



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

P L A N N I N G D E P A R T M E N T

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June 27, 2024

State Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W. El Camino Ave, Suite 500
Sacramento, CA 9583

Subject: County of Alameda 2024 – 2031 Housing Element Update

Dear State Department of Housing and Community Development Staff,

Thank you for providing the opportunity to resubmit the second draft of the 6th Cycle Housing Element. The County of Alameda is pleased to provide a further-revised draft in response to preliminary HCD comments made during the June 6, 2024, meeting with staff and consultants.

Please see the attached notes describing where revisions were made. A Housing Element Draft with redlined edits is attached to the Housing Element resubmittal email.

Compliant with AB 215, on June 28, 2024, the Revised Draft Housing Element will be posted on the County's Housing Element Update website and emails will be distributed to interested parties requesting notices related to the Housing Element. The comment period will close on July 5, 2024, and staff will notify HCD if any additional comments are received.

The County is committed to working with the California Department of Housing and Community Development (HCD) to certify and implement the housing element. We look forward to hearing from your office. If you have any questions, please do not hesitate to contact our Housing Element team: Assistant Planning Director Elizabeth McElligott (she/her) at 510-670-6120 or elizabeth.mcelligott@acgov.org, or staff planner Olivia Ortiz (they/them) at 510-670-6523 or olivia.ortiz@acgov.org.

Sincerely,

A handwritten signature in cursive script that reads "Albert Lopez".

Albert V. Lopez, Planning Director
Planning Department
Alameda County
Community Development Agency

Affirmatively Furthering Fair Housing

Enforcement and Outreach: Alameda County staff are unable to commit to additional programs at this time. Programmatic gaps for single family housing, and those whose tenure is less than one year, are not covered by AB1482. Like many local initiatives the issue is funding for long term Fair Housing resources. A proposed rental registry would provide a possible source of funding long term, which in addition to tracking rental units, could fund tenant services related to Fair Housing. The Alameda County Board of Supervisors continues to engage with the community to find common ground for this program, but the outcome is currently difficult to predict. The Fair Housing gap in services could continue into the future in which case the County would rely on existing staffing and resources. Please see the Rental Protections and COVID-19 subsection under F.6 A History of Housing in Unincorporated Alameda County in Appendix F for information regarding the kinds of programs staff have proposed implementing regarding Fair Housing.

Local Data and Knowledge: Alameda County Planning Department planners wrote the entirety of each draft of Appendix F, the Affirmatively Furthering Fair Housing appendix, as recommended by this comment. Staff used their understanding of the jurisdiction to understand and analyze the required data. Information from local organizations and from other engagement processes were included in the appendix. Additional local knowledge was added regarding overcrowding (on page F-99) and Naturally Occurring Affordable Housing (NOAH) in Substandard Housing section (on page F-105).

Sites Inventory, Analysis and Adequate Sites

Progress in Meeting the RHNA: Affordability of the Ruby Street (now known as Crescent Grove) development is discussed on page B-21 at the bottom of table B-4. Affordability for 21855 Hathaway Ave and 16490 E 14th St is discussed at the bottom of table B-4. Based on current rental prices of units with similar bedroom counts, staff have determined 'Moderate Income' is the appropriate income category for both projects.

Publicly-Owned Sites: Please see additional clarification in text of Program 1.C: Facilitate Housing at Bay Fair BART Site.

Suitability of Nonvacant Sites: Staff is aware there is concern about a few of the non-vacant sites where the stated density indicates the sites are likely to be developed as low- or mixed-income projects. In general, and especially for higher density sites, the approach has been to seek as much input from current property owners as possible, an exercise where County staff has had varying levels of success. Staff believes many of the non-vacant sites identified by our HCD reader are no less appropriate than other vacant and non-vacant sites identified. Current trends both within Alameda County and the region indicate infill construction will almost always require the demolition of existing buildings and uses will be discontinued, or moved, especially along major commercial corridors. The sites noted are good housing sites that staff believe should remain in the inventory. The additional factors that should be considered for these sites is that they are mostly along major commercial corridors not unlike other projects in the pipeline (and

regional examples are plentiful), and, when coupled with the expedited approval via probable CEQA exemptions and ministerial approval or objective standards, are ripe opportunities for housing at the proposed densities.

Please see details of specific changes below.

- 21112 Oak St: Additional information explaining staff expectations regarding where development may occur on this parcel was added to the text below Table B-23 of Appendix B. Information regarding the City of Hayward's ongoing surplus process has been added as well.
- G6 parcels, G42 parcels, and 16290 Foothill Blvd: Program 1.N: Allow Religious Institution-Affiliated Housing has been edited to commit County staff to ongoing outreach to these landowners. This information has been added to the Criteria for Nonvacant Sites section of Appendix B.
- 17043 Melody Way and E 14th St San Lorenzo (80B-302-7-1): these parcels were identified in a deliverable for Executive Order (EO) N-06-19 for Affordable Housing Development and listed as excess property. Additional Information has been added to the Criteria for Nonvacant Sites section of Appendix B.
- 3443 Castro Valley Blvd: Please see the additional wording noting that the existing grocery store could coexist with future housing development in the text below Table B-34 of Appendix B.
- 15800 Hesperian Boulevard: Please see the additional wording noting that the existing grocery store could coexist with future housing development in the text below Table B-45 of Appendix B.
- 21320 Oak St: Information regarding the City of Hayward's ongoing surplus process has been added to the section beginning with Table B-40 of Appendix B.
- 16020 Hesperian Boulevard: Thank you for noting the typo on table B-46. The unit count has been changed to match that displayed in Table B-23 of Appendix B.

Governmental Constraints

Constraints on Housing for Persons with Disabilities: Please see subsection Reasonable Accommodation in Appendix C and Program 4.L: Reasonable Accommodations for relevant edits.

Nongovernmental Constraints

Developed Densities: Please see Appendix C under the subsection titled Developed Densities for additional analysis.

Housing Programs: Beneficial Impact

Earlier Timing: Please see edits in Program 6.J: Inclusionary Housing. Staff intend to bring an Inclusionary Housing Ordinance to the Board of Supervisors in mid-to-late 2025.

Housing Programs: Sites

Program 1.C (Facilitate Housing at Bay Fair BART Site): Please see additional clarification in program language.

Program 1.I (Monitor and Facilitate Pipeline Housing Projects): Please see additional clarification in program language.

Program 2.C (ADU One-Stop Shop): Please see additional clarification in program language.

Housing Programs: AFFH

As noted in Appendix B section B.2.1 Accessory Dwelling Units, staff anticipate issuing permits for 93 ADUs in 2024, based on having issued permits for 39 ADUs in the first 5 months of the year. Program 1.K: ADU Ordinance Compliance and Facilitation recognizes the county's high level of ADU permit issuance by targeting the permitting of at least 90 ADUs per year to enhance housing mobility.

Please see subsection County Initiatives & Capital Improvement Projects to Increase Equity in the R/ECAP and Surrounding Community under section F.4.3 Racially or Ethnically Concentrated Areas of Poverty and Racially Concentrated Areas of Affluence for discussion of recent capital projects and county initiatives in the Eden Area.

Public Participation

Public comment: Thank you for sharing comments received during the first month of HCD's 60-day review. As described in Appendix E and the Housing Element Main Body, staff circulated both the first and second complete Housing Element drafts in full compliance with state law. Under the guidance of the Alameda County Board of Supervisors, planning staff held a joint MAC meeting before submitting the second Housing Element to state HCD, and has otherwise been diligent in receiving and responding to public comments. State HCD may have received a letter from our Board of Supervisors dated after June 18th, in response to correspondence from the County's Planning Commission expressing concerns with our community outreach process.