

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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December 31, 2024

Albert Lopez, Director
Planning Department
Community Development Agency
County of Alameda
224 West Winton Avenue, Room 111
Hayward, CA 94544

Dear Albert Lopez:

RE: County of Alameda's 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the County of Alameda's (County) housing element that was adopted December 12, 2024 and received for review on December 19, 2024. The California Department of Housing and Community Development (HCD) also received Ordinance Number 2024-41 that was adopted December 17, 2024. Pursuant to Government Code section 65585, HCD is reporting the results of its review. In addition, HCD considered comments from Members of Unincorporated Alameda County pursuant to Government Code section 65585, subdivision (c).

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element was found to be substantially the same as the revised draft element that HCD's October 21, 2024 review determined met statutory requirements. This finding was based on, among other things, completion of necessary rezoning to make prior identified sites available (Program 1.J) and to address a shortfall of capacity to accommodate the regional housing need allocation (RHNA) (Programs 1.A, 1.C, 1.G, 1.H and 1.L).

Additionally, the County must continue timely and effective implementation of all programs including but not limited to the following:

- Program 1.A (Rezone Sites to Meet RHNA)
- Program 1.B (San Lorenzo Village Specific Plan)
- Program 1.C (Bay Fair BART Site)
- Program 1.D (Sherriff's Radio Facility Development)
- Program 1.H (General Plan Consistency)
- Program 1.I (Monitor and Facilitate Pipeline Housing)

- Program 1.K (ADU Ordinance Compliance)
- Program 1.N (Religious Institution-Affiliated Housing)
- Program 1.Q (Additional Public Sites)
- Program 2.A (Density Bonus)
- Program 2.F (Affordable Housing Trust Fund)
- Program 2.H (Sewer Priority)
- Program 2.K (Preserve At-risk Housing)
- Program 2.L (Protect Existing Affordable Housing)
- Program 3.A (Streamline Parking Requirements)
- Program 3.B (Planning Commission Streamlining Subcommittee)
- Program 3.C (Residential and Community Care Facilities)
- Program 3.F (Emergency Shelter Parking Requirements)
- Program 3.H (Housing Element Overlay Combining District)
- Program 4.A (Emergency Shelters)
- Program 4.B (Low Barrier Navigation Centers)
- Program 4.C (Transitional and Supportive Housing)
- Program 4.H (Housing Opportunities for Persons with Disabilities)
- Program 4.I (Housing Opportunities for the Homeless)
- Program 4.L (Reasonable Accommodation)
- Program 5.D (Rental Inspection Pilot)
- Program 6.C (Rent Review)
- Program 6.F (Displacement Protection)
- Program 6.I (Mobile Home Rent Stabilization)
- Program 6.L (Innovative Housing Types)
- Program 6.N (Mobile Home Overlay)
- Program 6.O (Renter Protections)
- Program 6.P (Additional Housing Opportunities Near Transit)
- Program 6.Q (Housing Mobility)
- Program 7.D (Environmental Justice Element)
- Program 7.F (Place Based Improvements: Capital Improvement Plan)

The County must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's

Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work the housing element update team provided throughout the housing element review and update process. HCD wishes the County success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Alex Goelzer, of our staff, at Alex.Goelzer@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall
Senior Program Manager