

March 2024 Draft Sites Inventory for Unincorporated Alameda County Summary Analysis

March 14, 2024

Below is a brief analysis of the March 2024 Draft Sites Inventory for Unincorporated Alameda County. A few notes:

- Of the 228 sites listed in the sites inventory as under development, 129 include the construction of an ADU. Currently, planning staff rely on regional assumptions about the income level associated with an ADU. A regional study concluded that approximately 30% of all ADUs are affordable to very low income households, 30% of all ADUs are affordable to low income households, 30% of all ADUs are affordable to moderate income households, and the remaining 10% of ADUs are only affordable to above moderate income households. Staff have randomly allocated ADU income categories throughout the unincorporated areas and look forward to having better data in the future.
- All sites listed in unincorporated East County are under development.

Ashland

- 1,276 units total
- This is an overall decrease from the first sites inventory, when there were 1,358 units proposed for Ashland.
- 869 units are in the Ashland Cherryland Business District (ACBD), or about 68% of all of the units in Ashland.
 - o The majority of units currently under development are in the ACBD (131 of 150 units).
 - o 542 units are on sites proposed for rezoning in the ACBD. A significant amount of these projected units are allocated to Crunch Fitness and the property behind it (396 units total)
- The ACBD is one of the few places in the jurisdiction that has existing zoning allowing for high density housing, which (on parcels at least .5 acres in size) CA State Department of Housing and Community Development (State HCD) expects us to assume will be low income. There are 505 low or very low-income units in the ACBD in Ashland.
- Outside the ACBD, there are 407 housing units. 358 of those units are anticipated to be built on the southern Bay Fair BART lot; the northern lot is in San Leandro and is also expected to develop. To comply with regional planning policy and ensure Public Works can receive future funding, staff has increased the proposed rezoning to up to 100 units per acre at the Bay Fair station southern parking lot.
- In response to both landowner request and a re-evaluation of nonvacant sites, 19 properties in Ashland were removed from the sites inventory list. This includes Cherryland Place. CDA has been told that the Sheriff's department is considering building a substation there.

Cherryland

- 240 units total
- This is a slight increase from the first sites inventory, which proposed 215 units for Cherryland.
- The lower unit count compared to Ashland and San Lorenzo largely reflects a lack of land appropriate to rezone.

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- The largest number of units (58 units) is on .99 acres of land owned by the same person at the corner of Mission and Hampton.
- The second largest number of units (31 units) is on a lot proposed for rezoning owned by the City of Hayward. County staff are in conversation with City staff regarding the property.
- The two sites mentioned above constitute the majority of the 130 units projected on rezone sites.
- In response to both landowner requests and a re-evaluation of nonvacant sites, 9 properties in Cherryland were removed from the sites inventory list.

San Lorenzo

- 629 units total
- This is a slight increase from the first sites inventory, when there were 591 units proposed for Cherryland.
- About a quarter (152 units) of those are units under development now. This includes the Village Green project.
- 69.5% of San Lorenzo units are in the San Lorenzo Village Specific Plan area.
- One of the biggest changes between the rezonings proposed in the first Housing Element draft and this second Housing Element draft is that properties proposed for rezoning in the San Lorenzo Village area will be rezoned to up to 86 units per acre, not 60. This is in line with the 'high density residential' designation available in Ashland and Cherryland.
- County staff are in discussions with Bohannon Properties, who own significant amounts of land in the San Lorenzo Village, and they have not objected to an increase in density.

Hayward Acres

- 38 units total
- This is a slight decrease from the first sites inventory, when there were 47 units proposed for Hayward Acres
- The low number of units reflects (1) limited existing vacant land and (2) limited underutilized commercial or residential land, based on our months of sites inventory research.

Castro Valley

- 1,876 total housing units
- This is an overall decrease from the first sites inventory, when there were 1,978 units proposed for Castro Valley.
- Less than a third of these units (507 housing units) are projected for the Castro Valley Business District (CVBD). The overwhelming majority of these units are on sites proposed for rezoning.
- Since the first draft, 17 parcels were removed from the sites inventory. The majority of those are in the downtown area and include the BART station and the Sheriff's Radio Dispatch site
- 1,331 units are outside of the CVBD area. Of those, 18.2% (242 units) are units currently under development. 60% (799 units) of the units outside of the CVBD are proposed for rezoning.
- There are 38 projected units in the Madison Avenue Specific Plan area, a reflection of 1 vacant residential site, 2 projects currently under development, and 3 vacant sites we're proposing to rezone to 17 units per acre.
- The majority of low and very low income units in Castro Valley are outside of the CVBD.

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- Some of the most dense sites in Castro Valley include:
 - o The First Presbyterian Church of Hayward affordable development, which would be next to the existing Trader Joes
 - o The sheriff substation, which we're proposing rezoning to up to 100 units per acre, matching densities allowed at the Bay Fair BART area.
 - o Lucky Supermarket's Parking lot
 - o The Ruby Street development
- The biggest changes since the first draft sites inventory include:
 - o Changing the density on a handful of downtown parcels from up to 40 units per acre to up to 60 units per acre.
 - o The Castro Valley BART site: staff need to rezone it to comply with state law. However, BART has informed staff that it won't be developed before 2031 so the County cannot count the potential units on the site toward our Regional Housing Needs Allocation.
 - o And increasing the allowed density on a number of parcels in northern Castro Valley to up to 17 units per acre. This is the same density as existing residential small lot zoning in Castro Valley. Staff are proposing this zoning change for 28 parcels, and it accounts for about 172 above moderate units.

Fairview

- 544 total units
- This is an increase from the first sites inventory, when there were 323 units proposed for Fairview.
- The majority of these units (395 units) are on sites proposed for rezoning. 341 units are projected for sites staff are proposing to rezone to up to 17 units per acre. Staff are proposing this for 27 vacant or majority vacant parcels.

For comments and questions, please reach out to Alameda County Planning staff at housing.element@acgov.org or leave a voicemail at 510-670-6523.