS

Government Code Section 65358(b) generally limits amendments of the mandatory elements of a local jurisdiction's general plan to four times per calendar year. Each amendment may include more than one change to the general plan; therefore, local jurisdictions may group together several proposals for changes to be considered at the same meeting no more than four times during the year. There were no general plan amendments approved by the Board of Supervisors in 2023.

GENERAL PLAN PROJECTS 2022-2024

Resource Conservation, Open Space, and Agriculture Elements (ROSA)

The County is in the process of revising its Resource Conservation and Open Space Elements; and is developing a new optional Agriculture Element to the General Plan. These combined countywide elements will be known collectively as ROSA and will supersede the existing Conservation, Open Space, Park and Recreation, and Scenic Route Elements. Staff will continue to work with the consultant to update previous draft documents. Work on the ROSA elements has been delayed as staff assigned to the project have been working on the Housing Element, the Environmental Justice Element, the Community Climate Action Plan, the Safety Element, and other projects.

Housing Element Update

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 current cycle for the Bay Area is from 2023 to 2031. The deadline to complete the final housing element was January of 2023. However, due to the loss of staff in 2020-2022, Planning Department staff is behind schedule in the preparation of the document to meet this deadline. Staff continue to work diligently to complete the document as soon as possible.

The Housing Element must include an inventory of sites available for residential development and an estimate of the number of additional housing units that could be constructed on each parcel, based on the zoning, general plan designation, and physical conditions on the site; to demonstrate that there is adequate capacity to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the County. Staff identified 229 existing projects and are proposing an additional 340 parcels as the draft Sites Inventory. Staff are proposing rezoning 125 of the identified parcels to accommodate RHNA.

The RHNA is based on estimates produced by the State Department of Finance (DOF) of the level of residential construction necessary to accommodate projected population growth during the planning period and to make up for current deficiencies in housing supply for existing residents. DOF determines the housing need for each region in the state and the Council of Governments for each region allocates a share of the regional housing need to each city and county in the region. The Association of Bay Area

Governments (ABAG) is responsible for determining the RHNA for each local jurisdiction in the San Francisco Bay Area.

The Final Regional Housing Needs Allocation (RHNA) Plan for the 2023-2031 Housing Element cycle was approved by the Association of Bay Area Governments (ABAG) Executive Board on December 16, 2021 and by State HCD on January 12, 2022. For Unincorporated Alameda County, the RHNA is a total of 4,711 new housing units, 2.66 times higher than the RHNA of 1,769 units for the previous 2015-2022 Housing Element cycle. A detailed explanation of the County's current RHNA and progress toward meeting it is provided in the "Housing Element Implementation" section beginning on page 8 of this report.

Preparation of the 2023-2031 Housing Element is funded by a grant of \$500,000 from the State through the Local Early Action Planning (LEAP) Grants Program which provides one-time grant funding to local jurisdictions for preparation and adoption of planning documents and process improvements that accelerate housing production to facilitate compliance in fulfilling each jurisdiction's Regional Housing Need Allocation (RHNA) for the upcoming housing element cycle.

Environmental Justice Element

SB 1000 (2016) requires cities and counties that have disadvantaged or low-income communities, as defined in the legislation, to incorporate environmental justice (EJ) policies into their general plans in a standalone element, by integrating related policies and objectives throughout the other elements, or through a hybrid of these two approaches. The unincorporated communities of Ashland, Cherryland, and Hayward Acres, along with five census tracts in southwestern Castro Valley and one census tract in central San Lorenzo, meet the definition of "disadvantaged" per SB 1000.

The environmental justice requirements must be addressed "upon the adoption or next revision of two or more general plan elements concurrently on or after January 1, 2018." Environmental justice policies must prioritize improvements and programs that address the needs of disadvantaged communities and cover, at minimum, six topics specified in the legislation:

- Reduce pollution exposure and improve air quality
- Promote equitable access to public facilities
- Promote equitable food access
- Promote equitable access to safe and sanitary homes
- Promote equitable access to physical activity
- Promote civic engagement in the public decision-making process

In December 2015, the Board of Supervisors approved the *Ashland and Cherryland Community Health and Wellness Element (CHWE)* as an optional Element of the County General Plan. The CHWE was prepared through a partnership between the Alameda County Community Development Agency (CDA) and Department of Public Health (PHD) and involved substantial community outreach and engagement. The CHWE is based on the principles of equity, accountability, collaboration, diverse resident participation, and the development of local assets and resources that support the community's vision of health and wellness; and was informed by the findings of a community health profile that described the status of health and wellness in Ashland and Cherryland at that time.

The CHWE served as the basis for the development of an Environmental Justice Element compliant with SB1000. The transition of the CHWE into the Environmental Justice Element continues the partnership between CDA and PHD. The geographic area covered by the CHWE has been expanded to include

additional “disadvantaged” census tracts that have been identified outside of Ashland and Cherryland – the EJ Element refers to this area as the County’s SB 1000 “Priority Communities.” The policy work builds on the goals, policies and actions in the existing CHWE, and fills any gaps to ensure that all SB1000 requirements are addressed, plus any additional topics identified through community input.

The Planning Department is taking a hybrid approach to SB 1000 implementation by creating a standalone Environmental Justice Element and integrating environmental justice policies and programs throughout other elements of the general plan as these documents are updated. Because the development of the EJ Element coincides with an update to the County’s Housing Element, most policies and programs that “promote equitable access to safe and sanitary homes” in the EJ Priority Communities will be contained in the updated Housing Element. Likewise, the combined update to the Community Climate Action Plan and Safety Element, discussed below, will contain policies and programs that address climate adaptation and resilience concerns in the EJ Priority Communities.

In October of 2021, the County entered into a contract with a consultant to assist with the community engagement process and preparation of the Environmental Justice Element and an EJ Element Implementation Plan. The project began with the compilation of relevant demographic and health data and a robust community engagement process during the 2022 calendar year. Following development of the draft element and a public review period in 2023, staff anticipates adoption of the Environmental Justice Element and initiation of plan implementation in June of 2024.

Safety Element and Community Climate Action Plan

Updates to the County’s Safety Element and Community Climate Action Plan (CCAP) are underway, as described below. The CCAP and Safety Element updates were combined into one project to allow staff to address overlapping issues in the areas of climate adaptation and greenhouse gas (GHG) emission reduction. Following selection of a consultant in January of 2022, the project began with development of a community engagement plan, a vulnerability assessment, and a GHG emissions inventory and analysis. Building upon an extensive community engagement process and technical analysis, staff prepared a draft comprehensive update of the CCAP and draft amendments to the Safety Element, which staff presented for public comment in fall of 2023. In response to public comment, staff prepared revised drafts in January 2024 and is proposing to present a final CCAP update and final Safety Element amendments to the Board of Supervisors for adoption in June 2024.

Safety Element Revisions

A comprehensive update of the Safety Element was last adopted by the County Board of Supervisors on January 8, 2013. The Safety Element has been amended several times since 2013, most recently on March 17, 2022, to incorporate the County’s 2021 Local Hazard Mitigation Plan. The current Safety Element addresses seismic, geologic, fire, and flood hazards, as well as hazards related to hazardous materials and aviation. To comply with Senate Bill (SB) 379 (2016), Planning staff has prepared draft amendments to the Safety Element to address climate adaptation and resilience in the unincorporated area of the County. As prescribed by SB 379, amendments include a vulnerability assessment that addresses the risks climate change poses to the unincorporated area; adaptation and resilience goals, policies, and objectives to respond to the identified risks; and implementation measures to carry out the goals, policies, and objectives.

Assembly Bill (AB) 747 and SB 99 require further amendment of the Safety Element to identify evacuation routes and evaluate their capacity, safety, and viability infer a range of emergency scenarios and identify residential developments in hazard areas that do not have at least two emergency evacuation

routes. These revisions must be completed at the same time as the revised Housing Element to help inform the selection of appropriate housing sites for the Housing Element sites inventory. The draft Safety Element amendment complies with all state requirements and includes updates to relevant data and maps, in addition to safety priorities identified by the community during the public outreach process.

Community Climate Action Plan (CCAP) Update

In February 2014, the Board of Supervisors incorporated the Community Climate Action Plan (CCAP) into the County General Plan as an optional element. General plan element status gives the goals of the CCAP equal standing with those of all other general plan documents. The existing CCAP outlines a course of action to reduce community-wide greenhouse gas (GHG) emissions generated within the unincorporated areas of the County. Successful implementation of the CCAP reduced GHG emissions to 15 percent below 2005 levels by 2021 and set the County on a path toward reducing emissions to 80 percent below 1990 levels by 2050, as required by AB 32.

The revised CCAP updates the unincorporated community GHG emissions inventory, forecasts, and targets, and sets goals and climate mitigation and adaptation measures for 2024 onward, including contributing to the State objective of carbon neutrality by 2045. The CCAP update also considers new topics such as life-cycle GHG accounting, carbon sequestration on agricultural and working lands, equity and environmental justice in climate planning, and climate adaptation and resilience.

Ballot Measure to Amend Measure D

In November 2000, the Alameda County electorate approved the Save Agriculture and Open Space Lands Initiative (Measure D). The Initiative amended portions of the East County Area Plan (ECAP) and Castro Valley General Plan (CVGP) in part, to limit development on parcels with general plan designations of Large Parcel Agriculture (LPA) or Resource Management (RM).

On November 8, 2022, county voters approved Measure D 2022 to increase the floor area ratio allowed for agricultural buildings in the Large Parcel Agriculture (LPA) designation in the East County Area Plan (ECAP) and allow additional square footage for covered equestrian arenas in the LPA and Resource Management (RM) designations in the ECAP and the CVGP. On April 13, 2023, the Board voted to amend the ECAP and CVGP to incorporate the provisions of Measure D 2022.

South Livermore Valley Amendments to ECAP and Zoning Ordinance

In March of 2022, staff received a letter from the Tri-Valley Conservancy (TVC) containing a list of proposed amendments to ECAP and the County Zoning Ordinance to encourage tourism in the area to support a thriving wine industry and encourage the expansion of vineyards and other cultivated agriculture by facilitating the development of visitor-serving commercial uses. After discussions between County planning staff and TVC board members and staff, TVC provided a revised set of proposed amendments dated July 5, 2023, and additional revisions were included in a document dated July 27, 2023. Proposed ECAP amendments include clarifying language regarding clustering of development and the addition of various definitions. Proposed amendments to the Zoning Ordinance include the incorporation of additional conditional uses that would be allowed in the Cultivated Agriculture Combining District. These amendments are expected to be ready for approval by the Board of Supervisors by Fall 2024.

HOUSING ELEMENT IMPLEMENTATION

Housing Element Reporting Requirements

State law requires the County to prepare an annual progress report (APR) on the status of the housing element of its general plan and progress in its implementation using forms and definitions adopted by the State Department of Housing and Community Development (State HCD) and submit the forms to the Governor's Office of Planning and Research (OPR) and to State HCD by April 1st each year. Every year since 2017, state legislation has added new requirements which are addressed in the 2023 report. These new requirements include capturing and reporting information at all stages of the permit process, the steps the County is taking to implement the Housing Element, information about how individual projects were funded if using specific state and federal programs. The APR contains information regarding housing development applications submitted, new construction activity, entitlements, permits, completed units, and progress toward fulfilling regional housing need at all affordability levels. The APR also includes the status of program implementation. The County is required to report on commercial development bonuses, units rehabilitated (preserved or acquired), and sites identified or rezoned to accommodate shortfall housing needs, however, there is no information to report in these categories for 2023.

A copy of the 2023 APR was sent to OPR and State HCD on March 29, 2024. Providing a copy to State HCD fulfills a statutory requirement to report certain housing information, including the County's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65583(c)(3) and 65584.

Regional Housing Needs Allocation

The report addresses the County's residential building activities in 2023 and progress toward meeting its Regional Housing Needs Allocation (RHNA) goals, and describes the County's progress in implementing its Housing Program as described in the adopted Housing Element. The Regional Housing Needs Allocation (RHNA) for the unincorporated area of Alameda County for the current housing element planning period of 2023-2031 is 4,711 new housing units, an average of 589 units per year. This need is further segmented into four broad income categories: very-low income (1,251 units), low income (721 units), moderate-income (763 units), and above-moderate income (1,976 units). The County's progress toward meeting these goals is summarized in the table below.

The RHNA is based on estimates produced by the State Department of Finance (DOF) of the level of residential construction necessary to accommodate projected population growth during the planning period and to make up for current deficiencies in housing supply for existing residents. DOF determines the housing need for each region in the state and the Council of Governments for each region allocates a share of the regional housing need to each city and county in the region. The Association of Bay Area Governments (ABAG) is responsible for determining the RHNA for each local jurisdiction in the San Francisco Bay Area. SB 35 (Wiener, 2017) allows a streamlined approval process for residential developments that meet certain defined criteria in jurisdictions that have not met their RHNA targets.

The APR lists the housing units for which building permits were issued from January 1, 2023 through December 31, 2023 and compares the number of building permits issued to the unincorporated County's share of regional housing need by income level for the current housing element period. During 2023, the County issued building permits for a total of 320 units, which includes 20 single family residences, 5 two to four-unit buildings for a total of 4 units, 186 multifamily units, and 114 accessory dwelling units. These numbers represent an increase over the total number of housing units issued permits in 2022, which was 106 units total units, but is below the necessary number of units permitted per year to meet RHNA

goals, approximately 590 units per year. The table below shows that the number of remaining dwelling units needed to achieve the 2023-2031 RHNA is 4,391 units, or 93.2% of the RHNA allocation.

Residential Units Permitted by Affordability Level 2023-2031

Building/Project Type	Total Units	Units by Income Level			
		Very Low	Low	Moderate	Above Moderate
Single Family Residences	20				20
Two – Four Unit Buildings	5				5
Multifamily (5 or more units)	186	72	79		35
ADUs/Manufactured Home	114	31	33	33	12
Substantial Rehabilitation	0				
RHNA Credits, 2023	320	103	112	33	72
RHNA Credits, prior years	0	0	0	0	0
Total RHNA Credits, 2023-2031	320	103	112	33	72
RHNA	4,711	1,251	721	763	1,976
Remaining RHNA	4,391	1,148	609	730	1,904
Percent Met	6.8%	8.2%	15.5%	4.3%	3.6%
Percent Remaining	93.2%	91.8%	84.5%	95.7%	96.4%

Source: ABAG, *Regional Housing Needs Assessment, 2015*; Alameda County Department of Public Works, Building Inspections Division for the number of dwelling units issued permits during the period January 1, 2023-December 31, 2023. Primary unit income categories based on a household of four members and the secondary units are based on a household of two members. All units’ income categories are based on four-person area median income, which is annually revised by the U.S. Department of Housing and Urban Development.

Affordability Determination

Housing affordability for each income category was determined using the Housing Affordability Calculator provided on the State HCD website (<https://www.hcd.ca.gov/community-development/annual-progress-reports.shtml>). The following table contains the 2023 income limits for Alameda County calculated by the Department of Housing and Urban Development (HUD).

Number of Persons in Household:		1	2	3	4	5	6	7	8
Alameda County Area Median Income: \$147,900	Extremely Low Income (30% Median Income)	31,050	35,500	39,950	44,350	47,900	51,450	55,000	58,550
	Very Low Income (50% Median Income)	51,800	59,200	66,600	73,950	79,900	85,800	91,700	97,650
	Low Income (80% Median Income)	78,550	89,750	100,950	112,150	121,150	130,100	139,100	148,050

	Median Income	103,550	118,300	133,100	147,900	159,750	171,550	183,400	195,250
	Moderate Income (120% Median Income)	124,250	142,000	159,750	177,500	191,700	205,900	220,100	234,300
<i>Source: Department of Housing and Community Development, 2022</i>									

According to State HCD, a housing expense is generally considered affordable when less than 30 percent of a household’s gross income is used for housing. In addition to rent or mortgage payments, housing expense can include property taxes, private mortgage insurance, homeowner’s insurance, maintenance, and utilities. In Alameda County in 2023, a moderate income for a household of four was calculated to be \$177,500 per year (120 percent of the area median income of \$147,900). Thirty percent of the gross monthly income for a household of four earning \$177,500 would be \$4,437.50. Thirty percent of the gross monthly income for a low-income household of four earning \$112,150 per year would be \$2,803.75

Accessory Dwelling Units (ADUs)

Since 2016, the state legislature has passed several bills intended to reduce restrictions on the development of ADUs. As a result of the legislation, the Planning Department has seen a substantial and consistent increase in the number of inquiries and applications for ADUs throughout the unincorporated area. In 2023, 114 ADUs were permitted.

Year	Permitted ADUs
2019	20
2020	44
2021	47
2022	83
2023	114
Total	308
Annual Average	61.6

ADUs offer benefits that address common development barriers such as affordability and provide housing units for singles, couples, small families, young professionals, and seniors. Due to their relatively low cost to develop and small size compared to other types of housing, ADUs are often affordable to very low- or low-income households. With interest in ADUs continuing through 2023, ADUs have become an important source of low-income housing in the unincorporated area.

CONCLUSION

The County’s 2023 APR complies with the submission requirements in State law and is consistent with the guidelines set forth by State HCD regarding implementation of the Housing Element. The Planning Department will continue to track the County’s progress in implementing the major programs in the various elements of the Housing Element.

Attachments

2023 Alameda County Housing Element Annual Progress Report Select Tables

- Table B – Regional Housing Needs Allocation Progress (Summary of Tables A & A2)
- Table D – Program Implementation Status (Note: due to current status of the Housing Element Update, this table includes programs from the most recently adopted element as well as new programs)
- Table H – Locally Owned Surplus Sites
(There was no information to report in Tables C, E, F, F2, G, J, & K)

Table B: Regional Housing Needs Allocation Progress, Permitted Units by Affordability													
Income Level		RHNA Allocation by Income Level	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,251	72	0	0	0	0	0	0	0	0	103	1,148
	Non-Deed Restricted		31	0	0	0	0	0	0	0	0		
Low	Deed Restricted	721	79	0	0	0	0	0	0	0	0	112	609
	Non-Deed Restricted		33	0	0	0	0	0	0	0	0		
Moderate	Deed Restricted	763	0	0	0	0	0	0	0	0	0	33	730
	Non-Deed Restricted		33	0	0	0	0	0	0	0	0		
Above Moderate		1,976	72	0	0	0	0	0	0	0	0	72	1,904
Extremely Low-Income Units <i>Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).</i>		626	0	0	0	0	0	0	0	0	0	0	626
Total RHNA		4,711											4,391
Total Units			320	0	0	0	0	0	0	0	0	0	

Table D: Program Implementation Status pursuant to GC Section 65583

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Residential Sites Inventory (5th Cycle)	Continue to provide adequate sites to accommodate the County’s RHNA; Provide Adequate Sites	2015-23	Revised as a part of the 2015 Housing Element Update. Please refer to Appendix A of the 5th Cycle Housing Element.
Web Based Zoning and Planning Information (5th Cycle)	Provide a centralized, accessible, web based zoning and planning data; Provide Adequate Sites	2021	Completed in late 2021. Ongoing maintenance of information in the Public Access Map is necessary with the completion of each new planning and zoning effort.
Annual Progress Report (5th Cycle)	Prepare an annual report for submission to State HCD; Provide Adequate Sites	2015-23	This document satisfies the requirement.
Affordable Housing Development	Develop a housing strategy; Identify and complete between four to six new affordable housing projects during the planning period; Assist in the Development of Affordable Housing	2015-23; Annually	<p>Alameda County has created two significant funding mechanisms in the last planning period to serve peoples including households below 30% AMI. The first, the Boomerang Fund, was established by the Board of Supervisors for housing and homelessness programs. As of 2020, \$5.8 million, or 10%, of the fund has gone to housing work and policy implementation in Unincorporated Alameda County.</p> <p>The second is Measure A1 funding, created by voter approval in 2016. Funding objectives have included supporting: household rehabilitation/preservation; the construction of rental units serving people with specific housing needs, including people below 20% AMI; homebuyers with downpayments; and programs and services for people experiencing homelessness.</p> <p>Measure A1 funds have supported two rental projects in unincorporated, Ruby Street and Bermuda Gardens, as part of the 3,800 rental unit goal throughout Alameda County. County-wide, as of 2020, 13 families have received home preservations help (through the</p>

Table D: Program Implementation Status pursuant to GC Section 65583			
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
			program RenewAC) and 47 people have received downpayment assistance (through the program AC Boost).
Density Bonus Program (5th Cycle)	Continue to ensure that the County's Ordinance reflects State law; Create brochures and other materials necessary to promote the County's Density Bonus Program to developers; Assist in the Development of Affordable Housing	2021; Ongoing	In 2021, the County produced a draft ordinance that has been going through the approval process; staff plan on updating the Density Bonus to conform with the most recent state laws in the upcoming Housing Element planning period.
Small Lot Consolidation (5th Cycle)	Promote lot consolidation to facilitate housing development; Assist in the Development of Affordable Housing	Ongoing	The County will continue to assist in land consolidation by providing sites information to interested developers and provide gap financing assistance, as available, to nonprofit housing developers.
Accessory Dwelling Units (5th Cycle)	Promote the Accessory Dwelling Unit Program to increase public awareness; Assist in the Development of Affordable Housing	Ongoing	Alameda County General Ordinance Code was updated in 2017 in accordance with state laws. Interim ADU guidelines based on community input received by staff since January 2017 and on state laws that came into effect January 1, 2020 were most recently updated in June 2022, enabling a variety of accessory dwelling units. County is waiting for state ADU laws to stabilize before drafting a new ADU ordinance, and planning staff have offered interim technical guidance and is partnering with Hello Housing.
Park Fee Waiver (5th Cycle)	Promote affordable housing development and ensures financial feasibility; Assist in the Development of Affordable Housing	Ongoing	As affordable housing developments are proposed, staff will determine whether they qualify for the park fee waiver
HIV/AIDS Housing and Services (5th Cycle)	Address the housing and needs of low income people with HIV/AIDS and their families; Assist in the Development of Affordable Housing	Ongoing	Efforts to provide assistance to low-income persons with HIV/AIDS are ongoing. Funded services include: Affordable housing development, tenant-based rental assistance, short-term housing and housing placement.

Table D: Program Implementation Status pursuant to GC Section 65583			
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
First Time Homebuyer Resources (5th Cycle)	Provide resources for first time homebuyers; Assist in the Development of Affordable Housing	Ongoing	CDA-HCD continues to provide resources to first time homebuyers.
Mortgage Credit Certificate (5th Cycle)	Assist 40 county-wide (5-7 in the unincorporated County) low and moderate income first time homebuyers in the unincorporated areas; Assist in the Development of Affordable Housing	Ongoing	CDA-HCD continues to administer Alameda County's Mortgage Credit Certificate Program.
Section 8 Housing Programs (5th Cycle)	Provide rental assistance to 600 extremely low and very low income households in the unincorporated areas during the planning period; Assist in the Development of Affordable Housing	Ongoing	Assistance to qualified applicants is ongoing.
Family Self Sufficiency Program (FSS) (5th Cycle)	Assist 20 Section 8 recipients in the unincorporated areas to achieve self-sufficiency during the planning period; Assist in the Development of Affordable Housing	Ongoing	Assistance to qualified applicants is ongoing.
Housing Opportunities for Persons with Disabilities (5th Cycle)	Facilitate housing development for persons with disabilities; Assist in the Development of Affordable Housing	Annually	The County will continue to encourage the development of supportive housing for persons with disabilities
Housing Opportunities for the Homeless (5th Cycle)	Facilitate housing development for homeless persons; Assist in the Development of Affordable Housing	Annually	Participating agencies meet regularly to coordinate efforts.

Table D: Program Implementation Status pursuant to GC Section 65583

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Affordable Housing Trust Fund “Boomerang” Program (5th Cycle)	Support the development of affordable housing; Assist in the Development of Affordable Housing	Ongoing	<p>Alameda County has created two significant funding mechanisms in the last planning period to serve peoples including households below 30% AMI. The first, the Boomerang Fund, was established by the Board of Supervisors for housing and homelessness programs. As of 2020, \$5.8 million, or 10%, of the fund has gone to housing work and policy implementation in Unincorporated Alameda County.</p> <p>CDA-HCD continues to support the development of affordable housing through securing funding.</p>
Ordinance Review Committee (5th Cycle)	Periodically review proposed changes to the Alameda County Zoning Ordinance to ensure consistency with the Housing Element law and State and Federal fair housing laws. Ensure that County regulations do not unnecessarily constrain housing development	Annually	It has not been necessary for the Ordinance Review Advisory Committee (ORAC) to meet in 2022.
Environmental Review Streamlining (5th Cycle)	Support the development of housing near transit	Annually	The County will continue to implement the CEQA streamlining provisions of SB 375 for projects that conform to the Sustainable Communities Strategy and meet specific criteria set forth in SB 375.
Intergovernmental Coordination (5th Cycle)	Expedite and simplify housing development by improving the efficiency of permit processes	Annually	CDA-Planning staff have coordinated with neighboring jurisdictions on potential developments, including future possible development near the Bay Fair BART station and the city of Pleasanton. CDA-Planning will continue to coordinate with other agencies to streamline review of residential development proposals.

Table D: Program Implementation Status pursuant to GC Section 65583

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Minor Home Repair (5th Cycle)	Assist 150 lower income households over the planning period.	Ongoing	This program continues to serve Alameda County residents. It is currently overseen by the Housing and Community Development Department. Between 2017 and 2022, 184 households received HOME funded repairs throughout Alameda County. However, the overwhelming majority were in jurisdictions other than unincorporated Alameda County.
Accessibility Grants (5th Cycle)	Assist 20 households over the planning period.	Ongoing	This program continues to serve Alameda County residents. It is currently overseen by the Housing and Community Development Department.
Rehabilitation Loans	Assist 14 homeowners during the planning period	Ongoing	Renew AC is a home loan program administered by Alameda County with funding provided by Alameda County taxpayers who approved the Measure A1 Housing Bond in November 2016. The program is operated by Habitat for Humanity East Bay/Silicon Valley. As of 2020, 13 households have received loans through this program.
Foreclosure Prevention (5th Cycle)	Provide up to date information about avoiding and dealing with foreclosure.	Ongoing	<p>Alameda County HCD continues to host resources about preventing foreclosure.</p> <p>Alameda County Housing Secure is a collaborative of legal service providers partnering to prevent the displacement of our most vulnerable community members throughout Alameda County, including Unincorporated Alameda County. Alameda County Housing Secure began in 2018 and provides free legal services and emergency financial assistance to low-income tenants and homeowners.</p>

Table D: Program Implementation Status pursuant to GC Section 65583			
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Healthy Homes Department (5th Cycle)	Prevent childhood lead poisoning and other health-related environmental problems	Ongoing	The Healthy Homes Department continues work to end lead poisoning and other environmental health issues through lead paint remediation, home repair, and other small grant programs
Code Enforcement (5th Cycle)	Continue to enforce applicable sections of the Alameda County Ordinance and related land use regulations	Ongoing	The Code Enforcement Division continues to investigate complaints relating to the Neighborhood Preservation, Junk Vehicle and Zoning Ordinances.
Preservation of At Risk Housing (5th Cycle)	Maintain a database of subsidized housing units in order to monitor the status of units at risk of conversion. Pursue funding from private, State and Federal programs to assist in preserving at risk housing.	2015-23	CDA-HCD Staff continues to maintain the database of at risk units, and continues to pursue funding to support affordable housing preservation
Condominium Conversion (5th Cycle)	Continue to enforce the Condominium Conversion Guidelines	Ongoing	Continues to enforce and implement the Condominium Conversion Guidelines.
Fair Housing Services (5th Cycle)	Reduce housing discrimination through the provision of fair housing and landlord/tenant services	Ongoing	Alameda County HCD annually provides funding to ECHO Housing to provide Fair Housing and Landlord/tenant mediation. During the planning period, there has been critical feedback from residents regarding the efficacy of ECHO's mediation services.
StopWaste.org (5th Cycle)	Provide strategic planning, research, education and technical assistance to the public, businesses and local governments on waste reduction	Ongoing	Stopwaste.org is active in efforts to reduce waste throughout the County.
Infill, Mixed Use and Transit Oriented Developments (5th Cycle)	Develop programs to promote mixed use and transit oriented developments. Investigate incentives to support mixed use and transit oriented developments.	2015-23	Completed amendments to ACBD Specific Plan to add flexibility to encourage mixed use developments. Revision of Castro Valley Commercial Business District Specific Plan is underway.

Table D: Program Implementation Status pursuant to GC Section 65583

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.A Rezone sites to Meet RHNA (6th Cycle)	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).	Anticipated January 2024	The 6th Cycle Housing Element draft is undergoing revisions. A second draft is expected to be submitted in spring 2024, with corresponding rezonings, general plan amendments, and adoption likely occurring summer 2024.
1.B San Lorenzo Village Specific Plan Priority Development Area Grant (6th Cycle)	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 SLVSP to facilitate the construction of housing.	Anticipated February 2025	Alameda County received the PDA grant for the San Lorenzo Village Center Specific Plan update. However, staff are unable to begin the SLVSP update until after the adoption of the 6th cycle Housing Element in order to access the previously awarded PDA grant. Staff have publicly discussed removing the 'cap' through the Housing Element update process.
1.C Facilitate Housing at Bay Fair and Castro Valley BART (6th Cycle)	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.	Rezoning: January 2024 Coordination with BART and San Leandro: ongoing	Staff will propose rezoning of the Bay Fair BART site and Castro Valley BART site during the Housing Element rezoning process likely in summer 2024. In coordination with the City of San Leandro and BART, staff have applied for technical assistance from MTC and have received funding for a community based transportation plan from ACTC. BART has confirmed that Bay Fair is developable in the 6th Cycle Planning period. Castro

Table D: Program Implementation Status pursuant to GC Section 65583

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
			Valley BART is no longer a viable building site for the 6th cycle, per BART's work plan
1.E Web Based Zoning and Information (6th Cycle)	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.	Ongoing	Completed in late 2021. Ongoing maintenance of information in the Public Access Map is necessary with the completion of each new planning and zoning effort.
1.F Online Permitting and Streamlining (6th Cycle)	Continue to accept building and land use permit applications online via Maintstar system to streamline the permitting process for housing projects.	Anticipated August 2024	The Alameda County Planning and Public Works departments continue to use Maintstar to manage the permitting process. In MONTH 2024, the Planning Department began accepting the following permits online.
1.G Lower-Income Sites Modification to Address Shortfall (6th Cycle)	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.	Anticipated January 2024	The 6th Cycle Housing Element draft is undergoing revisions. A second draft is expected to be submitted in spring 2024, with corresponding rezonings, general plan amendments, and adoption likely occurring summer 2024.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.H General Plan Consistency (6th Cycle)	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.	Anticipated January 2024	The 6th Cycle Housing Element draft is undergoing revisions. A second draft is expected to be submitted in spring 2024, with corresponding rezonings, general plan amendments, and adoption likely occurring summer 2024.
1.J Rezone 5th Cycle Lower-Income Housing Sites (6th Cycle)	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.	Anticipated January 2024	The 6th Cycle Housing Element draft is undergoing revisions. A second draft is expected to be submitted in spring 2024, with corresponding rezonings, general plan amendments, and adoption likely occurring summer 2024.
1.K ADU Ordinance Compliance (6th Cycle)	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.	Anticipated January 2024	Staff will bring the updated ADU ordinance to the Board of Supervisors in April 2024.
1.L Update Castro Valley Business District Specific Plan (6th Cycle)	Update the Castro Valley Business District Specific Plan to allow for additional multi-family and mixed-use residential opportunities.	Anticipated July 2025	Staff continue to work with consultants to complete this update. Due to the area's importance in the 6th Cycle Housing Element, the CVBDSP update process cannot be completed until after the 6th Cycle sites inventory is fully settled.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.M Senate Bill 9 Compliance (6th Cycle)	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.	Anticipated July 2025	Staff continue to follow Senate Bill 9 and process projects as they are applied for in accordance with the law. SB 9 guidance for prospective applicants is available on the Alameda County Planning Department website.
1.N Allow Religious Institution-Affiliated Housing (6th Cycle)	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.	Anticipated January 2026	Staff continue to follow AB 1851 and AB 2244 and process projects as they are applied for in accordance with the relevant laws. Staff are developing interim guidance to be made available online. The Planning Department completed a mailing to religious institutions to ensure they were aware of the opportunities afforded by these laws.
2.A Density Bonus (6th Cycle)	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.	Anticipated January 2025	In 2021, the County produced a draft ordinance that has been going through the approval process; staff plan on updating the Density Bonus to conform with the most recent state laws in early 2025.
2.B Small Lot Consolidation (6th Cycle)	Modify Density Variable (DV District) incentives to promote lot consolidation to facilitate housing development for lower-income units on sites greater than 0.5 acres but smaller than 10 acres.	Anticipated July 2025	The County will continue to assist in land consolidation by providing sites information to interested developers and provide gap financing assistance, as available, to nonprofit housing developers.

Table D: Program Implementation Status pursuant to GC Section 65583			
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
2.C ADU One-Stop-Shop (6th Cycle)	Partner with Hello Housing to operate the ADU one-stop-shop	Current contract ends in 2024	The Hello Housing ADU website (https://www.helloadu.org/) will continue to exist. In addition, Alameda County HCD launched the Alameda County ADU Resource Center (https://www.adu.acgov.org/)
2.D Park Fee Waiver (6th Cycle)	Continue to waive the park fee for affordable housing projects to support their financial feasibility.	Ongoing	As affordable housing developments are proposed, staff will determine whether they qualify for the park fee waiver
3.E Objective Design Standards (6th cycle)	The County will develop and propose for adoption Objective Design Standards. This program works specifically in tandem with Program 3.H below to remove constraints arising from land use controls.	Anticipated December 2024	The Alameda County Board of Supervisors adopted objective standards for Unincorporated Alameda County in December 2023.
3.G Minimum and Maximum Densities in Zoning Code Updates to Community Plans (6th cycle)	As community plans are updated, consider adopting minimum densities and maximum densities as part of any zoning code update	Ongoing	Staff are in the process of updating the Castro Valley Central Business District specific plan, which will include minimum and maximum densities
Program 4.A: Emergency Shelters (6th cycle)	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.	Anticipated June 2025	Staff have not begun these zoning edits.

Table D: Program Implementation Status pursuant to GC Section 65583			
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 4.B: Low Barrier Navigation Centers (6th cycle)	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:	Anticipated June 2026	Staff have not begun these zoning edits. However, 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
Program 4.C: Transitional and Supportive Housing (6th cycle)	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.	Anticipated June 2027	Staff have not begun these zoning edits. However, 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
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.	Anticipated January 2026	Staff have not begun these zoning edits. However, 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
Program 4.E: Farmworker Housing Analysis (6th cycle)	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.	Anticipated June 2024	The Agricultural Advisory Committee (AAC) has reached out to the Peninsula Open Space Trust (POST) to understand their work with farmworker housing and how it might inform AAC's work. Planning staff have requested inclusion in state HCD's farmworker housing needs study.

Table D: Program Implementation Status pursuant to GC Section 65583

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 4.F: Require Americans with Disabilities Act-Compliant Housing Units (6th cycle)	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.	Ongoing	County staff continue to comply with the requirements of the Americans with Disabilities Act.
Program 5.D: Rental Inspection Pilot (6th cycle)	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.	2023-2025	In February 2024 Code Enforcement staff presented an interim report to the BOS. There were 101 complaints in 2023 and 19 in January 2024. The largest number of complaints were in Ashland (39) and Castro Valley (26). 46 complaints included mold/mildew concerns, and 42 complaints included damaged aspects of the building.
Program 7.C: Update the Community Climate Action Plan (6th cycle)	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.	Anticipated adoption 2024	Staff anticipate bringing the CCAP to the BOS for adoption in June 2024.

Table H: Locally Owned Surplus Sites						
APN	Street Address/Intersection	Existing Use	# of Units	Surplus Designation	Parcel Size (in acres)	Notes
986-34-12	Dublin Blvd. and Arnold Dr, Dublin	Vacant		Surplus Land	7.7	Noticed per G.C. 54222 March, 2020
986-34-14 (north)	Martinelli and Arnold Dr., Dublin	Vacant		Surplus Land	6.4	Noticed per G.C. 54222 March, 2020.
986-34-14 (south)	Martinelli and Arnold Dr., Dublin	Vacant		Surplus Land	5.8	Contract expired Dec. 15, 2022
001-137-2	480 4th/499 5th St. Oakland	Public Facilities		Exempt Surplus Land	0.8	Proposals per GC 25539.4
001-137-1-1	401 Broadway, Oakland	Public Facilities		Exempt Surplus Land	0.58	Proposals per GC 25539.4
001-139-1	400 Broadway, Oakland	Public Facilities		Exempt Surplus Land	1.38	Proposals per GC 25539.4
412-0039-025-00	16080 Hesperian Boulevard, San Lorenzo	Vacant		Surplus Land	0.308	Noticed per G.C. 54222 April 2021
041-3802-22	7001 Oakport, Oakland	Commercial		Surplus Land	10.87	Resolved & Noticed per 54221
074-1339-16	1220 Harbor Bay Parkway, Alameda	Commercial		Surplus Land	6.45	Resolved & Noticed per 54221(b)(1)
074-1351-8	1150 Harbor Bay Parkway, Alameda	Commercial		Surplus Land	11.4	Resolved & Noticed per 54221(b)(1)
414-0021-060-00	20095 Mission Boulevard, Cherryland	Vacant		Exempt Surplus Land	0.21	DDA Contract expired Dec. 2022
414-0021-061-00	20096 Mission Boulevard, Cherryland	Vacant		Exempt Surplus Land	0.885	DDA Contract expired Dec. 2022
414-0021-078-00	20097 Mission Boulevard, Cherryland	Vacant		Exempt Surplus Land	0.842	DDA Contract expired Dec. 2022
414-0021-079-00	20098 Mission Boulevard, Cherryland	Vacant		Exempt Surplus Land	0.327	DDA Contract expired Dec. 2022
414-0021-080-00	20099 Mission Boulevard, Cherryland	Vacant		Exempt Surplus Land	0.182	DDA Contract expired Dec. 2022
042 -4328-001-24	8000 S COLISEUM WAY, OAKLAND	Other		Surplus Land	8.8	Alameda County is a 50% owner of this parcel. Resolved & Noticed per 54221(b)(1)