

General Plan Annual Report and Housing Element Annual Report for 2024

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 Land Use and Climate Innovation (LCI), formerly known as 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 resident 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 2024 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 LCI 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 Safety Element, anticipating approval of the Safety Element in Summer 2025.

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 Board of Supervisors adopted the Environmental Justice Element in August 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	December 2024			X					
Conservation Element	January 1976				X				
Open Space Element	May 1973					X			
Safety Element	Est. Summer 2025						X		
Noise Element	January 1976							X	
Environmental Justice Element	August 2024								X
Ashland & Cherryland Community Health & Wellness Element	December 2015	Optional Element							
Community Climate Action Plan	Est. Summer 2025	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 2026</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 2027</i>	Eden Area General Plan
Little Valley	1997	East County Area Plan

Specific Plans Undergoing Revision

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 mid-2026 after further conversations with community members. 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.

In order to implement the 6th Cycle Housing Element's sites inventory, on December 12th, 2024, the Board of Supervisors adopted amendments to the Ashland and Cherryland Business District, Castro

Valley Central Business District, Fairview Area, and San Lorenzo Village specific plans. These changes were necessary to meet Alameda County's RHNA obligations and included both map changes and text changes.

2024 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 several general plan amendments approved by the Board of Supervisors in 2024. In addition to the Housing Element update and Environmental Justice Element update (described below), several property owners with ongoing projects pursued and received land use designation changes. These include a land use correction to 4820 and 4848 Crow Canyon Road in Castro Valley, changing both properties' designation from Public Facility to Rural Residential.

GENERAL PLAN PROJECTS 2023-2025

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 adopt and certify the 6th Cycle Housing Element was January of 2023. After 2.5 years and 3 public drafts, the Board of Supervisors adopted the Housing Element as well as necessary general and specific plan amendments and the environmental analysis on December 12th, 2024, and the corresponding zoning changes on December 17th, 2024.

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. A total of 527 sites were identified throughout the Unincorporated Area to accommodate 5,081 units. 219 parcels associated with 1,315 units correspond with projects in the planning pipeline projects. 99 parcels are associated with 3,133 units had zoning and/or land use designation changes to accommodate RHNA. An additional 427 ADUs are projected to contribute to RHNA as well.

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 was 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 took 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, the Environmental Justice Element was adopted in August 2024. Staff are in the process of convening a working group to begin implementation.

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 again in Fall 2024. Staff anticipates proposing the final CCAP update and final Safety Element amendments to the Board of Supervisors for adoption in Summer 2025.

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 under 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.

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 in winter 2025.

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 Land Use and Climate Innovation (LCI), formerly known as 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 2024 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 outside of the sites inventory process. However, there is no information to report in these categories for 2024.

A copy of the 2024 APR will be submitted to LCI and State HCD before April 1, 2025, subsequent to review and recommendation by the Alameda County Planning Commission and Board of Supervisors. 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 2024 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 590 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; SB 423 (Wiener, 2023) continues the provisions of SB 35 to January 1, 2036.

The APR lists the housing units for which building permits were issued from January 1, 2024, through December 31, 2024, 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 2024, the

County issued building permits for a total of 227 units, which includes 47 detached single family residences, 53 attached single family residences (condominiums or townhomes), 3 units of manufactured housing (mobile homes), 2 two to four-unit buildings for a total of 4 units, and 120 accessory dwelling units. Please see the table below titled “Residential Units Permitted by Affordability Level 2023-2031” for a complete breakdown.

These numbers represent an increase over the total number of housing units issued permits in 2022, which was 106 units total units, and a decrease over the total number of housing units issued permits in 2023, which was 320 total units. It 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 4,100 units, or 87.05% 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 (attached and detached)	100	-	-	-	100
Two – Four Unit Buildings	4	-	-	-	4
Multifamily (5 or more units)	0	-	-	-	-
ADUs	120	37	36	35	12
Manufactured Housing	3	-	-	-	3
Substantial Rehabilitation	-	-	-	-	-
RHNA Credits, 2024	227	37	36	35	119
RHNA Credits, prior years	383	119	130	50	84
Total RHNA Credits, 2023-2031	610	156	166	85	203
RHNA	4,711	1,251	721	763	1,976
Remaining RHNA	4,101	1,095	555	678	1,733
Percent Met	12.95%	12.47%	23.02%	11.14%	10.27%
Percent Remaining	87.05%	87.53%	76.98%	88.86%	87.70%

Source: ABAG, *Regional Housing Needs Assessment (RHNA)*, 2015; Alameda County Department of Public Works, Building Inspections Division for the number of dwelling units issued permits during the period January 1, 2024-December 31, 2024. 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.

The table on the following page titled “Units Permitted in 2024 by Type and Community” shows where permits were issued in the unincorporated area. Castro Valley had 73.7% of permitted units in 2024, with 168 total units permitted. 70 units permitted in Castro Valley were ADUs; this was 57.8% of all ADUs permitted in 2024 in the unincorporated communities. 53 attached and 41 detached single family units were permitted in Castro Valley in 2024; this is 94% of all single family housing permitted in 2024.

41 units were permitted in the Eden Area in 2024; 38 of those 41 units, or 92.7%, were ADUs. Ashland had the most ADUs permitted (15), while Hayward Acres had the least (1). One detached single family house and 2 mobile homes were permitted in Cherryland.

Of the 12 units permitted in Fairview in 2024, 8 were ADUs, one was a mobile home, and 3 were detached single family housing. Of the 6 units permitted in the East County Planning Area in 2024, 4 were ADUs and 2 were detached single family units.

Units permitted in 2024 by Type and Community

	Building/Project Type					
	Du/Tri/Four-plex units	ADUs	Mobile Homes	Single Family Attached	Single Family Detached	Total
Eden Area		38	2		1	41
Ashland		15				15
Cherryland		10	2		1	13
Hayward Acres		1				1
San Lorenzo		12				12
Castro Valley	4	70		53	41	168
Fairview		8	1		3	12
East County Planning Area		4			2	6
Total	4	120	3	53	47	227

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 2024 income limits for Alameda County calculated by the Department of Housing and Urban Development (HUD) and adjusted per state statutory provisions.

Number of Persons in Household:		1	2	3	4	5	6	7	8
Alameda County Area Median Income: \$155,700	Acutely Low Income	\$16,350	\$18,700	\$21,000	\$23,350	\$25,200	\$27,100	\$28,950	\$30,800
	Extremely Low Income (30% Median Income)	\$32,700	\$37,400	\$42,050	\$46,700	\$50,450	\$54,200	\$57,950	\$61,650
	Very Low Income (50% Median Income)	\$54,500	\$62,300	\$70,100	\$77,850	\$84,100	\$90,350	\$96,550	\$102,800
	Low Income (80% Median Income)	\$84,600	\$96,650	\$108,750	\$120,800	\$130,500	\$140,150	\$149,800	\$159,500

Number of Persons in Household:		1	2	3	4	5	6	7	8
	Median Income	\$109,000	\$124,550	\$140,150	\$155,700	\$168,150	\$180,600	\$193,050	\$205,500
	Moderate Income (120% Median Income)	\$130,800	\$149,500	\$168,150	\$186,850	\$201,800	\$216,750	\$231,700	\$246,650

Source: Department of Housing and Community Development, 2024

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 2024, a moderate income for a household of four was calculated to be \$186,850 per year (120 percent of the area median income of \$155,700). Thirty percent of the gross monthly income for a household of four earning a moderate income of \$186,850 would be \$4,671.25. Thirty percent of the gross monthly income for a low-income household of four earning \$112,150 per year would be \$3,020.00.

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 2024, 120 ADUs were issued permits.

Year	Permitted ADUs
2019	20
2020	44
2021	47
2022	83
2023	114
2024	120
Total	428
Annual Average	71.3

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 2024, ADUs have become an important source of low-income housing in the unincorporated area.

CONCLUSION

The County's 2024 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

2024 Alameda County Housing Element Annual Progress Report Select Tables

- Table B – Regional Housing Needs Allocation Progress (Summary of Tables A & A2). See page 13.
 - Table D – Program Implementation Status. See page 14.
 - Table H – Locally Owned Surplus Sites. See page 38.
- (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	Projection Period – 6/30/2022-1/30/2023	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	156	1,095
	Non-Deed Restricted		16	31	37		0	0	0	0	0	0		
Low	Deed Restricted	721	-	79	-		0	0	0	0	0	0	166	555
	Non-Deed Restricted		18	33	36		0	0	0	0	0	0		
Moderate	Deed Restricted	763	-	0	-		0	0	0	0	0	0	85	678
	Non-Deed Restricted		17	33	35		0	0	0	0	0	0		
Above Moderate		1,976	12	72	119	0	0	0	0	0	0	0	203	1,773
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												4,101
Total Units			63	320	227	0	0	0	0	0	0	0	610	

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	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).	Rezone sites before or during the adoption of the Housing Element Draft, after receiving certification by the state. Maintain adequate sites throughout the planning period (January 2023 - January 2031)	The Board of Supervisors adopted the necessary zone changes to enact the sites inventory on December 17th, 2024.
1.B San Lorenzo Village Specific Plan Priority Development Area Grant	Apply for Priority Development Area (PDA) Grants to update the San Lorenzo Village Center Specific Plan to (1) allow for increased density and the number of housing units in the Specific Plan area, and (2) allow mixed-use to encourage commercial and residential uses in downtown San Lorenzo. As part of this program, the County will remove the cap on residential development within the SLVCSP to facilitate the construction of housing.	Anticipated July 2026	Alameda County adopted the 6th cycle H.E. in time to keep MTC's PDA grant. Staff are presenting to the Eden Area MAC, PC, and Board of Supervisors about the grant in late winter 2025. Due to changes in Castro Valley Central Business District Specific Plan update's timeline changes (see below), staff do not anticipate beginning the San Lorenzo Village Specific Plan update until later in 2025.
Program 1.C: Facilitate Housing at Bay Fair BART Site	Adopt zoning standards consistent with the Bay Area Rapid Transit (BART) Transit Oriented Development (TOD) Place Type: Neighborhood/Town Center for AB 2923-eligible parcels within a half-mile of the Bay Fair and Castro Valley BART stations. In accordance with AB 2923 a streamlining process for development projects that meet the criteria set forth in SB 35 for compliance will also be developed and outlined under Program 3.D. Staff in coordination with partners including BART and the City of San Leandro will complete necessary studies. The County will continue coordination and collaboration with surrounding property owners, BART, Alameda County	Ongoing coordination with BART station planner in late 2023 Adopt zoning standards and necessary plan changes to conform with AB 2923 concurrent with H.E. adoption Ongoing: coordination with surrounding property owners, BART, Alameda County Transportation Commission, and the City of San Leandro planning staff to develop RFQ/RFP and enter into exclusive negotiating agreement with selected development partners. PDA and CBTP efforts to be completed by 2026.	Included in the rezonings and plan amendments adopted on December 17th and 12th, respectively, were the changes necessary to comply with AB 2923. To date, Alameda County staff meet with San Leandro and BART staff once a month for general coordination. The CBTP kick off is scheduled for February 2025, and PSTA grant scope is being finalized.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
	Transportation Commission, and the City of San Leandro planning staff	Develop Objective Residential Design Standards for development above 86 units per acre and to accommodate a streamlined process to facilitate housing by end of 2025. Identify alternative sites by June 2028 if no agreement is finalized by December 2027 for development at Bay Fair BART.	
Program 1.D: Facilitating Sheriff's Radio Facility Development	Amend the Castro Valley General Plan for this site and rezone to HDR-100-HE (86-100 du/ac) to facilitate development of below-market-rate housing. Issue a request for proposals for the identification of regulations, programs, infrastructure projects, feasibility, and financing measures necessary to develop below-market-rate housing at the site. Conduct outreach with developers to discuss development constraints and opportunities. Remove barriers to development, which may include modification of parking ratios or other development standards, to encourage achieving maximum densities and to facilitate entitlements. Apply for grants and other funding sources to help fund the planning and development of affordable housing at this site. The County could also leverage local, State, and federal affordable housing funding sources. Enter into an exclusive negotiating agreement with development partners to build 143 units at the site.	Amend the Castro Valley General Plan for this site and rezone the site to facilitate development of below-market-rate housing before or during the adoption of the Housing Element Draft, after receiving certification by the state. Coordinate with Alameda County General Services Agency to begin Surplus Land process in 2025. Enter into exclusive negotiating agreement with selected development partners by December 2026. Issue building permits by December 2027. Identify alternative sites by June 2027 (if no agreement is finalized by December 2026).	The Castro Valley General Plan was amended on Dec 12, 2024. Relevant zone changes were made on Dec 17, 2024. CDA staff will begin coordination with GSA in 2025.
1.E Web Based Zoning and Information	Continue to update the Public Access Map to provide a centralized, accessible, web-based information service for each parcel in	Ongoing	Public Access Map maintenance is regular and ongoing.

Table D: Program Implementation Status pursuant to GC Section 65583

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
	Unincorporated Alameda County to reflect planning and zoning updates.		
1.F Online Permitting and Streamlining	Continue to accept building and land use permit applications online via Maintstar system to streamline the permitting process for housing projects.	Make all permit types available by December 2024	Online permitting system has continued to expand
1.G Lower-Income Sites Modification to Address Shortfall	Because the standards are not in place to accommodate the RHNA obligation at the time of Housing Element adoption, the County has a shortfall of sites.	Amend the Zoning Ordinance as described above by January 2025	Sites were rezoned to address shortfall in December 2024
1.H General Plan Consistency	To ensure consistency between the County's Eden Area General Plan, Castro Valley General Plan, and East County Area Plan and the Zoning Ordinance, the County will amend the Eden Area General Plan, Castro Valley General Plan, and East County Area Plan to allow the uses and densities as proposed under the Housing Element in Programs 1.A, as specified.	Amend the General and Area Plans as described above before or during the adoption of the Housing Element Draft, after receiving certification by the state.	General and specific plans were amended for consistency in December 2024
Program 1.I: Monitor and Facilitate Pipeline Housing Projects	Monitor progress of the entitled or proposed (i.e., pipeline) projects identified in Table B-4 of Appendix B: Sites Inventory & Methodology and coordinate with applicants to facilitate remaining approvals and permits to ensure completion of these projects within the planning period (by January 31, 2031). If a pipeline project is not anticipated to be completed within the planning period, the County will ensure adequate capacity for the remaining RHNA by each income category is provided through monitoring of no net loss during annual reporting and rezone if necessary to comply with State law (see Program 1.J)	Annual review and assessment of no net loss by April 1; if rezoning action is necessary to comply with no net loss, the County will take rezoning action within the time period specified in State law. Monitor pipeline projects by 2027; engage in alternative actions including rezoning within 180 days of monitoring if projects are not anticipated to be completed in the planning period.	The completion of this spreadsheet and corresponding reports constitutes the completion of the annual review, to be submitted by April 1. Staff will begin preliminary review of pipeline projects in 2025.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.J Rezone 5th Cycle Lower-Income Housing Sites	Under AB 1397, certain rezoning requirements apply if a lower income housing site identified in the sites inventory (Appendix B) was identified as a housing site (for any income level) in a previous housing element's site inventory.	Amend the Zoning Ordinance as described above by September 2024	Sites were rezoned to comply with AB 1397 in December 2024.
1.K ADU Ordinance Compliance	<p>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. <u>Pre-Approved Plans</u>. Provide architectural plans for ADUs and JADUs that are "pre-approved" for a planning permit. <u>Funding Available</u>. Promoting the availability of funding for ADUs, including the CalHFA ADU Grant Program that provides up to \$25,000 to reimburse homeowners for predevelopment costs necessary to build and occupy an ADU.</p> <p><u>Public Engagement</u>. Publicize and promote pre-approved ADU plans through multiple outreach methods and languages, targeting single-family households and neighborhoods. Outreach material would also include fair housing information (e.g., source of income protection). Outreach activities will include working with the Alameda County Assessor's office to host Home Owners Resource fairs in the urban unincorporated areas minimum once every other year.</p> <p><u>Enforcement</u>. Monitor permitted ADUs and affordability every other year and take appropriate actions such as adjusting assumptions or rezoning within a specified time period (e.g., six months). Permit 427 ADUs (approximately 61 ADUs per year) throughout the planning period for</p>	<p>Amend the Zoning Ordinance as described above by September 2024.</p> <p>Adopt and publicize pre-approved plans and promote funding for ADUs on the County HCD/Planning websites by January 1, 2025.</p> <p>Monitor ADU production every two years from adoption and take appropriate actions such as adjusting assumptions or rezoning within six months of monitoring efforts.</p> <p>Work with Assessor's office to host Home Owners Resource fairs in the urban unincorporated areas on alternating years (2024, 2026, etc.)</p>	<p>121 ADUs were issued permits and 55 were finalized in 2024. This is above both the 61 and 90 ADU goal. ADU ordinance was amended in September 2024. The Alameda County Public Works Agency Building Department is preparing to present pre-approved ADU plans to the public. Staff will continue to coordinate with Assessor's office to host Home Owner Resources fair in the unincorporated communities.</p>

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
	RHNA purposes; target at least 90 ADUs per year to enhance housing mobility		
1.L Update Castro Valley Business District Specific Plan	Update the Castro Valley Business District Specific Plan to allow for additional multi-family and mixed-use residential opportunities.	Anticipated Fall 2025	Specific Plan work is ongoing. Castro Valley Municipal Advisory Council and other engaged residents have requested a pause on the plan; additional charettes/events will be held in 2025.
1.M Senate Bill 9 Compliance	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	In March 2025 development planning staff will begin development of ordinance.
1.N Allow Religious Institution-Affiliated Housing	Amend the Zoning Ordinance to allow religious institution-affiliated housing development projects by right as accessory to permitted religious institution uses, consistent with Assembly Bills 1851 and 2244.	January 2026; Reach out to faith-based organizations by September 2025 to inform them/enable participation in the Zoning Ordinance amendment process; Reach out to faith-based organizations to discuss the possibilities of developing affordable housing on land they own or lease by February 2026.	No progress to date.
Program 1.O: Preparation of Castro Valley BART Station for future development	To ensure that the station can develop in the following Housing Element cycle, staff will begin pre-development work now. This includes but is not limited to: rezoning the site to be in full compliance with AB 2923 and MTC TOC policies, ongoing engagement with Castro Valley residents over changes at the station, and working towards future parking solutions that support station and future residential needs.	Adopt zoning standards in compliance with AB 2923 before or during the adoption of the Housing Element Draft. Amend the Castro Valley Area General Plan for these sites to reflect zoning standards and rezone the site to facilitate development of below-market-rate housing before or during the adoption of the Housing Element Draft. Incorporate supportive development standards in the	Included in the rezonings and plan amendments adopted on December 17th and 12th of 2024, respectively, were the changes necessary to comply with AB 2923. The Castro Valley Specific plan update is currently on pause (see relevant programs). Staff have pursued MTC's Transit Oriented Communities Planning grants to generally support greater densities near the BART station and continue community engagement regarding changes to the downtown area.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
		<p>updated Castro Valley Business District Specific Plan, expected to be completed in 2025 (see program 1.L).</p> <p>Apply for future rounds of PDA funding to support pre-development work at the station</p>	
<p>Program 1.P: Southern Castro Valley Specific Plan</p>	<p>Staff will explore the creation of an additional specific plan for the southernmost portion of Castro Valley to address community concerns.</p>	<p>Decide whether to pursue additional specific plan by end of 2026</p>	<p>No progress to date. Staff anticipate discussing possibility of Southern CV SP through MTC's Transit Oriented Communities' process.</p>
<p>Program 1.Q. Additional Public Sites (Former Cherryland Place)</p>	<p>Amend the Eden Area General Plan and Ashland Cherryland Specific Plan to facilitate low income housing during the adoption of the Housing Element (Program 1.A and 1.H)</p> <p>Conduct outreach with developers to discuss development constraints and opportunities. Remove barriers to development, which may include modification of parking ratios or other development standards, to encourage achieving maximum densities and to facilitate entitlements.</p> <p>Apply for grants and other funding sources to help fund the planning and development of affordable housing at this site. The County could also leverage local, State, and federal affordable housing funding sources.</p> <p>Enter into an exclusive negotiating agreement with development partners to build 145 units at the site.</p>	<p>Sites have been declared surplus previously in compliance with the Surplus Land Act (codified at Government Code Section 54220 et seq.)</p> <p>Conduct outreach with developers to discuss development constraints and opportunities.</p> <p>Anticipated RFP for affordable housing in 2027.</p> <p>Enter into exclusive negotiating agreement with selected development partners by December 2026.</p> <p>Issue building permits by December 2028.</p> <p>Identify alternative sites by June 2028 if no agreement is finalized by December 2027.</p>	<p>Staff incorrectly described these parcels as surplus; they are not. CDA staff will coordinate to move this pivotal first step forward.</p>

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1.Q. Additional Public Sites (Parcel Group 9 of Route 238)	Amend the Castro Valley General Plan, Eden Area General Plan, and zoning code to facilitate housing during the adoption of the Housing Element (Program 1.A and 1.H) Remove barriers to development, which may include modification of parking ratios or other development standards, to encourage achieving maximum densities and to facilitate entitlements.	Coordinate with the city of Hayward for the disbursement of the properties. Coordinate with future developers as needed for the permitting of development on the properties. Identify alternative sites by June 2029 if no permits have been issued by December 2028.	No work to date.
Program 1.Q. Additional Public Sites (879 Grant Ave, San Lorenzo)	Amend the Eden Area General Plan and zoning code to facilitate housing during the adoption of the Housing Element (Program 1.A and 1.H) Remove barriers to development, which may include modification of parking ratios or other development standards, to encourage achieving maximum densities and to facilitate entitlements.	Work with SLZUSD to subdivide existing parcel. Coordinate with SLZUSD and future developers as needed for the sale and permitting of development on the property. Identify alternative sites by December 2029 if no permits have been issued by June 2029.	No work to date.
Program 2.A: Density Bonus	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.	Anticipated January 2025	In March 2025 development planning staff will begin development of ordinance.
Program 2.B: Small Lot Consolidation	The existing Density Variable (DV District) incentivizes lot consolidation to facilitate housing development for lower-income units on sites greater than 0.5 acres but smaller than 10 acres. Staff will continue to offer these incentives.	Ongoing	Staff continue to offer DV incentives.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 2.C: ADU Resource Center	For Hello Housing ADU One Stop Shop: Assist at least 3 more homeowners over the course of the contract for a total of 20 homeowners helped. Pending funding allocation from the Board of Supervisors, issue an RFP for Hello Housing or another consultant to continue the one-stop-shop. For the Alameda County ADU Resource Center: Keep information, especially that regarding the unincorporated areas, up to date and continue to publicize resources through the Resource Center.	Ongoing	Hello Housing: feasibility and project management services are still offered, to date. Hello Housing also holds other housing communications contracts with Alameda County. ADU Resource Center: staff have updated the section regarding the unincorporated areas with the most recent ADU ordinance and continue to recommend that applicants use the resources.
Program 2.D: Park Fee Waiver	Continue to waive the park fee for affordable housing projects to support their financial feasibility.	Ongoing	Staff continue to waive fees for affordable projects, per Alameda County ordinance.
Program 2.E: AC Boost First Time Homebuyer Down Payment Assistance	Serve 5 first-time homebuyers during the planning period	Ongoing, funded annually	The AC Boost pre-application period opened in March 2024 and closed on May 15, 2024. Application workshops for cycle 3 of funding were held 7-10/8-12 and 10/16-11/15 in 2024 and 1/22-2/21 in 2025; each period was open for a specific section of the General Lottery and Preference Lottery pre-applicants to complete their applications. Applicants from this cycle have funding reserved for them for approximately 9 months, so the results of the mid-2024 workshops are not yet known. As of March 2024, ~75 successful applications have been made in central Alameda County. As of June 2024, 237 loans have closed throughout Alameda County.
Program 2.F: Affordable Housing Trust Fund "Boomerang" Program	Annually, the program will: Provide legal services for 88 households Provide 50 shelter beds per night Provide an additional 8 shelter beds per night for expanded winter shelter Serve 12 people with the downtown streets team Provide 17 people with help via the navigation	Ongoing, funded annually	Alameda County Boomerang funds continue to fund: First Presbyterian Church of Hayward's 50 beds open every night of the year, 6 tiny homes, and a safe parking program; Additional 20 RV safe parking spots at the Fairmount Campus; \$2 million in 23-24 FY towards homelessness programs in the unincorporated communities; Downtown Streets Team Hayward includes

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
	center Provide safe parking for 102 people		unincorporated Hayward and has expanded outreach in southern Castro Valley (Grove Way); Shelter for an additional 20-30 people per year through Women on the Way Recovery Center and Love Never Fails
Program 2.G: Measure A-1 Funding	Complete the construction of 151 affordable housing units in low resource areas (Madrone Terrace and Crescent Grove affordable housing developments).	Staff anticipate having allocated all remaining funds in 2025 and that construction will conclude on Madrone Terrace and Crescent Grove by 2026.	Construction of Madrone Terrace and Crescent Grove is ongoing.
Program 2.H: Provide Sewer Priority for Lower- Income Housing	Meet biannually in June and December with Ora Loma Sanitation District, Castro Valley Sanitation District, EBMUD, Zone 7, PG&E, and Public Works to inform them of projects that require utility services to facilitate housing development.	Beginning January 2025	Staff will begin biannual email reminders to relevant utility providers beginning in 2025.
Program 2.I: Community Development Block Grant (CDBG) and HOME Funding	Fund at least one improvement in the Eden Area (Ashland, Cherryland, San Lorenzo, Hayward Acres) or southern Castro Valley per year during the planning period	Ongoing, funded annually	<p>The following projects received CDBG funds for FY 2024-2025: YMCA of the East Bay's Solar Power for YMCA of the East Bay (located in Cherryland); Women on the Way Recovery Center flooring replacement (located in Cherryland); Mandela Partners' E14th Street Eatery and Kitchen Phase 3 (located in Ashland); and Eden I & R, Inc.'s operations of the 211 Communications system.</p> <p>Additionally, the following projects received CDBG CARES ACT funds: Community Child Care Coordinating Council of Alameda County for childcare training for residents in the Unincorporated County; Eden I & R, Inc for rental information for the 211 Communications system; Eden Council for Hope and Opportunity (ECHO) for fair housing counseling, and tenant/landlord counseling and dispute resolution services to residents in Unincorporated Alameda County; and Resources for Community Development for a comprehensive study on the impediments to financial stability for residents of</p>

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
			Unincorporated Alameda County with the goal of identifying available resources to increase financial literacy and housing security for residents of the area
Program 2.J: ADUs with Multi-Family Developments	Permit five ADUs per year as part of multi-family housing developments	Beginning July 2025	More than 5 ADUs were permitted as part of multi-unit projects in 2024, including those with 'The Chapter' development described in several interrelated building permits in Table A2.
Program 2.K: Preserve At-Risk Housing	Preserve 128 at-risk units as identified in Table A-24 of Appendix A that are at moderate and high risk of conversion in the next 10 years. Contact property owners of at-risk units three years and one year in advance of expiration. Pursue funding from State and Federal programs annually. Contact nonprofit housing developers annually to collaborate on projects that preserve units at risk	Ongoing	The Housing Authority of Alameda County continues to subsidize 20 units at Peppertree Village, which was listed as at risk of conversion as early as 2023. The remaining 108 units are not at risk until 2029 or later. Staff anticipate reaching out in 2026 and beyond.
Program 2.L: Protect Existing Affordable Housing Units	If found to be legal and feasible, present an ordinance for the Board of Supervisors' consideration, to limit the redevelopment of existing affordable housing projects to other uses and to require that adequate replacement housing be provided when projects will result in substantial losses of low- and moderate-income housing units.	Anticipated January 2026	No progress to date
Program 3.A: Streamline Parking Requirements	Incorporate parking rates established by the Residential Design Standards and Guidelines (adopted in 2014) into the Zoning Code for all base zoning districts and Specific Plans to remove unnecessary costs to housing projects, including reducing parking rates for multifamily housing.	Anticipated January 2025	Development planning staff will begin this process in March 2025

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 3.B: Planning Commission Streamlining Subcommittee	Bring recommendations to the public by August 2024	Intermittent meeting schedule; complete task by early 2025	Staff brought proposed policy changes to MACs in fall 2024 and received generally negative feedback.
Program 3.C: Allow Residential Care Facilities and Community Care Facilities Consistent with State Law	Permit one residential care facility and community care facility with the goal of providing facility capacity for 10 persons during the planning period	Anticipated January 2026	No progress to date
Program 3.D: SB 35 Processing and Permit Streamlining	Create an SB 35-specific process within Maintstar by January 2026	Anticipated January 2026	No progress to date
Program 3.E: Objective Design Standards	Complete staff training on Objective Design Standards and generate appropriate checklists by Fall 2024	Ongoing use of objective design standards	Staff continue to use ODS.
Program 3.F: Emergency Shelter Parking Requirements	Amend the Zoning Ordinance to only require parking necessary for emergency shelter staff	Anticipated December 2025	Development planning staff will begin this process in March 2025
Program 3.G: Minimum and Maximum Densities in Zoning Code Updates to Community Plans	As community plans are updated, adopt minimum densities and maximum densities as part of any zoning code update.	Ongoing as community plans are updated. The Castro Valley Business District Specific Plan is anticipated to be adopted by Fall 2025.	Staff anticipate including minimum densities in CVCBD update when it proceeds and SLZVSP when it begins.
Program 3.H: Housing Element Overlay Combining District	To promote development of all housing types and especially those for lower and moderate income households, staff will develop and bring to the Board of Supervisors for approval a combining district overlay on all parcels in the sites inventory, excluding pipeline sites,	The Housing Element Overlay Combining District will be brought to the Board of Supervisors at the time the Housing Element is brought for adoption.	Housing Element Overlay Combining District, written as was outlined in program 3.H, was adopted in December 17, 2024.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
	<p>that enables the following:</p> <ul style="list-style-type: none"> - Permit streamlining - Ministerial review unless not in compliance with relevant development standards - Lowered parking requirements - Developments within the overlay can request an Administrative Modification (AM) at no cost to request to modify development standards to address identified constraints on housing. Standards include height, lot coverage, setbacks, open space, landscaping, and parking. - CEQA Exemption 		
<p>Program 3.I: Development Services Process Review Implementation</p>	<p>Complete work plans created by Baker Tilly and Management Partners.</p>	<p>The first work plan is from 2023 to summer 2025.</p>	<p>In October 2024, Planning, Public Works, Fire, and Environmental Health staff presented an updated to the Board of Supervisors' Transportation/Planning Committee. The Baker Tilly report had previously made 52 recommendations to improve the development approval process throughout county government. This update noted that the following initiatives were ongoing: use of the virtual permit portal, upgrading the portal, making data-based decisions, tracking information in real time, continuously updating regulations to comply with state law, and integrating the process with GIS mapping.</p>
<p>Program 4.A: Emergency Shelters</p>	<p>Amend the Zoning Map to accommodate sufficient emergency shelter capacity</p>	<p>No later than one year from adoption of the Housing Element</p>	<p>Development planning staff will begin this process in March 2025</p>

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 4.B: Low Barrier Navigation Centers	the County will amend its Zoning Code to allow Low Barrier Navigation Centers in the following zoning districts: Base residential zoning districts: MU; ACBDSP zoning districts: DMU, BC, CMU-C, CMU-R, and CN-C, CN, and R; CVBDSP zoning districts: subareas 2 and 4-11; SLVCSP zoning districts: entire plan area.	By June 2025	Development planning staff will begin this process in March 2025
Program 4.C: Transitional and Supportive Housing	The County will amend its Zoning Code to permit transitional and supportive housing by-right in the A, R-1, and SD zoning districts to and subject to the same development standards as residential uses within the same zone in compliance with State law. The County will amend its Zoning Ordinance to allow transitional and supportive housing under AB 2162 by right in all zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. All Specific Plans will be revised to be in compliant with State law, referring back to the Zoning Code when appropriate	By June 2025	Development planning staff will begin this process in March 2025
Program 4.D: Farmworker/Employ ee 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.	By January 2026	Development planning staff will begin this process in March 2025
Program 4.E: Farmworker Housing Analysis	The County Agricultural Advisory Committee shall meet with agricultural organizations and other stakeholders to discuss the need for farmworker housing, determine whether the pursuit of funding for this type of housing is needed, and identify opportunities for collaboration and resource sharing.	By December 2024	Completed survey, defined what a farmworker is, asked about whether there is a 'serious housing need' for folks. Next steps will be identifying possible housing solutions for farm workers and help agricultural land owners find ways to navigate.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 4.F: Require Americans with Disabilities Act-Compliant Housing Units	Continue to require that a minimum percentage of units that conform to ADA standards be built for each housing project: projects using HOME require that 10 percent of units be physically accessible, 3 percent of units be vision accessible, and 3 percent of units be hearing accessible	By January 2026	Alameda County HCD continues to require that a minimum percentage of units that conform to ADA standards be built for each housing project.
Program 4.G: Assist Seniors and Disabled Persons to Maintain and Rehabilitate their Homes	Seek, maintain, and publicize a list of resources or service providers to help seniors maintain and/or rehabilitate their homes. In addition, the County will create Universal Design standards to be usable by all people without the need for adaptation or specialized design	By January 2026	No progress to date.
Program 4.H: Housing Opportunities for Persons with Disabilities	Enforcing building code provisions requiring accessible design; Seeking State and Federal monies for permanent supportive housing construction and rehabilitation; Providing regulatory incentives, such as expedited permit processing and fee waiver, to projects targeted for persons with disabilities; Reaching out to developers of supportive housing, and as funding becomes available; Encouraging development of projects targeted for persons with disabilities; Rewarding proposed projects with more than the minimum required number of ADA units in the RFP process with higher scores; and Working with local resource agencies to implement an outreach program informing families of housing and services available for persons with disabilities.	Ongoing. Provide regulatory incentives as described by July 2025. Circulate outreach information annually in alignment with the availability of funding.	In March 2025 development planning staff will begin development of regulatory incentives.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>Program 4.I: Housing Opportunities for the Homeless</p>	<p>Promote the availability and increase the supply of housing opportunities for homeless persons by: Continuing to provide assistance as described in the Home Together 2026 Community Plan and the Oakland, Berkeley/Alameda County Continuum of Care; and Facilitating housing opportunities for homeless persons.</p>	<p>Annual</p>	<p>In June 2024, the Home Together Year 2 report (for 2022-2023) was published. Actions reported by the County include: Through the Youth Homelessness Demonstration Program grant, Alameda County launched a Peer Navigation project to help transition age youth (ages 18–24) access resources to help prevent or resolve their homelessness; and Alameda County established a Homeless Mortality Review Team (HMRT) comprised of County agency leads, homeless services providers, health care providers, people with lived experience and community members to evaluate the causes of mortality among people experiencing homelessness that are most preventable, and potential programming that could be deployed or expanded to prevent future mortality.</p> <p>Per the 2024 PIT Count in late January 2024, 294 people were experiencing homelessness in the unincorporated areas. This is slightly lower than the 2022 and 2020 PIT counts. 32% reported housing-related causes to losing housing.</p> <p>Alameda County Boomerang funds continue to fund the following programs to increase temporary housing opportunities for people experiencing homelessness: First Presbyterian Church of Hayward's 50 beds open every night of the year, 6 tiny homes, and a safe parking program; Additional 20 RV safe parking spots at the Fairmount Campus; \$2 million in 23-24 FY towards homelessness programs in the unincorporated communities; Downtown Streets Team Hayward includes unincorporated Hayward and has expanded outreach in southern Castro Valley (Grove Way); Shelter for an additional 20-30 people per year through Women on the Way</p>

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
			<p>Recovery Center and Love Never Fails</p> <p>Additionally, Alameda County Health continues to run the Fairmount Campus Navigation Center, which includes 34 tiny homes.</p>
<p>Program 4.J: Accessibility Grants</p>	<p>Fund at least one improvement in the Eden Area (Ashland, Cherryland, San Lorenzo, Hayward Acres) or southern Castro Valley per year during the planning period</p>	<p>Ongoing</p>	<p>On March 8, 2022 the BOS implemented the \$14,000,000 American Rescue Plan Act (ARPA) Unincorporated Area Funding Plan, which included up to \$1.95 million in ARPA funds to support the Rental Minor Home Repair Program administered by the Healthy Homes Department (HHD). This program made funds available to housing providers in Alameda County (the County). These ARPA funds had to be committed by December 31, 2024, and the applications for the program by mid-2024 had been significantly less than expected. As of July 2024, \$300,000 had been committed to 24 projects or administrative expenses.</p> <p>To successfully use the designated ARPA funding, HHD staff is successfully managing a Rental Housing Provider Resource Center, administered by East Bay Rental Housing Association (EBRHA), with \$645,000 of the ARPA funding. The program specifically targeted the unincorporated communities. Work included: Developing a legal support hotline and website; Hosting outreach events; Developing a mailing and outreach list; Providing education and materials to include free public workshops. In 2025 it is expected that EBHRA will continue monitoring and evaluating the effectiveness of the Resource Center.</p>

Table D: Program Implementation Status pursuant to GC Section 65583

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 4.K: Community Benefits Agreements (CBAs)	Complete research of and adopt policy for a community benefits agreement process. Facilitate process of bringing relevant stakeholders together to create and implement CBAs as is required by the policy.	Propose policy by 2025.	In March 2025 planning staff will begin developing a policy to propose.
Program 4.L: Reasonable Accommodations	The County will amend Chapter 17.60 (Reasonable Accommodations) to remove or modify the following Zoning Ordinance findings from Sections 17.60.070.D, E, and F to mitigate subjective requirements for allowing reasonable accommodations requests: D. Potential impact on surrounding uses. E. Whether the requested accommodation would impose an undue hardship on the immediate surrounding neighbors. F. Physical attributes of the property and structures, including consistency of design with the immediate surrounding neighborhood. In addition, in order to remove possible governmental constraints on housing for persons with disabilities, the County will amend Chapter 17.60 (Reasonable Accommodations) to remove all written noticing requirements, the ability for members of the public to request a public hearing in Section 17.60.060, and the ability for members of the public to appeal to the Board of Supervisors in Section 17.60.090.	Amend Zoning Code by January 2025	In March 2025 development planning staff will begin updates to the zoning code.
Program 5.A: Minor Home Repair	Assist 4 lower-income homeowners during the planning period	Ongoing	No updates.
Program 5.B: Renew AC Rehabilitation Loans	Target 15% of remaining funds, or approximately loans for 4 households, in low resource areas within the Unincorporated	Renew AC is currently funded through 2027	2024 data is not yet available. By November 2023, 106 people throughout Alameda County received Renew AC repair funds. This includes 8 in Castro

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	Areas. This is equal to issuing one loan per year		Valley and 1 in San Lorenzo as well as 9 in Hayward, 8 in San Leandro, 5 in Pleasanton, and 2 in Dublin, which may include households in adjacent unincorporated communities
Program 5.C: Code Enforcement	Continue to enforce the Alameda County Municipal Code and other State and federal codes to promote safe housing conditions.	Ongoing	The Code Enforcement team continues to enforce relevant codes to promote safe housing conditions in the unincorporated communities.
Program 5.D: Rental Inspection Pilot	Submit yearly reports to the Board of Supervisors Transportation and Planning committee regarding efficacy of pilot	2023-2025	The pilot ended Dec 31, 2024.
Program 5.E: Condominium Conversion	Continue to enforce the Condominium Conversion Guidelines	Ongoing	Planning staff continue to enforce the guidelines.
Program 6.A: Housing Outcomes Analysis	Develop Housing Outcomes Analysis consistent with the timing of the analysis of impediments every five years	Develop Housing Outcomes Analysis consistent with the timing of the analysis of impediments every five years	Alameda County HCD published the 2025-2029 Regional Analysis of Impediments.
Program 6.B: Fair Housing Referrals (ECHO Housing)	Continue the County's referral arrangement with ECHO Housing on fair housing issues and discrimination complaints	Ongoing	Most recently, Eden Council for Hope and Opportunity (ECHO) received \$255,000 for fair housing counseling, and tenant/landlord counseling and dispute resolution services to residents in Unincorporated Alameda County.
Program 6.C: Rent Review Program	Continue to require owners of residential rental properties of three or more units or of any rented mobile homes in Unincorporated Alameda County to include specified language on the availability of rent mediation services on rent increase notices to tenants.	Ongoing	County HCD continues to require these provisions.

Table D: Program Implementation Status pursuant to GC Section 65583

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 6.D: HACA Section 8 Housing Program	Refer 10 households during the planning period	Ongoing	The waitlist for the Housing Authority of Alameda County was open for pre-application in late April and early May 2024. The waitlist has since closed. Those selected in the lottery to join the waitlist were notified by postcard and can confirm their status online and via telephone.
Program 6.E: HIV/AIDS Housing and Services	Serve 5 persons with HIV/AIDS during the planning period	Ongoing	The HOPWA program is currently funded from Nov 1, 2023, to Dec 31, 2026 for a combined amount of \$1,513,160. These funds have gone to AIDS Project of the East Bay in Oakland and Bay Area Community Health in Fremont to serve all of Alameda County. 101 households receive rent subsidies each year.
Program 6.F: Displacement Protection	Provide tenants at risk of eviction or displacement with services through Alameda County Housing Secure, a collaborative of legal service providers partnering to prevent the displacement of community members throughout Alameda County	Ongoing	Alameda County Housing Secure continues to offer a calendar of tenants workshops.
Program 6.G: Fair Housing Services	Continue to support tenants through Alameda County Housing Secure (ACHS) to reduce housing discrimination through fair housing education	Ongoing	Alameda County Housing Secure continues to offer a calendar of tenants workshops.
Program 6.H: Alameda County Housing Portal	Continue to operate the Alameda County Housing Portal to help lower-income households, seniors, persons with developmental disabilities, and other special needs households, such as households experiencing or at risk of homelessness, find high-quality, affordable housing opportunities located throughout Alameda County.	Ongoing	The Alameda County Housing Portal continues to offer residents throughout Alameda County a centralized place to apply for affordable rental housing. Projects listed in 2024 on the site included Madrone Terrace and Crescent Grove as well as a variety of affordable housing projects in other jurisdictions.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 6.I: Mobile Home Rent Stabilization Ordinance	Continue to enforce the Mobile Home Rent Stabilization Ordinance, which limits the annual standard increase in space rent to a maximum of four percent, requires sufficient notice for tenants of all proposed rent increases, and establishes other procedures for rent increases for mobile home park spaces in the unincorporated areas of the County.	Ongoing	CDA staff continue to enforce existing ordinances.
Program 6.J: Inclusionary Housing	Adopt an inclusionary housing ordinance to promote new housing choices and affordability. Inclusionary housing requires provision of affordable housing on-site or off-site, or payment of an affordable housing in-lieu fee, as part of an otherwise market-rate housing development.	Mid- to late 2025 in alignment with the Metropolitan Transportation Commission's (MTC) Transit-Oriented Communities (TOC) Policy	Alameda County staff will begin the process of researching and proposing an Inclusionary Housing Ordinance in spring 2025. As mentioned elsewhere, staff applied for and may be awarded an MTC Planning grant that will help these efforts.
Program 6.K: Translate Housing and Development Applications	The County will translate housing and development applications to Spanish, Cantonese, Tagalog, and other languages as appropriate to create a more inclusive development process for non-English speakers.	By July 2025	CDA staff are in the process of identifying which applications should be prioritized and what translation services are innate within the permitting portal.
Program 6.L: Innovative and Unconventional Housing Types Ordinance	Permit 4 innovative and unconventional housing projects during the planning period	Ongoing implementation. Amend the zoning ordinance by March 2026.	No progress to date.
Program 6.M: Foreclosure Prevention	Provide up to date information about avoiding and dealing with foreclosure. Alameda County HCD hosts resources about preventing foreclosure. In addition, Housing and Economics Rights Advocates (HERA) operates a County-awarded CDBG funded Foreclosure Prevention Program that provides mortgage support to low-income	Ongoing	Alameda County HCD continues to host up-to-date information regarding foreclosure prevention. HERA continues to offer free legal guidance. The application deadline for FPP closed on 3/31/2024, and Phase 2 applications have been under review.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
	homeowners. The County will refer persons at risk of foreclosure to Alameda County HCD and HERA for support.		
Program 6.N: Mobile Home Overlay	In the interest of protecting mobile home parks from conversions to other uses, staff will develop and bring a Mobile Home Zoning Overlay and corresponding General Plan amendments to the Board of Supervisors for adoption. This action is anticipated to strengthen anti-displacement protections for mobile home park residents. Additional rental and relocation assistance will also be required from park owners through this action.	Staff will present the Mobile Home Overlay and corresponding General Plan amendments by December 2024	Planning staff have continued to presented the Mobile Home Overlay District Ordinance public meetings and continue to meet with relevant stakeholders. The ordinance remains under development at this time.
Program 6.O: Renter Protections	<p>CDA Staff will continue to work with the Board of Supervisors, residents, and advocates to adopt rental protections for Unincorporated Alameda County. As of September 17, 2024, the Board of Supervisors have requested that county HCD staff to bring the following forward:</p> <p>A Just Cause Eviction ordinance expanding beyond AB 1482 by requiring 2 months of relocation fees for residents receiving a no-fault eviction notice and by applying to single family homes owned by landlords with 5 or more rental homes within the unincorporated areas, among other details.</p> <p>A Mandatory Dispute resolution with a 45 day limit to initiate mediation after notice of untenable conditions and a 14 day limit to begin mediation after learning the facts that have given rise to a dispute, among other details</p> <p>CDA staff will evaluate the effectiveness of adopted protections every 18-24 months and</p>	<p>Staff anticipate action will be taken by March 2025.</p> <p>CDA staff will evaluate the effectiveness of adopted protections every 18-24 months and recommend amendments accordingly. Objectives dependent on protections adopted.</p>	On February 4, 2025, the Board of Supervisors held a second reading and adopted the Just Cause Eviction Ordinance.

Table D: Program Implementation Status pursuant to GC Section 65583

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
	recommend amendments accordingly. Objectives dependent on protections adopted.		
Program 6.P: Additional Housing Opportunities Near Transit	Permit minimum 10 units per TOC area per year via newly amended single-family zoning during the planning period, for a total of 20 units per year, to increase housing mobility in lower-density neighborhoods. Note: all TOC areas in Unincorporated Alameda County are considered low-resource.	Amend the zoning ordinance by December 2025.	In March 2025 development planning staff will begin development of ordinance. In addition, MTC is in the process of recommending TOC Planning grant awards to CDA. Should the Board of Supervisors choose to pursue TOC compliance, one of these grants (regarding residential density and office intensity) could further aid this work.
Program 6.Q: Housing Mobility Program	Approve construction of minimum 590 units per year associated with Housing Mobility programs with a target of at least 20% in higher resource areas and concentrated areas of affluence. This reflects the minimum number of units per year	Approve construction of minimum 590 units per year associated with Housing Mobility programs with a target of at least 20% in higher resource areas and concentrated areas of affluence. This reflects the minimum number of units per year	228 units were issued permits in 2024, before any Housing Element programs listed as part of the Housing Mobility Program were enacted. ADU construction is more than 50% of this growth.
Program 7.A: Healthy Homes Program	Continue to integrate healthy homes messages into education and outreach and to train public healthy home visitors and housing program staff in the principles of a healthy home. Education includes topics such as pests, mold, ventilation issues causing asthma triggers, fire and carbon monoxide detectors, lead paint, and other safety hazards.	Ongoing	The Healthy Homes Department continues to exist.
Program 7.B: Environmental Review Streamlining	Continue the use of CEQA exemptions (e.g., Class 32 Categorical CEQA exemptions) for housing when appropriate to support housing development, particularly infill/housing near transit, and to streamline the entitlement process. Due to the County's urban growth boundary, most construction in the County is infill.	Ongoing	Staff continue to use CEQA exemptions as is appropriate.

Table D: Program Implementation Status pursuant to GC Section 65583

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 7.D: Environmental Justice Element Implementation	Dependent on the actions and goals being implemented, the relevant agencies/departments participating in the EJ TAC will annually apply for funding. Agencies/departments of the TAC will successfully implement 2 actions per year related to place-based improvements.	<ul style="list-style-type: none"> • Summer 2024: convene interagency EJ TAC (Fulfilling Action EJ1.4A) • Late 2024: determine and commit to appropriate means of engaging with residents throughout the implementation process (partially fulfilling Action EJ1.4B) • Fall 2024: translate final, adopted EJ Element into Spanish and develop a summary to be translated into other commonly-spoken languages (fulfilling Action EJ1.4C) • Summer 2025: EJ TAC will select first catalyzing action to begin implementation on. Possible topics of focus include creating an urban greening master plan. • 2025: Provide first annual report to the Board Unincorporated Services Committee and the Planning Commission regarding the progress of EJ Element implementation (partially fulfilling Action EJ1.4B) 	Planning staff have begun working to coordinate the EJ TAC and will be hosting a TAC kickoff in March 2025. Staff have also presented to Alameda County Health's internal climate and wellness team regarding EJ Element implementation. Planning staff have successfully applied for and were awarded grant funding to pursue an urban greening masterplan for the unincorporated areas from CalFIRE. The BOS has accepted the funding; however staff await information from CalFIRE regarding whether federal funds such as these will be impacted by ongoing federal de-funding.
Program 7.E: Park Permitting	To better support parks districts' work, the County will amend the zoning ordinance to remove the Discretionary Review process for construction of park facilities.	Bring amendments to Board of Supervisors by December 2025.	In March 2025 development planning staff will begin development of ordinance.

Table D: Program Implementation Status pursuant to GC Section 65583

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>Program 7.F: Place Based Improvements: Capital Improvement Plan</p>	<p>Minimum 3 improvements per year in the Eden Area (Ashland, Cherryland, San Lorenzo, Hayward Acres) and southern Castro Valley</p>	<p>Anticipated completion by 2030</p>	<p>The Alameda County Public Works Agency began or advanced the following projects in 2024 in the Eden Area and southern Castro Valley:</p> <ul style="list-style-type: none"> - Exiting design phase, construction began late 2024/early 2025: sidewalk, landscaping, bicycle, and street lighting improvements along East Lewelling Boulevard from Meekland Avenue to Langton Way - Design completed, began advertising construction details in late 2024: Sidewalk improvements along Somerset Avenue from Redwood Road to Stanton Ave - Safety improvements throughout the unincorporated areas at 11 unsignalized intersections, including curb ramps upgrades, improved crosswalks, and improved signage. 3 intersections located in the Eden Area and 2 in Southern Castro Valley. - Completed design phase: Sidewalk, landscape, drainage, and bridge replacement on Meekland Avenue from Blossom Way to East Lewelling Boulevard (PWA) - Began design phase: Sidewalk improvements and pavement rehab on West Sunset Boulevard from Royal Avenue to Garden Ave and on Garden Ave from W Sunset Blvd to Bartlett Ace

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.
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)
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)