



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

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

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November 8, 2024

Programming and Allocations Committee
Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

Sent via email to: info@bayareametro.gov

RE: Status of Housing Element compliance

Dear Committee members,

This letter serves to provide you an update on the status of Alameda County’s Housing Element compliance, considering the OBAG funding discussions that you will be having at your 11/13/2024 meeting.

In short, the County has received a letter from State HCD indicating our Housing Element meets State statute, which is a major milestone and puts us on a short path to receiving final certification. As you may know, rezonings and General Plan changes are required, before State HCD can find the County in substantial compliance, which is our next step in this process.

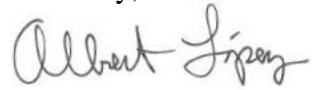
We have a schedule for adoption that takes us right up to the end of the year, and barring any significant setbacks, we believe we can receive a substantial compliance letter before 12/31/2024. We have been in close coordination with State HCD Director Paul McDougall on our timetable, which is listed below:

Public Meeting Schedule	
November 7	Fairview Municipal Advisory Council
November 12	Castro Valley Municipal Advisory Council
November 12	Eden Area Municipal Advisory Council
November 18	Planning Commission
December 2	BOS Transportation & Planning Committee
December 12	BOS Planning Meeting (GPA approval and 1 st reading of ordinances)
December 17	Regular Board Meeting (2 nd reading of ordinances)

As you can see, our final public meeting schedule to achieve Board approval and then State HCD certification before the end of the year leaves little room for setbacks or delays. There is the possibility that our process may extend into 2025, and if so, it will not be by much. With the various community meetings, it’s difficult to predict the outcome, although we are optimistic the schedule above will be made.

We fully understand the timetable provided by this Committee concerning the OBAG funding, and we recognize the challenging position you are in. We appreciate your patience as we conclude our Housing Element adoption process and look forward to presenting you with a certified document soon.

Sincerely,

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

Albert Lopez
Planning Director