

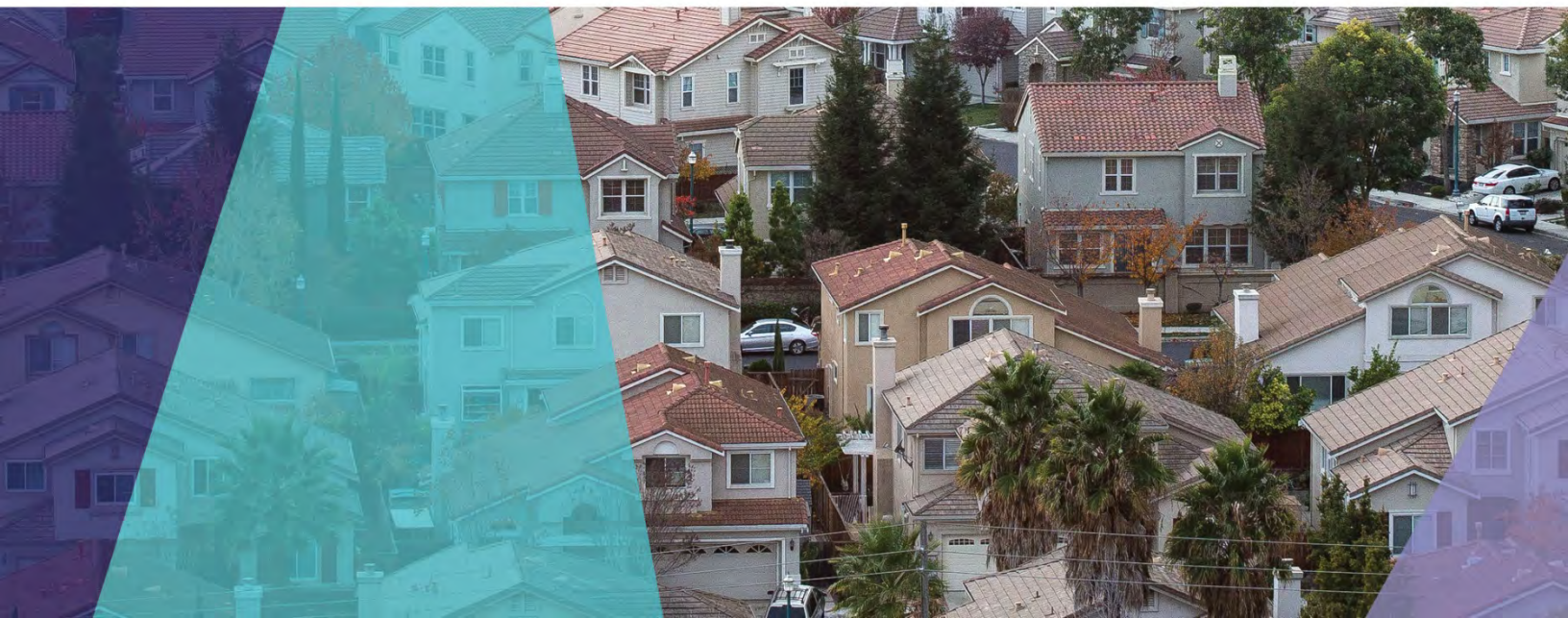


Attachment 2 Exhibit C



HOUSING ELEMENT 2023–2031

Second Revised HCD Review Draft ~~Final~~ | April ~~May~~ 2023



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Chapter 1 | Introduction

The Housing Element is one of eight mandatory elements of the City of Union City's General Plan and sets forth the policies and programs to address the housing needs of all households in Union City. It is the City's principal guide for how it will meet the housing needs and priorities of everyone in the community. The Housing Element offers a way to ensure there are enough sites for safe, accessible, and diverse housing throughout the city. Through the goals, policies, and implementation programs of the Housing Element, the City aims to address existing and future housing needs for the people of Union City.

Overview of State Requirements

The Housing Element identifies the City's housing needs; states the City's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and defines the policies and programs that the City will implement to achieve the stated goals and objectives. All cities and counties in California are required to have a compliant Housing Element as one of the eight mandated elements of a general plan.

Each city and county in the State must submit their Housing Element to the California Department of Housing and Community Development (HCD) for review to ensure that it meets the minimum requirements under State Housing Element law and is also required to prepare an annual progress report (APR) on the status and progress of implementing its Housing Element. Most cities and counties, including Union City, are required to update their Housing Element every eight years. Union City's prior Housing Element covered the 2015-2023 planning period, while this update will cover the 2023-

HOUSING ELEMENT REQUIREMENTS

- An analysis of existing and projected housing needs
- An inventory of land suitable for housing and emergency shelters with a projected capacity for each site
- A summary of housing-related programs and funding
- An analysis of potential constraints to the production and maintenance of housing
- An assessment of fair housing and an analysis of how the city can affirmatively further fair housing (AFFH)
- An analysis of any special housing needs groups, as identified under State law
- An evaluation of the previous Housing Element
- A summary of opportunities for residential energy conservation
- An analysis of assisted housing developments that are at-risk of converting to market rate
- Goals, policies, and implementation programs

2031 planning period, from January 31, 2023, to January 31, 2031. State law (Government Code Section 65583) requires the City to adopt a Housing Element that addresses the needs of everyone in the community, at all income levels.

Housing Element Organization

This Housing Element satisfies the requirements of State law (Government Code Section 65583(a)) and is organized as follows:

- **Chapter 1 - Introduction.** This chapter includes an introduction to the Housing Element, description of State Housing Element law, general plan consistency, and a summary of community participation.
- **Chapter 2 - Existing Needs Assessment.** This chapter analyzes demographic and socio-economic conditions; existing housing stock characteristics; housing affordability, overpayment, and overcrowding; and special needs for persons experiencing homelessness, persons with disabilities, seniors, large families, and female-headed households.
- **Chapter 3 - Sites Inventory.** This chapter identifies opportunities for housing production to meet the City's fair share of regional housing needs, as determined by the regional housing needs allocation (RHNA). It includes a description of the City's RHNA and the results of the inventory of sites within the city that are suitable for residential development during the eight-year planning period.
- **Chapter 4 - Fair Housing Assessment.** This chapter provides an analysis of fair housing issues and practices in Union City, including patterns of integration and segregation, disparities in access to opportunity, and disproportionate housing needs. It also examines the relationship between the sites inventory and its potential impact on fair housing issues in the city. The chapter also includes a summary of strategies to affirmatively further fair housing.
- **Chapter 5 - Program Resources.** This chapter summarizes staff resources and funding available to support City housing programs.
- **Chapter 6 - Potential Housing Constraints.** This chapter analyzes potential constraints on the production, maintenance, or improvement of housing, including governmental constraints like land use controls, permits and processing procedures, fees, and zoning for a variety of housing types as well as non-governmental constraints such as land and development costs and the availability of financing.
- **Chapter 7 - Opportunities for Energy Conservation.** This chapter analyzes opportunities for energy conservation in residential development including green building and energy-efficiency requirements, and energy conservation programs.
- **Chapter 8 - Evaluation of the Previous (2015-2023) Housing Element.** This chapter summarizes the City's accomplishments during the previous (2015-2023) Housing Element planning period and evaluates each of the previous programs.
- **Chapter 9 - Goals, Policies, & Programs.** This chapter establishes goals, policies, and implementation programs that will provide direction to help the City meet its housing goals.

General Plan and Housing Element Consistency

Union City's 2040 General Plan, adopted in 2019, is the City's long-term blueprint for future growth and includes goals, policies, and programs that convey a long-term vision for the community and guides local decision-making to advance that vision.

The Housing Element is closely linked with the following General Plan elements: Land Use Element; Community Design Element; Mobility Element, Health and Quality of Life Element; Public Facilities and Services Element; and the Special Areas Element.

- **The Land Use Element** seeks to encourage redevelopment and promote infill in strategic areas to create new high-density, mixed-use, and transit-oriented development, especially around the Greater Station District. The Land Use Element and the Community Design Element seek to ensure that new development boosts the local economy in a manner that is compatible with surrounding land uses. The Elements seek to provide new housing opportunities for all residents and bring quality jobs and services to increase access to opportunity. Since the city's residential neighborhoods are mostly built out, a key principle of the General Plan is preserving the character of established neighborhoods (i.e., the Historic Alvarado District, along Union City Boulevard and Mission Boulevard, and Decoto neighborhoods).
- **The Health and Quality of Life Element** provides a policy framework to better support traditionally underserved populations in Union City including seniors, at-risk youth, and residents experiencing homelessness. The Element also identifies the City's environmental justice communities, policies to address environmental justice in the city, and policies for neighborhood involvement in land use decisions that affect residential development.
- **The Public Facilities and Services Element** ensures the provision of adequate services (e.g., water, wastewater, and solid waste services, school facilities) to support existing and future residential development.
- **The Special Areas Element** contain policies specific to a number of distinctive districts in Union City. These districts are either key infill areas that provide unique opportunities for redevelopment (e.g., in the Greater Station District) or have important existing features that require special attention to preserve and protect (e.g., the Decoto neighborhood, one of the first neighborhoods built in Union City).

Upon adoption, this Housing Element will be incorporated into the 2040 General Plan, updating the existing Housing Element. This Housing Element was prepared to maintain internal consistency with other elements of the General Plan.

In addition, State law requires that other General Plan elements be reviewed and/or modified upon adoption of the Housing Element. Senate Bill (SB) 1035 requires the safety element to be revised upon update of the Housing Element to include new information on fire hazards, flood hazards, and climate adaptation and resilience strategies. The City will be updating the Safety Element in conjunction with the 2023-2031 Housing Element update.

The City will maintain consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements.

Public Participation

Housing Element law requires that jurisdictions “make a diligent effort” to achieve representative participation of the community in the development of the Housing Element. As part of the Housing Element update process, the project team (including City staff and Consultants) began early in the process, to promote community ownership of the plan, and continued through plan adoption.

Union City has a diverse linguistic population, so community engagement activities were conducted in multiple languages including Spanish, Mandarin, Tagalog, and Hindi to provide opportunities for a broad segment of the community to participate. The following is a brief description of public participation efforts used throughout the Housing Element update process to engage and inform the community.

Summary of Engagement Activities

Regional Outreach Efforts

In addition to outreach conducted for the Housing Element, Union City participated in a regional collaborative to assess barriers to fair housing choice through an Analysis of Impediments to Fair Housing Choice (AI). The 2020 Alameda County Fair Housing Collaborative had a community engagement process including stakeholder meetings, community engagement meetings, and a resident survey as part of research to inform the Alameda County AI. Findings from the 2020 AI Community Participation process were used to inform Union City’s Fair Housing Assessment and the goals, policies, and implementation programs of the Housing Element update. See Chapters 4 (Fair Housing Assessment) and 8 (Goals, Policies, & Programs) for more information.

Project Webpage

The City hosted a project webpage about the Housing Element update at www.unioncity.org/HousingElement. The webpage included an overview of the project and schedule, contact information for the project team, and a sign-up link for the project mailing list. The webpage was maintained throughout the Housing Element update process and routinely updated to include announcements of future engagement events, frequently asked questions (FAQs), community engagement materials and draft documents.

Online Community Survey

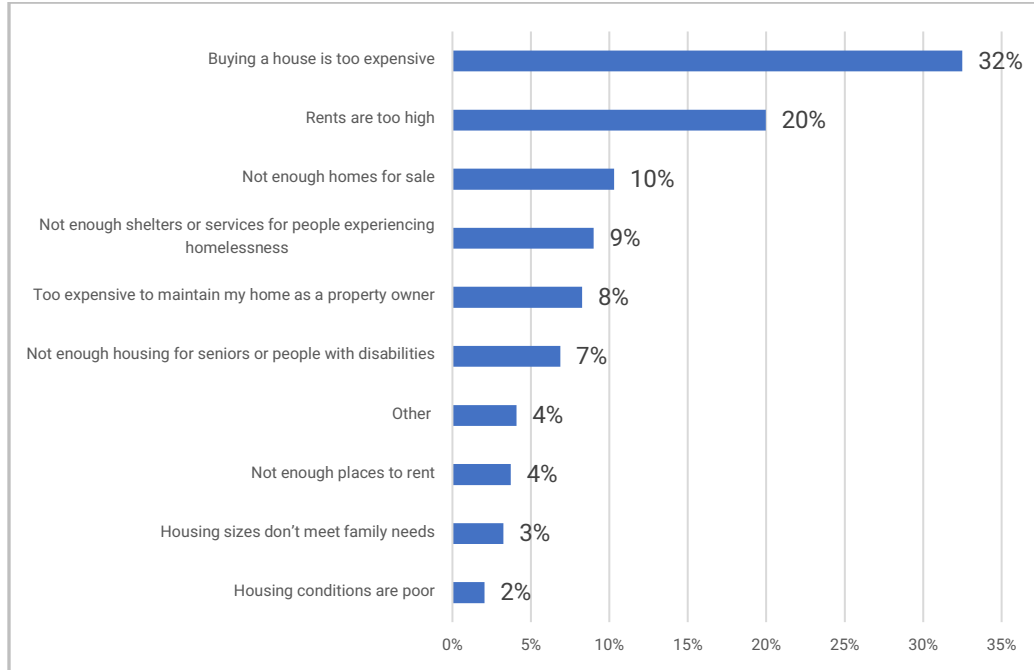
From February 8, 2022 to March 31, 2022, the City distributed a web-based survey to gather information from the community on housing needs and housing policy priorities. The survey included questions related to household demographics, housing conditions, and housing issues and priorities. The survey was provided in English, Spanish, Mandarin, Tagalog, and Hindi.

The survey was distributed through an online link and QR code via email to the mailing list from the project website. It was also advertised through flyers, the farmers market, the public library, and broadcast on the City’s social media outlets.

The City received over 487 responses to the survey, including 451 responses in English, 6 in Spanish, 21 in Mandarin, 4 in Hindi, and 5 in Tagalog. Of all respondents, approximately two-thirds (67 percent) are homeowners while the other 30 percent are renters. About 8 percent of

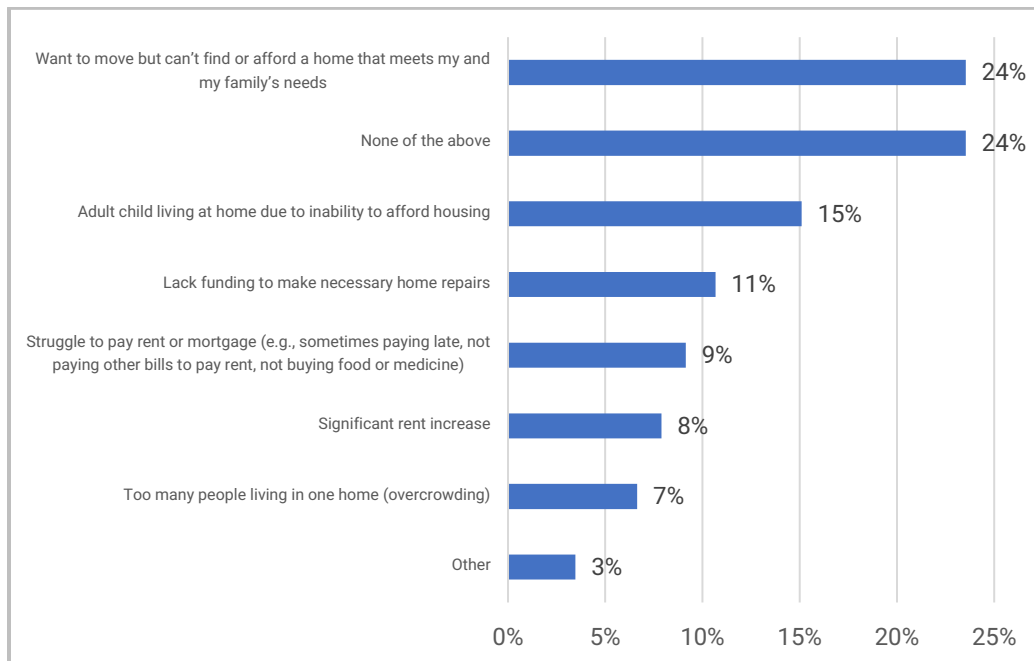
respondents specified a different type of living situation. Of those who chose to specify, living with parents or a family member was one of the most common responses. More than 75 percent of respondents live in a single-family home while another 20 percent reported living in an apartment or condominium/townhouse. Summaries of key survey responses are shown in Figures 1-1 through 1-3. See Appendix A for the complete survey and participant responses.

Figure 1-1: Survey Responses to “What do you feel is the most significant housing problem facing Union City residents? (Choose up to three)”



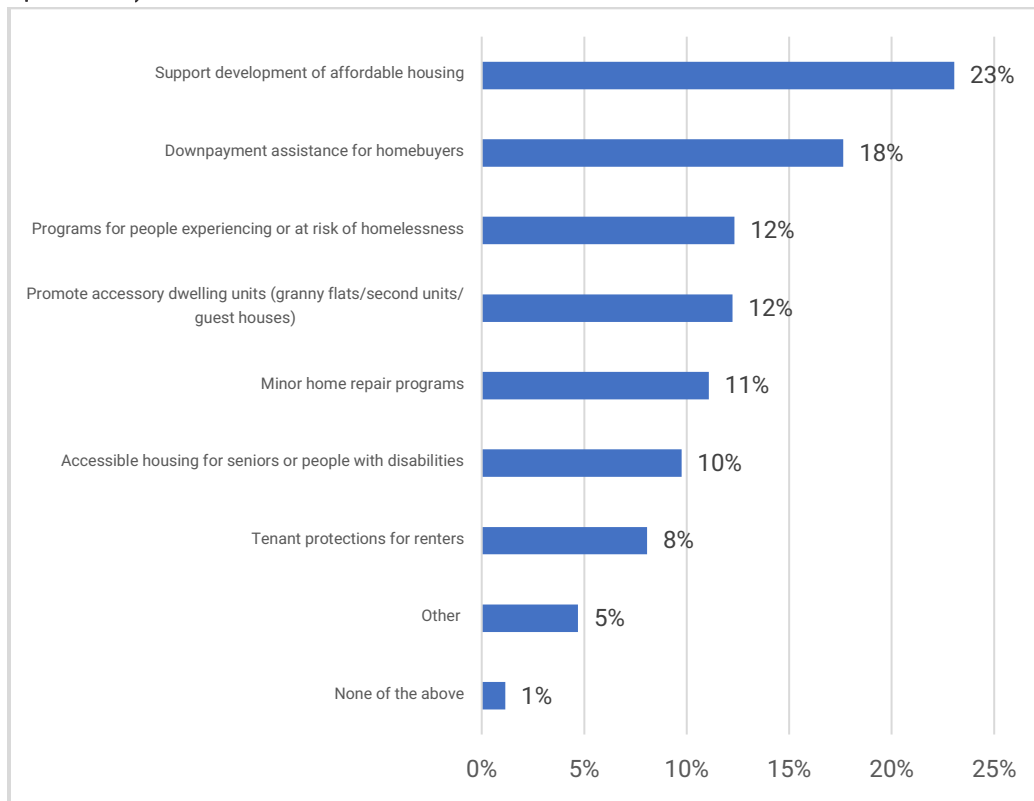
Source: Housing Element Online Community Survey Responses, March 2022.

Figure 1-2: Survey Responses to “Have you or are you experiencing any of the following housing issues?”



Source: Housing Element Online Community Survey Responses, March 2022.

Figure 1-3: Survey Responses to “Which strategies do you think the City should prioritize? (Choose up to three)”



Source: Housing Element Online Community Survey Responses, March 2022.

Outreach at the Farmers Market

To reach a broader audience and more non-English speakers, the project team attended the local farmers market in Old Alvarado Park on Saturday, February 26, 2022. This also allowed the project team to reach stakeholders on site in the community. Outreach was conducted outside, in compliance with COVID protocols. Two interactive activity boards were used which included information about housing issues and potential strategies for the public to provide feedback on the Housing Element (see Figure 1-4). All content on the boards was translated into five languages to encourage inclusion and participation: English, Spanish, Mandarin, Tagalog, and Hindi. The project team were on hand to provide an overview of the Housing Element update, answer any questions, and distribute information on housing-related resources and programs.



City staff and residents at the Union City Farmer's Market in Old Alvarado Park

Figure 1-4: Farmer's Market Activity Boards



Source: Union City and Ascent, 2022.

In response to “What are the greatest housing issues facing our community,” the highest ranked issues are that:

- Buying a house is too expensive (29 votes);
- Rents are too high (26 votes);
- There are not enough homes for sale (26 votes); and
- There are not enough shelters or services for people experiencing or at risk of homelessness (21 votes).

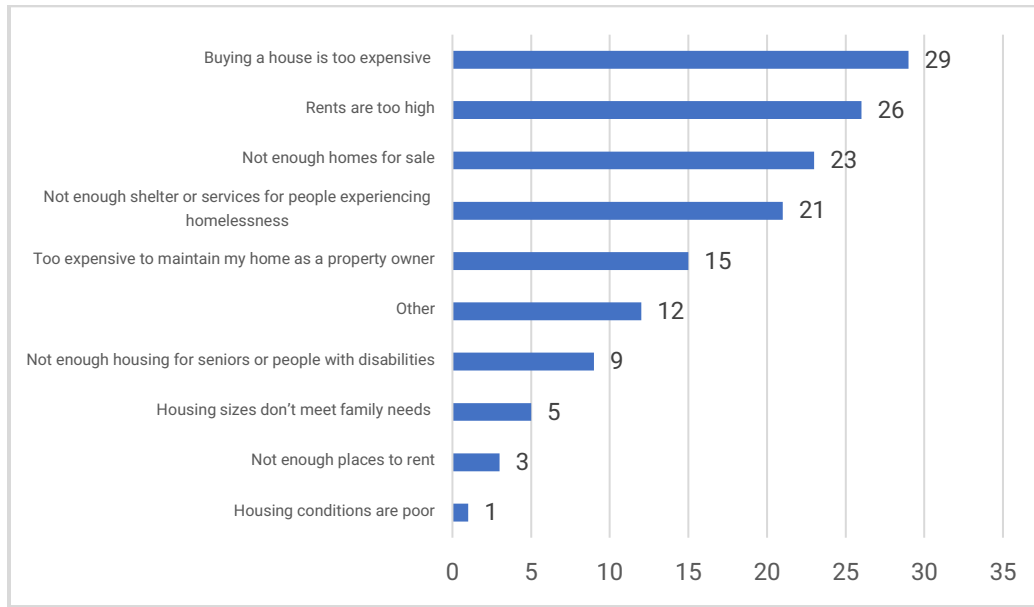
These were followed by its’ too expensive to maintain a home as a homeowner (15 votes), a reason not listed (12 votes) and not enough housing for seniors or persons with disabilities (9 votes). The least common issues identified are housing sizes (5 votes), availability of places to rent (3 votes) and, housing conditions (1 vote). See Figure 1-5 for a visual representation of these results.

In response to “Which strategies do you think the City should prioritize,” the highest ranked strategies included:

- Programs for people at risk of or experiencing homelessness (20 votes);
- Supporting the development of affordable housing (20 votes);
- Down payment assistance for homebuyers (16 votes); and
- Accessible housing for seniors and residents with disabilities (12 votes).

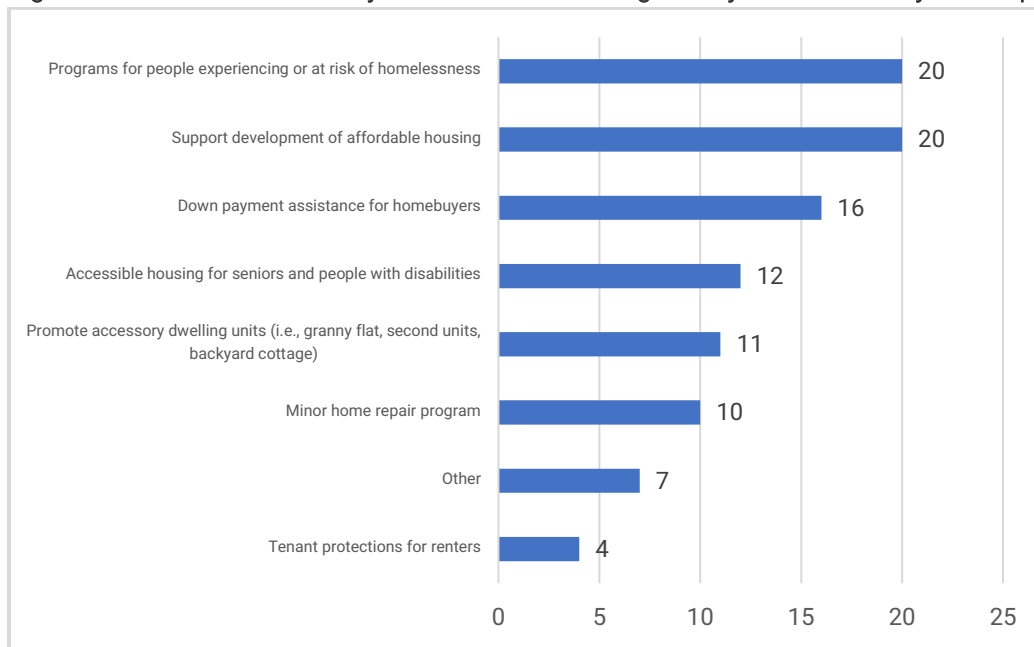
Promoting accessory dwelling units, or ADUs, (10 votes), and programs for minor home repairs (10 votes) were also favored. See Figure 1-6 for a visual representation of these results.

Figure 1-5: Results from Activity Board 1: What are the greatest housing issues facing our community?



Source: Farmer's Market Activity Board Responses, February 2022

Figure 1-6: Results from Activity Board 2: Which strategies do you think the City should prioritize?



Source: Farmer's Market Activity Board Responses, February 2022

Community Workshops

The project team conducted two virtual workshops on February 24, and February 28, 2022, to educate the community on the purpose of the Housing Element and to collect input on community needs and key housing issues facing residents. A presentation of Housing Element requirements, overall process, and preliminary analysis of housing needs and opportunities was provided. Both workshops were held virtually due to the COVID-19 pandemic and Alameda County health orders in place at the time. The workshop on February 28 was presented in English and Spanish with a translated presentation and live interpretation.

To advertise the workshop, the City employed the same strategy as the online survey. City staff provided information on the project webpage, sent email notices to the project listserv (i.e., individuals signing up through the project website), local agencies, community organizations, and other stakeholders in the city. The City also engaged with both the New Haven Unified School District and the City's Pastor's Alliance to broaden the outreach strategy to include families and faith based organizations. In addition, the City distributed flyers (as shown in Figure 1-7) at City Hall and the Union City Library; and coordinated with a local organization, Centro de Servicios, to distribute flyers in the Decoto neighborhoods.

Following the workshops, both the English and Spanish presentations and recordings were posted on the City website for people to watch on their own time.

Figure 1-7: Flyers to Advertise Outreach Events in English and Spanish



Source: Union City and Ascent, 2022. See Appendix A for flyers in English, Spanish, Mandarin, Hindi, and Tagalog.

Planning Commission and City Council Study Sessions

After the release of the Public Review Draft Housing Element on June 13, 2022, the Planning Commission held a meeting July 7, 2022 to review the plan and solicit feedback before submitting the Draft Housing Element to the California Department of Housing and Community Development (HCD) for State-mandated review.

Public Comment Received During HCD Review

During the HCD Review process, the City received two comment letters from YIMBY Law and Greenbelt Alliance. The comments were generally focused on the lack of housing production during the 5th Cycle RHNA period. The City acknowledges that housing production fell short of the 5th cycle RHNA and anticipates that housing production will be much higher in the upcoming cycle. There are several housing projects that have been approved and are in the pipeline and the City has created more capacity for additional housing development through the recently adopted General Plan (2019) and Station District Specific Plan (2022). Comments received on the Housing Element can be found in Appendix A.

Additional Outreach During Housing Element Adoption

Leading up to adoption Housing Element adoption, the City will focus its community engagement strategy with established community-based organizations at community focal points to involve residents in specific neighborhoods, particularly the City's Decoto and Historic Alvarado District neighborhoods. By partnering with local service providers and non-profits in and around these neighborhoods who play key roles in community advocacy and outreach the City will achieve more direct targeted outreach in distinct geographies. Specifically, the City will target local faith-based organizations in these neighborhoods through the City's Pastor Alliance to foster engagement with these organizations throughout specific neighborhoods and communities in the City. The City will also look to partner with local nonprofits like Centro de Servicios, whose main office is located in the heart of the Decoto neighborhood, Union City Family Center, and the Tiburcio Vasquez Health Center, which are also located in the Decoto neighborhood, to engage the surrounding community. Further, the City will partner with the local Farmer's Market located in the Historic Alvarado District as well as the City's local community centers throughout the City to provide information and engage local residents attending the market, and those who access those community centers, about the Housing Element update process. After adoption of the Housing Element, the City through Program HE-6.E, will continue to work to increase awareness and build capacity among historically underrepresented populations and look for opportunities to expand its outreach and public education on available housing services and programs to reach vulnerable and at-risk households.

Summary of Community Feedback

The input received from community stakeholders was used to inform and understand the needs and priorities in Union City and has been incorporated into the Housing Element. This local knowledge has helped to identify local fair housing issues and constraints and has been used to inform the development of policies and programs presented in the Housing Element. See Chapters 4 (Fair Housing Assessment), 6 (Potential Housing Constraints), and 8 (Goals, Policies, & Programs) for more information. The following is a summary of the feedback heard during the public participation process for the Housing Element update.

Top Housing Issues Facing Union City Residents

- Buying a house is too expensive in the city. Housing costs are too high (specifically mentioned property taxes, utility bills, permitting fees)
 - ▶ Fees are high, but schools are rated poorly
- Rents are too high
- Not enough homes are for sale
- Want to move but can't find or afford a home that meet's family's needs
- It is more common for adults to live with parents or other family members due to inability to afford a home on their own
- Lack funding to be able to maintain home or make necessary repairs

Top Suggested Strategies to Prioritize

- [Lower housing rental and sales prices](#)
 - ▶ Streamline the process for homeowners to make home improvements
 - ▶ Strengthen programs for income-based assistance for housing rehabilitation and maintenance
 - ▶ Strengthen down payment assistance programs
 - ▶ Provide education and support for first-time homebuyers who may not qualify for income-based assistance
- Provide more assistance for seniors
- Provide programs to support people at risk of or experiencing homelessness
- Support development of affordable housing
- Encourage mixed income developments
- Encourage higher density housing near public transportation and shopping

Other Community Concerns

- Concern about growing increase in homelessness
- Concern about traffic, parking, and road improvements
- Concern about infrastructure capacity
- Concern about losing green space, open space, farmland

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Chapter 2 | Existing Needs Assessment

The Existing Needs Assessment provides information on Union City's current demographic and housing characteristics, illustrating how it is similar to or different from the county or region. This section begins with a description of population and employment characteristics of Union City and then discusses projections for growth, household characteristics, housing supply, and housing affordability. The section also discusses the housing needs of "special" population groups as defined in State law. Data for Union City, Alameda County, and the Bay Area are presented for comparison or when city-level data is not available.

Demographic and Employment Profile

The purpose of the Demographic and Employment profile is to establish "baseline" population and employment characteristics for Union City. The main source of the information is the 2021 Pre-Approved Housing Element Data Package from the Association of Bay Area Governments (ABAG) and the California Department of Housing and Community Development (HCD), and the 2015-2019 American Community Survey (ACS) from the U.S. Census, but data is also included for years between 2000 and 2021 to demonstrate trends. Other sources of information include the following: the California Department of Finance (DOF), the California Employment Development Department (EDD), the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), and local economic data (e.g., home sales prices, rents, wages).

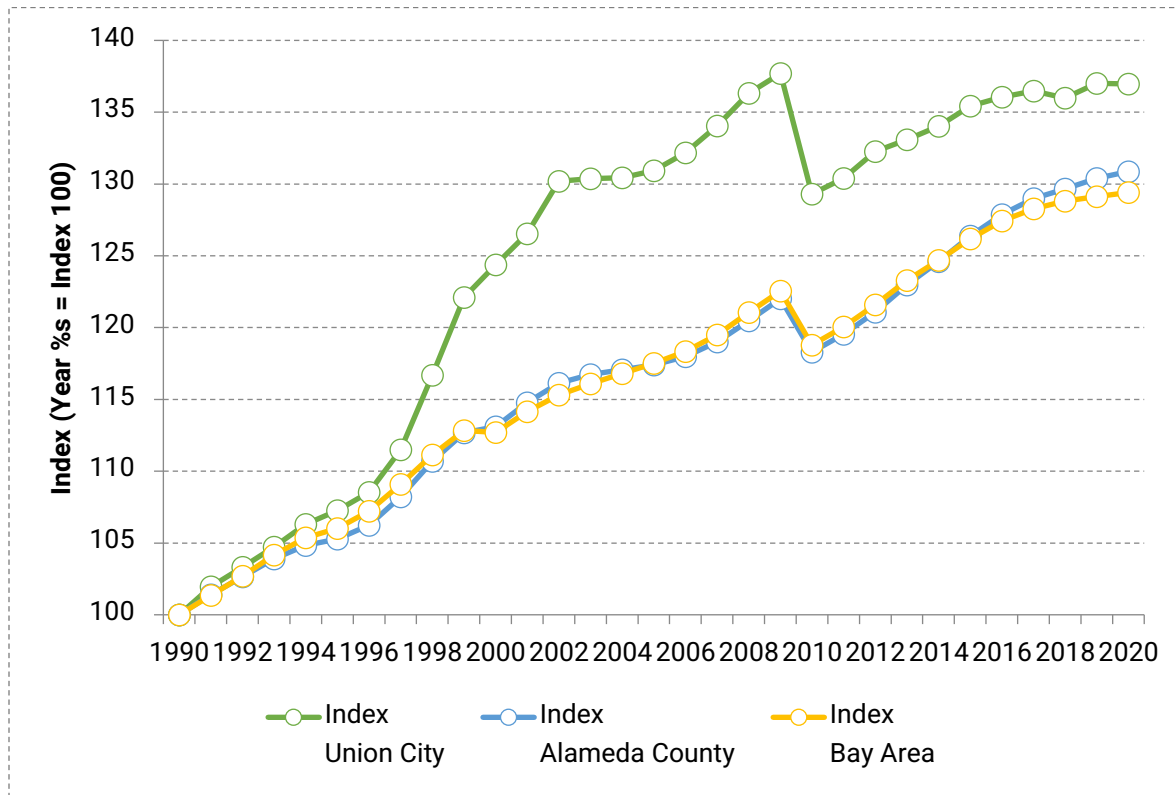
Demographics

Population

The Bay Area is the fifth largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession (see Figure 2-1). Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth.

Union City's population grew by 24 percent between 1990 and 2000. However, between 2000 and 2020, the population in Union City increased by only 10 percent; this rate is below that of the region, which increased by 16 percent in the same time period (see Table 2-1). Alameda County saw the greatest growth in population between 2010 and 2020. In this span of time, the population in the county increased by 11 percent while the population in the Bay Area only increased by 9 percent and 6 percent in Union City. The population in Union City was estimated to be 73,637 in 2020, accounting for about 4 percent of the population in Alameda County.

Figure 2-1: Regional Population Trends, Union City, Alameda County, and Bay Area, 1990-2020



The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the year 1990. The data points represent the population growth (i.e., percent change) in each of these geographies relative to their populations in 1990.

Source: California Department of Finance, E-5 series. (ABAG/HCD Pre-approved Data Package, April 2021).

Geography	1990	2000	2010	2020	Percent Change 1990-2000	Percent Change 2000-2010	Percent Change 2010-2020	Percent Change 2000-2020
Union City	53,762	66,869	69,516	73,637	24%	4%	6%	10%
Alameda County	1,276,702	1,443,939	1,510,271	1,670,834	13%	5%	11%	16%
Bay Area	6,020,147	6,784,348	7,150,739	7,790,537	13%	5%	9%	15%

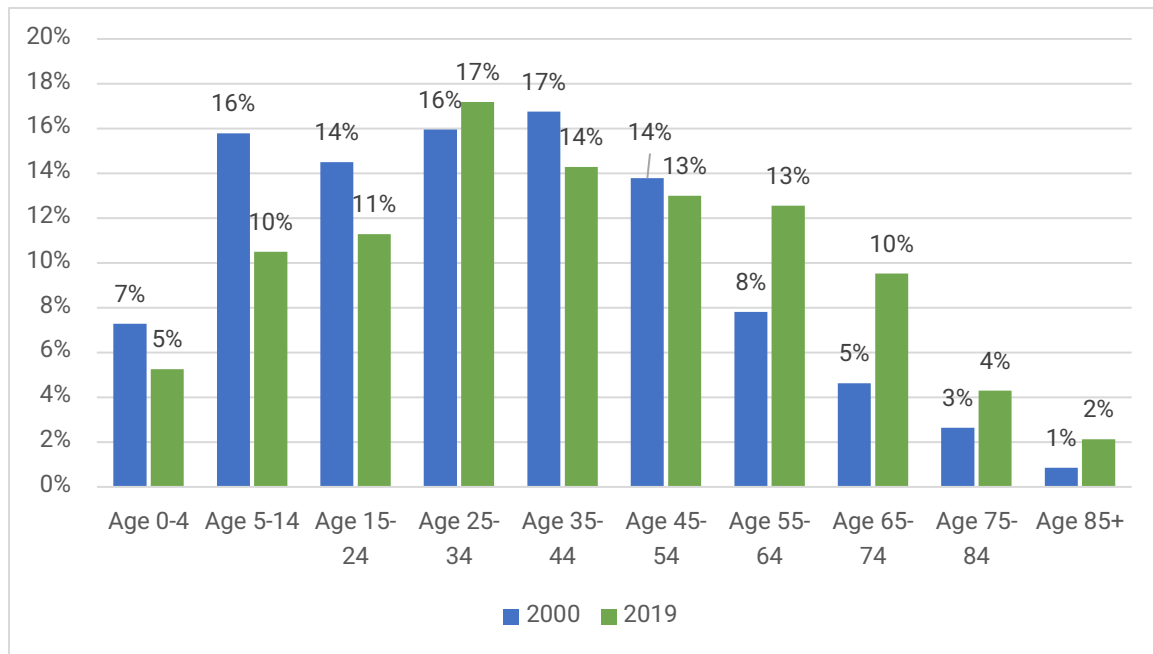
Source: California Department of Finance, E-5 series. (ABAG/HCD Pre-approved Data Package, April 2021).

Age

The distribution of age groups in a city can shape what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many older residents to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Union City, the median age in 2000 was 32; by 2019 the median age increased to 39 years. More specifically, the population of those 24 and under has decreased since 2010, while the population 55 and over has increased (see Figure 2-2).

Figure 2-2: Population by Age, Union City, 2000 and 2019



Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001. (ABAG Pre-Approved Data Package, April 2021).

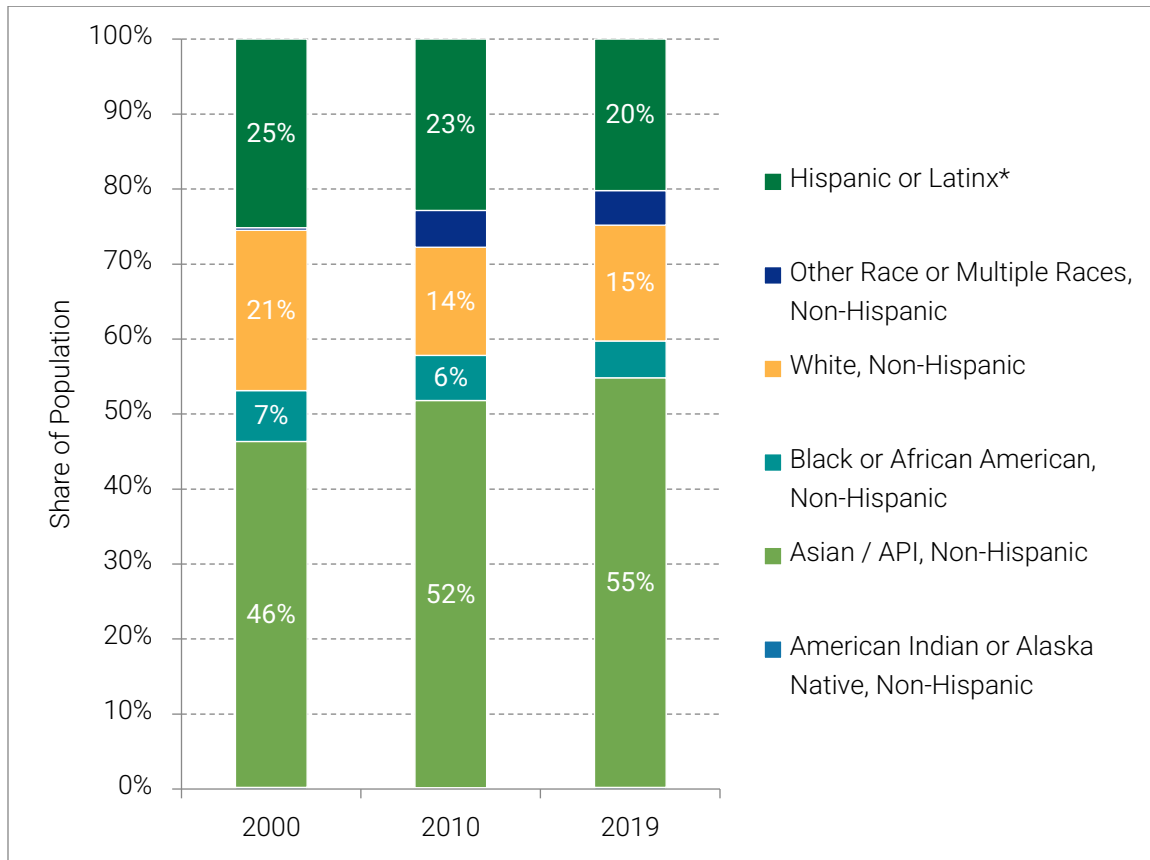
Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns can be shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today. According to the 2015-2019 ACS five-year estimates, Union City has a more diverse population than the county and the Bay Area. Figure 2-3 shows a breakdown of the population in Union City by race and ethnicity shown from 2000-2019 and Figure 2-4 compares the population by race and ethnicity in Union City, Alameda County, and the Bay Area in 2019.

Since 2000, the Asian and Pacific Islanders (API), Non-Hispanic population increased the most while the White, Non-Hispanic population decreased the most (see Figure 2-3). It should be noted that the racial category of “Asian” encompasses a diversity of cultures represented in Union City, including Filipino, Indian, Southeast Asian, Chinese, and many other Asian cultures. In general, the percentage of residents in Union City identifying as White has decreased while the percentage of residents of all other races and ethnicities has increased by 5.9 percentage points. In 2019, the non-White and Hispanic population combined (11,544 people) made up 85 percent of the overall population. Compared to the region, the Asian/API proportion of the population in Union City (55 percent) is nearly two times that in the Bay Area (27 percent) in 2019. Conversely, White, Non-Hispanic residents comprise 39 percent of the population in the Bay Area, 31 percent of the population in Alameda County, and only 15 percent of the population in Union City in 2019. This difference in settlement patterns by race and ethnicity is discussed in more detail in Chapter 4, Fair Housing Assessment.

Hispanic or Latinx populations are tabulated as an ethnic group, separate from race. Hispanic or Latinx includes those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. Union City has a slightly lower percentage (20 percent) of Hispanic/Latinx groups than Alameda County as a whole (22 percent) and the Bay Area (24 percent).

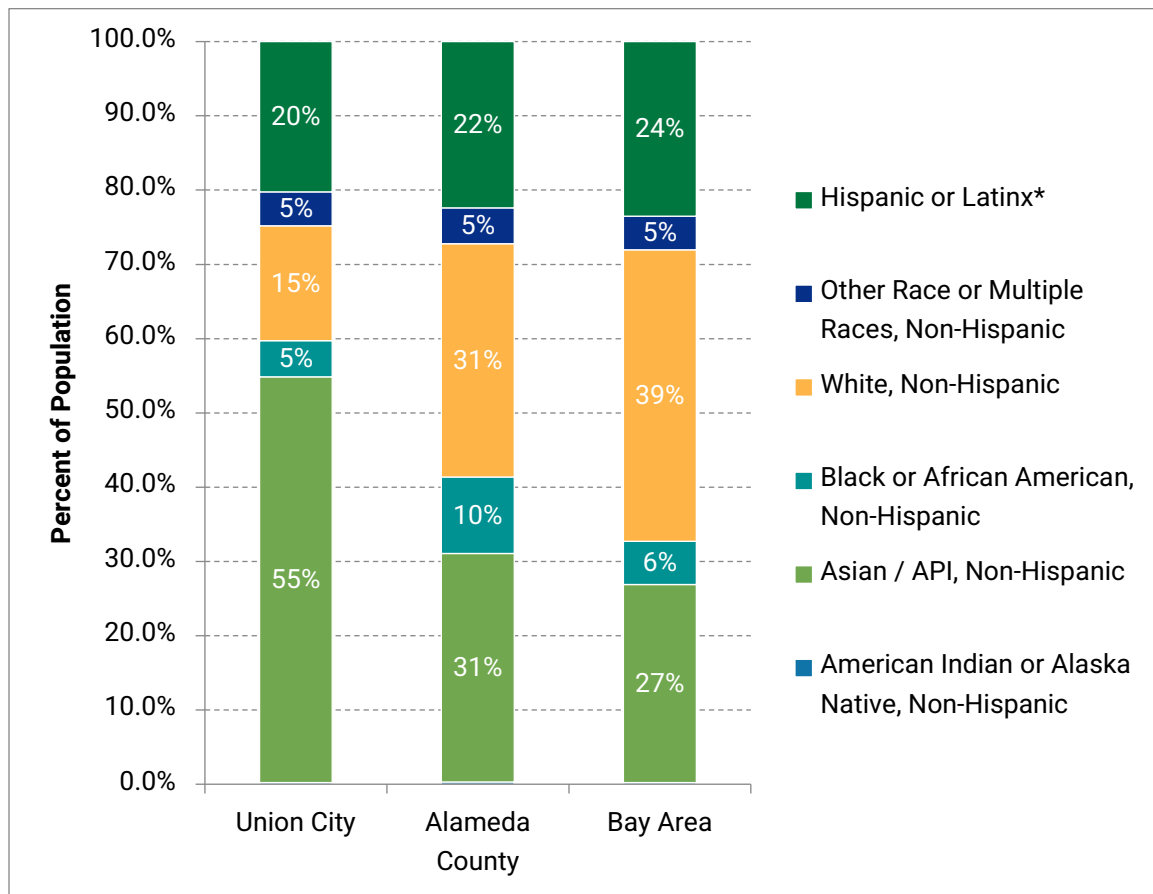
Figure 2-3: Population by Race and Ethnicity*, Union City, 2000-2019



*The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002. ABAG/HCD Pre-approved Data Package, April 2021.

Figure 2-4: Regional Population by Race and Ethnicity, * Union City, Alameda County, and Bay Area, 2019



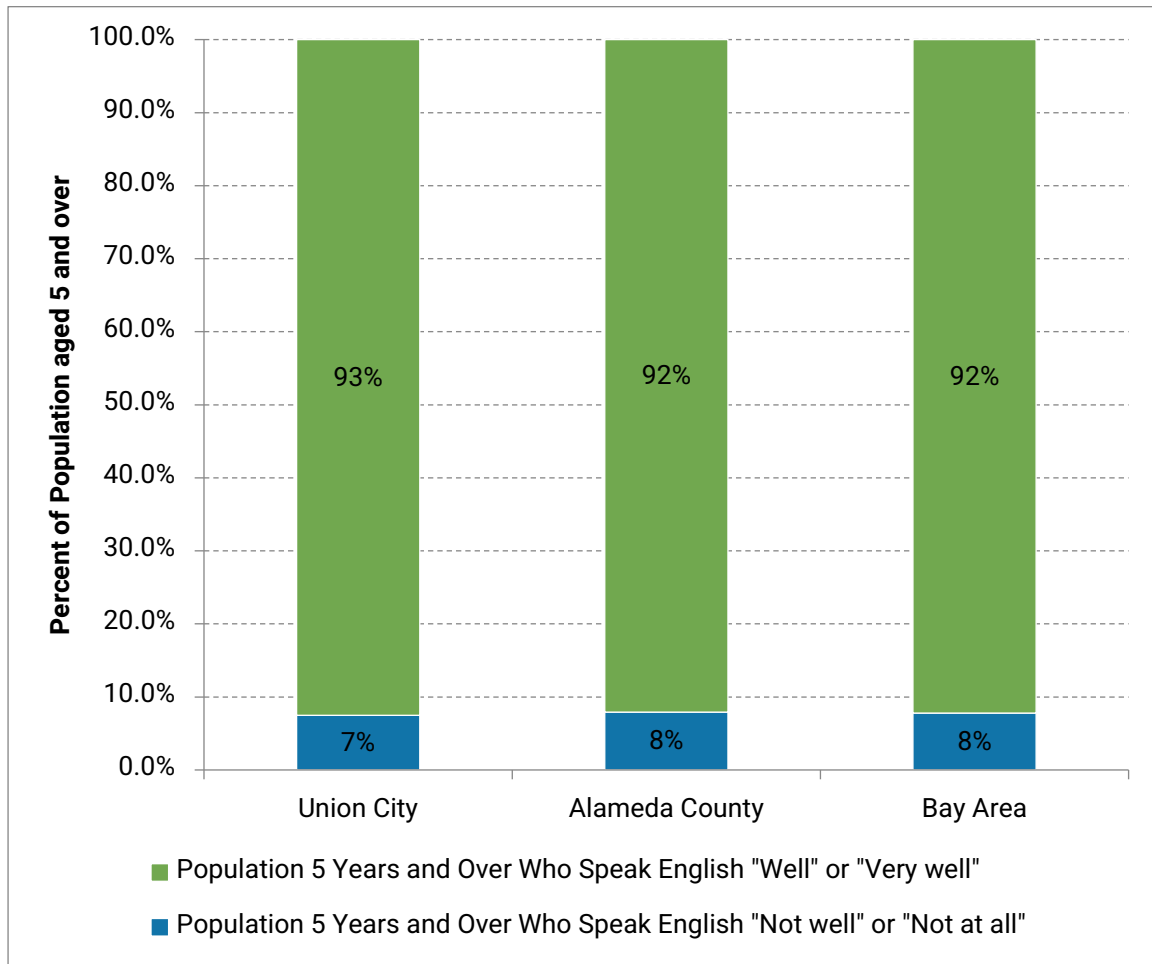
*The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002. ABAG/HCD Pre-approved Data Package, April 2021.

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights, or they might be wary to engage due to immigration status concerns. In Union City, 7 percent of residents 5 years and older identify as speaking English not well or not at all, which is similar to the percentage of residents in Alameda County and the broader region (Figure 2-5).

Figure 2-5: Population with Limited English Proficiency, Union City, Alameda County, and Bay Area, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005. ABAG/HCD Pre-approved Data Package, April 2021.

Income and Employment

Local demand for housing is significantly impacted by income, employment characteristics, and regional job growth. To effectively address the housing and jobs relationship, this section analyzes household income and employment characteristics for Union City and Alameda County.

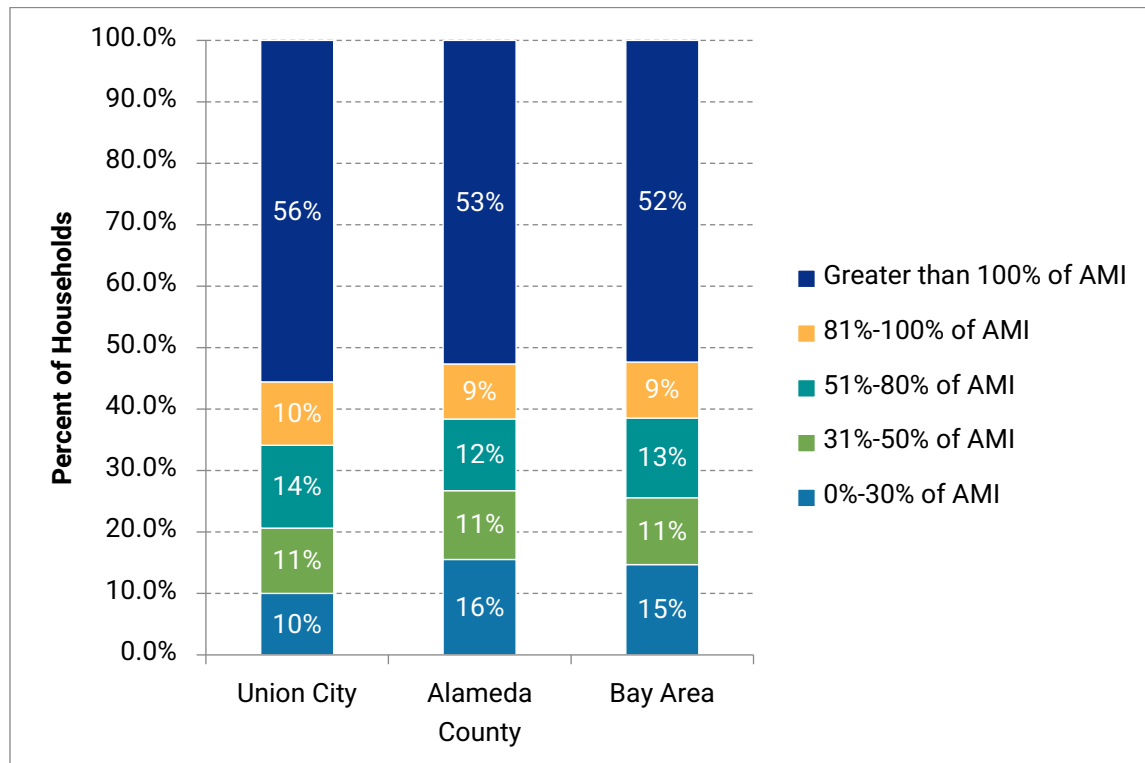
Household Income

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.¹

In Union City, 56 percent of households make more than the Area Median Income (AMI), compared to 10 percent making less than 30 percent of AMI, which is considered extremely low-income (see Figure 2-6). See Table 2-4 for the breakdown of 2021 income limits by persons per household in Alameda County.

¹ Bohn, S. et al. 2020. Income Inequality and Economic Opportunity in California. Public Policy Institute of California.

Figure 2-6: Household Income Distribution, Union City, Alameda County, and Bay Area, 2017



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. ABAG/HCD Pre-approved Data Package, April 2021.

Regionally, more than half of all households make more than 100 percent AMI, while 15 percent make less than 30 percent AMI. In Alameda County, 30 percent AMI is the equivalent to an annual income of \$34,850 for a family of four. Many households with multiple wage earners — including food service workers, full-time students, teachers, farmworkers, and healthcare professionals — can fall into lower AMI categories due to relatively stagnant wages in many industries.

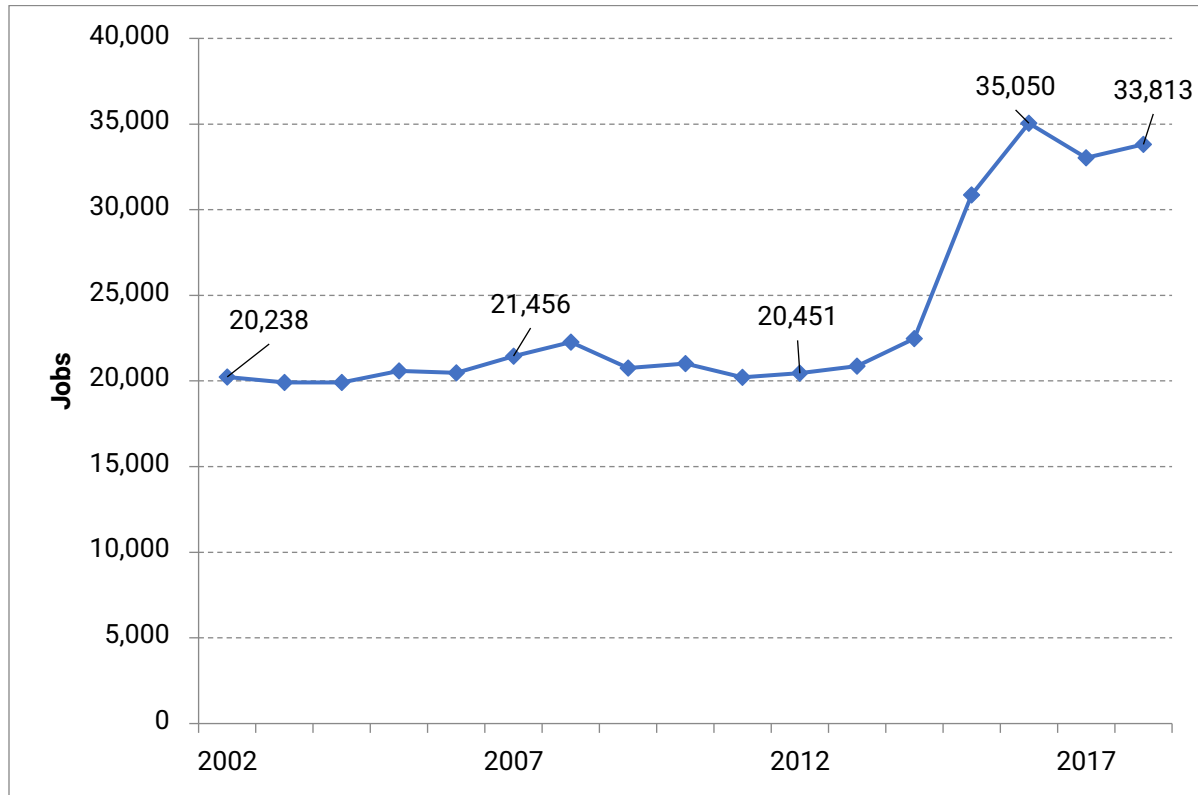
The median household income in Union City was \$128,108 in 2019, which was higher than the countywide median income of \$108,322 and significantly higher than the statewide median household income of \$80,440.

Employment Trends

Job Growth

Between 2002 and 2018, the number of jobs in Union City increased by 67.1 percent from 20,238 jobs in 2002 to 33,813 jobs in 2018 (see Figure 2-7). Most of this job growth was in the professional and managerial services industry, which grew from 2,175 jobs in 2014 to 9,270 jobs in 2015 and 12,993 jobs by 2016. Whereas in 2002 manufacturing and wholesale was the largest industry sector in Union City, by 2018 professional and managerial services became the largest industry sector in the city (see Figure 2-8).

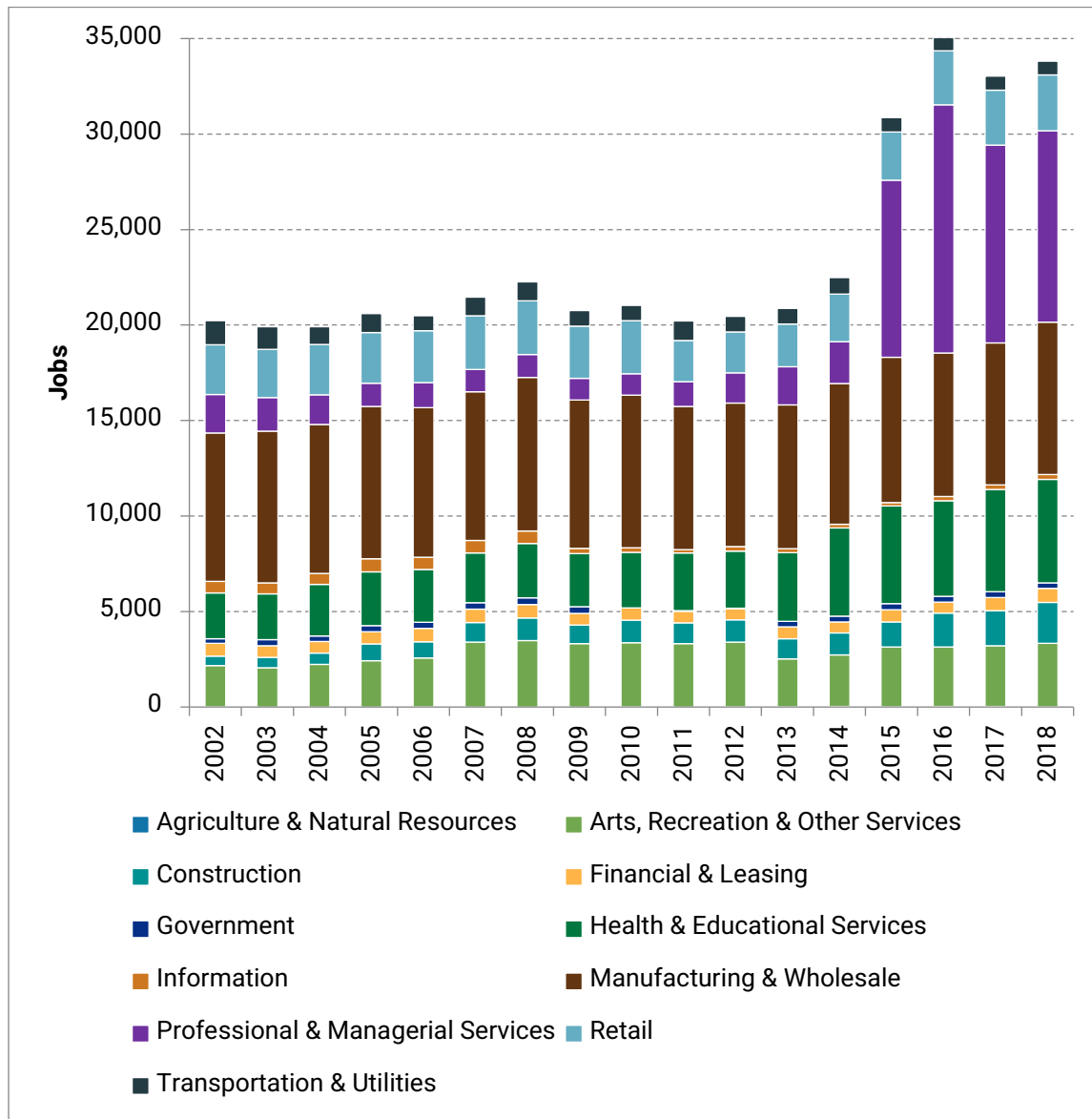
Figure 2-7: Jobs in Union City, 2002-2018



Note: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018. ABAG/HCD Pre-approved Data Package, April 2021.

Figure 2-8: Job Growth by Industry, Union City, 2002-2018

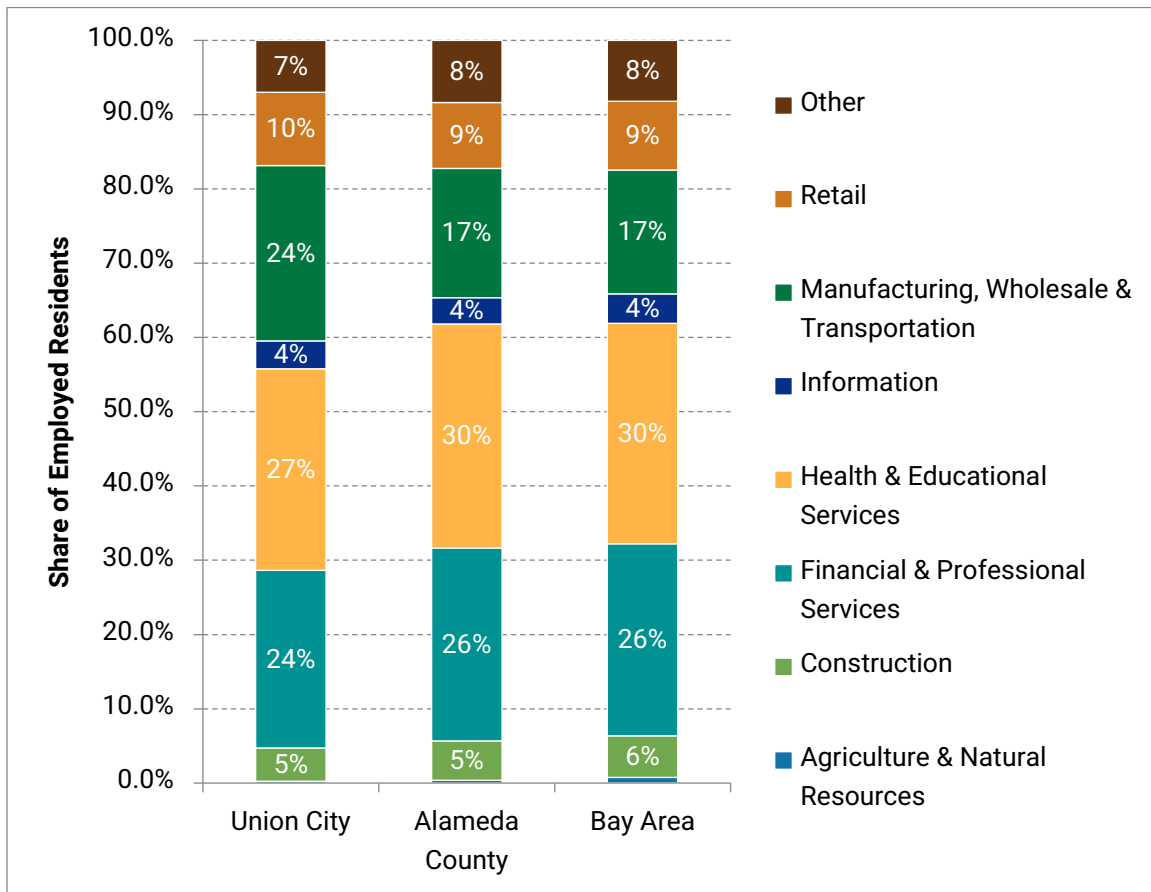


Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018.

Resident Employment by Sector

Figure 2-9 shows the industries in which Union City residents are employed. The largest industry in which Union City residents work is Health and Educational Services (27 percent of resident workers), which is also the largest sector both countywide and, in the Bay Area, (30 percent of resident workers). Union City has more residents employed in Manufacturing, Wholesale, and Transportation (24 percent) relative to the county and the region (17 percent for both county and region). This is because of the relatively large industrial base in Union City and Hayward.

Figure 2-9: Resident Employment by Industry, Union City, Alameda County, Bay Area, 2019

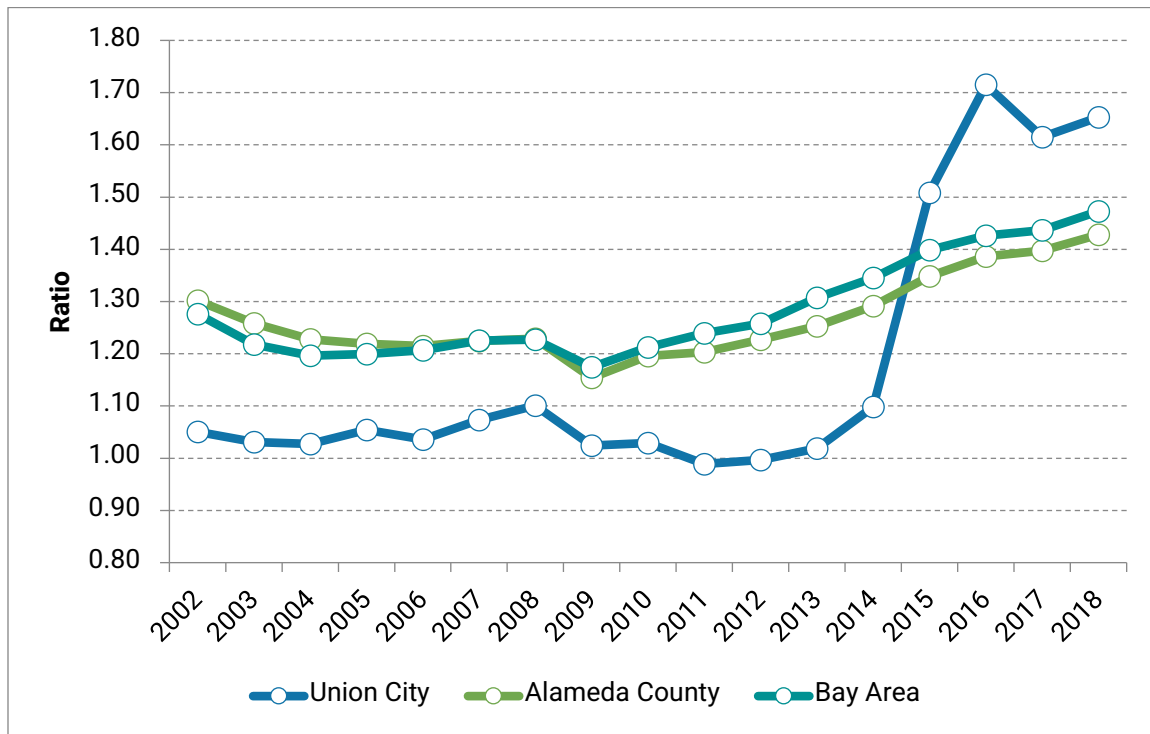


Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030. ABAG/HCD Pre-approved Data Package, April 2021.

Balance of Jobs and Housing

A city houses employed residents who either work in the community where they live or work elsewhere in the region. If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high job to household ratio. Smaller cities typically will have more employed residents than jobs and therefore export workers, while larger cities tend to have a surplus of jobs and import workers. Silicon Valley and the Bay Area region are some of the largest and fastest growing job centers in the state. As shown in Figure 2-9, Union City has a higher jobs-household ratio than the county and the Bay Area region due to recent increases in the number of jobs in the city. In fact, the jobs-household ratio in Union City has increased from 1.05 jobs per household in 2002, to 1.65 jobs per household in 2018 (see Figure 2-10).

Figure 2-10: Jobs-Household Ratio, Union City, Alameda County, and Bay Area, 2002-2018



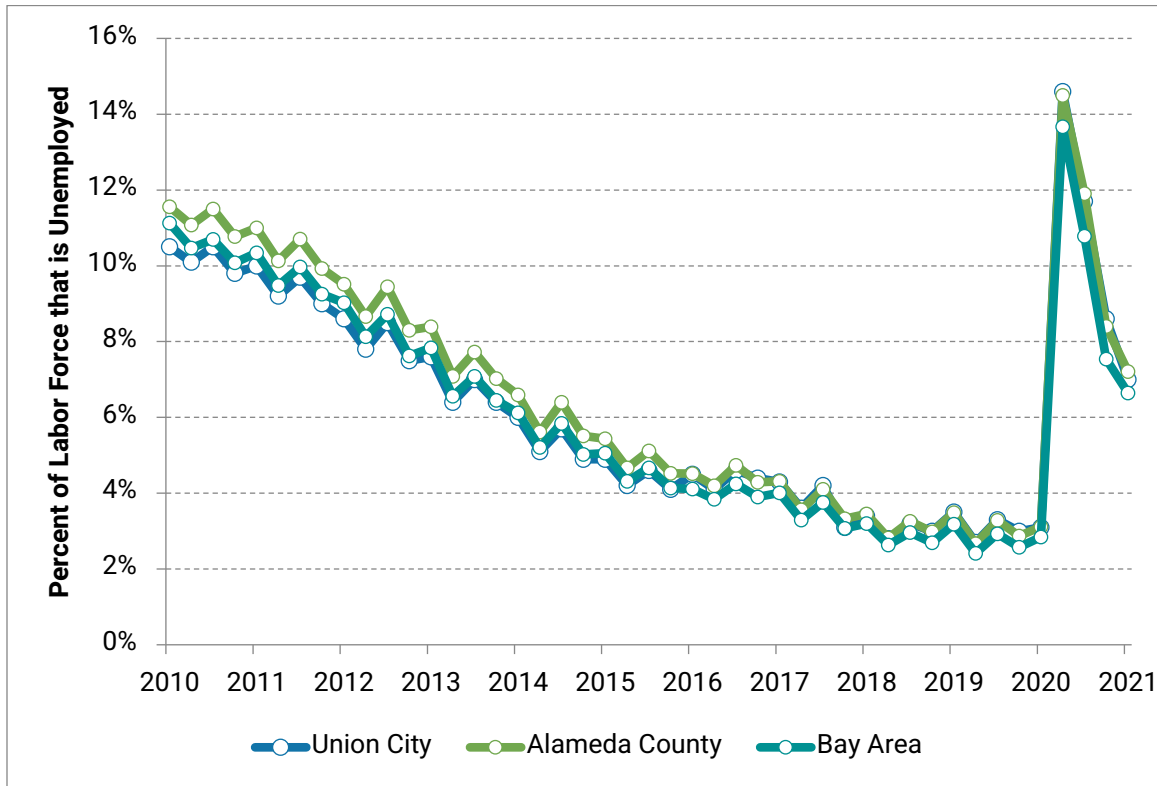
Notes: (1) The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. (2) The ratio compares place of work wage and salary jobs with households, or occupied housing units.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households). ABAG/HCD Pre-approved Data Package, April 2021.

Unemployment

In Union City, there was a 3.5 percentage point decrease in the unemployment rate between January 2010 and January 2021. As shown in Figure 2-11, unemployment in Union City was at its lowest (2.7 percent) in 2019 and at its highest (14.6 percent) in 2020. Jurisdictions throughout the nation experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020. Unemployment trends in Union City generally follow countywide and regional unemployment trends.

Figure 2-11: Average Unemployment Rates, Union City, Alameda County, and Bay Area, 2010-2021



Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021. ABAG/HCD Pre-approved Data Package, April 2021.

Population, Household, and Employment Projections

The Association of Bay Area Governments (ABAG) releases regional projections every two years for population, households, jobs, and employed residents. The following section presents the most recent forecasts and projections available at the city-level covering the period between 2010 and 2040. These projections extend beyond the time horizon for this Housing Element. It should be noted that ABAG's 2040 projections are based on Plan Bay Area 2040, a prior regional plan that was superseded by Plan Bay Area 2050. However, Plan Bay Area 2050 projections are only available at the county and sub-county level, not at the city level.

Population Projections

Union City's population is expected to grow moderately through 2040. As Table 2-2 indicates, the population in the city is projected to grow to 79,845 by 2040, representing an increase of 3,630 residents from the city's estimated 2020 population of 76,215.

TABLE 2-2: POPULATION PROJECTIONS, UNION CITY AND ALAMEDA COUNTY, 2020-2040

Year	Union City		Alameda County	
	Population	Persons per Household	Population	Persons per Household
2020	76,215	3.39	1,711,460	2.71
2030	78,100	3.37	1,868,635	2.73
2040	79,845	3.47	2,092,370	2.78
2020-2040 CHANGE	+3,630	+0.08	+380,910	+0.07
2020-2040 % CHANGE	5%	2.4%	22%	2.6%

Source: Association of Bay Area Governments, Projections 2040.

Employment Projections

As shown in Table 2-3, the number of jobs in Union City is anticipated to continue to grow according to the ABAG 2040 projections. As more jobs become available in Union City, maintaining a balance of housing growth will be crucial to the city and can help to reduce commutes, alleviate traffic congestion, and the associated environmental and social impacts. The number of jobs in Union City is projected to grow to 28,105 by 2040, representing an increase of 4,040 jobs from 2020. By 2040 Union City is projected to comprise 2.9 percent of the total county jobs.

TABLE 2-3: EMPLOYMENT PROJECTIONS, UNION CITY AND ALAMEDA COUNTY, 2020-2040

Year	Union City Total Jobs	Alameda County Total Jobs
2020	24,065	858,685
2030	26,120	901,080
2040	28,105	952,940
2020-2040 CHANGE	+4,040	+94,255
2020-2040 % CHANGE	17%	11%

Source: Association of Bay Area Governments, Projections 2040.

Household Characteristics

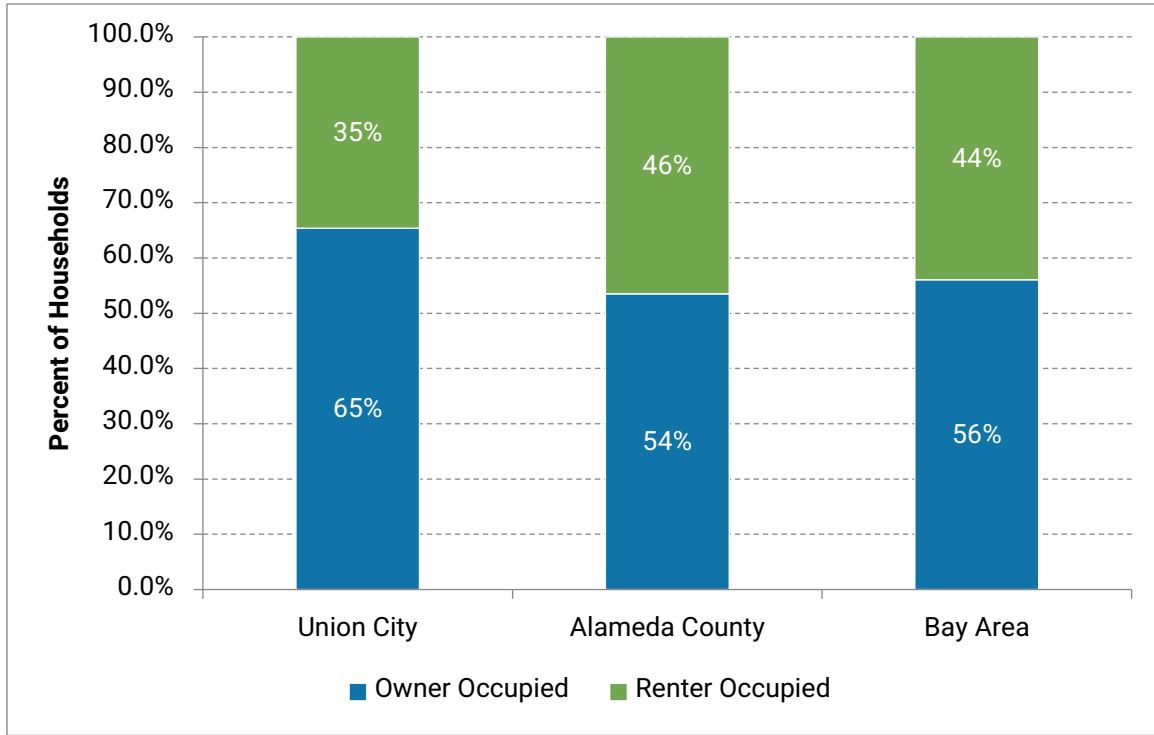
This section analyzes household characteristics, such as tenure and income. It summarizes the profile of Union City and Alameda County residents living in private households, whether they are renters or owners, and if the household is overcrowded.

Tenure

Tenure is a measure of the rates of homeownership and renter occupancy in a jurisdiction. Analyzing trends related to housing tenure can help identify the level of housing insecurity — ability for individuals to stay in their homes — in a city and region. Generally, renters may be displaced more quickly if prices increase. In Union City there are a total of 21,852 households. As shown in Figure 2-12, most households are owner-occupied (65 percent) compared to 35 percent that are renter occupied. Rates of homeownership are higher in Union City than in Alameda County and the

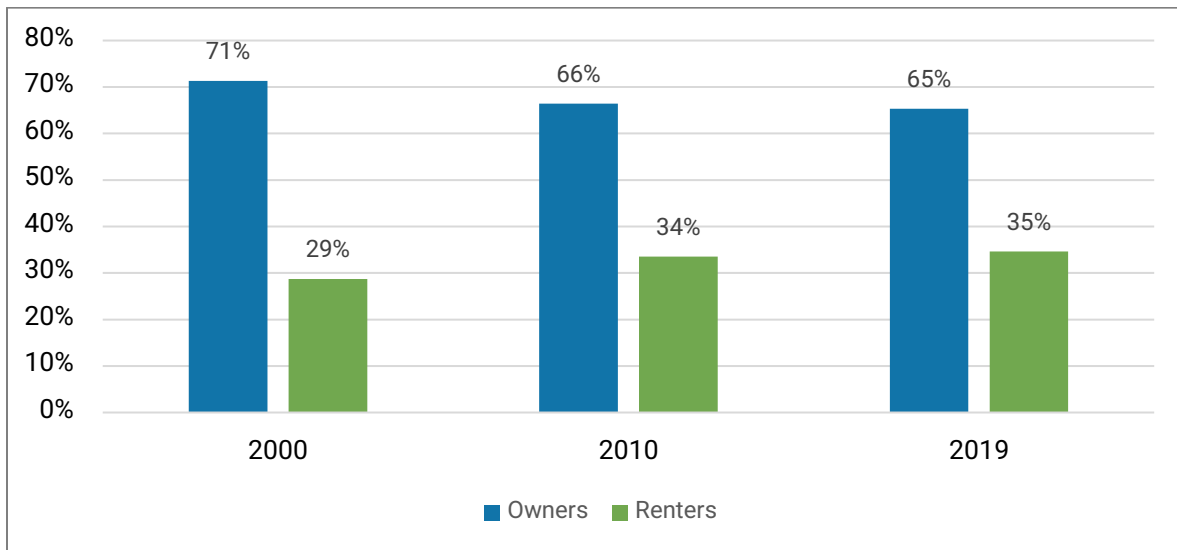
Bay Area region. This is reflective of the suburban nature of Union City relative to the region. However, with the recent increase in multifamily development since 2010, there has been a corresponding increase in residents renting in the city (see Figure 2-13).

Figure 2-12: Housing Tenure, Union City, Alameda County, and Bay Area, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003. ABAG/HCD Pre-approved Data Package, April 2021.

Figure 2-13: Housing Tenure 2000-2019

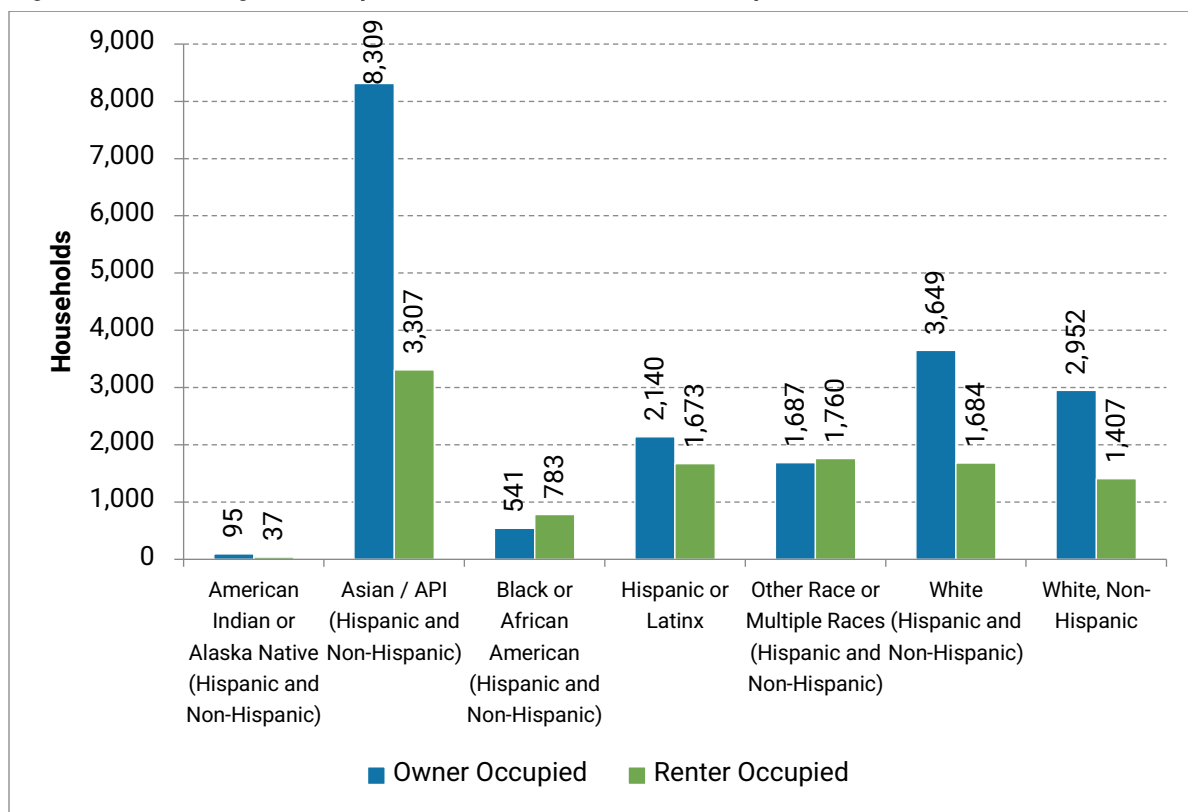


Source: U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003. ABAG/HCD Pre-approved Data Package, April 2021.

Housing Tenure by Race

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.² In Union City, 40.9 percent of Black households own their homes, while homeownership rates were 71.5 percent for Asian households, 56.1 percent for Latinx households, and 68.4 percent for White households (see Figure 2-14). Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements, see Chapter 4 for the City's assessment of fair housing and more information.

Figure 2-14: Housing Tenure by Race* of Householder, Union City, 2019



* The Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity in the source of this information (Table B01001), so each racial category accounts for Hispanic / non-Hispanic ethnic characteristics.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I). ABAG/HCD Pre-approved Data Package, April 2021.

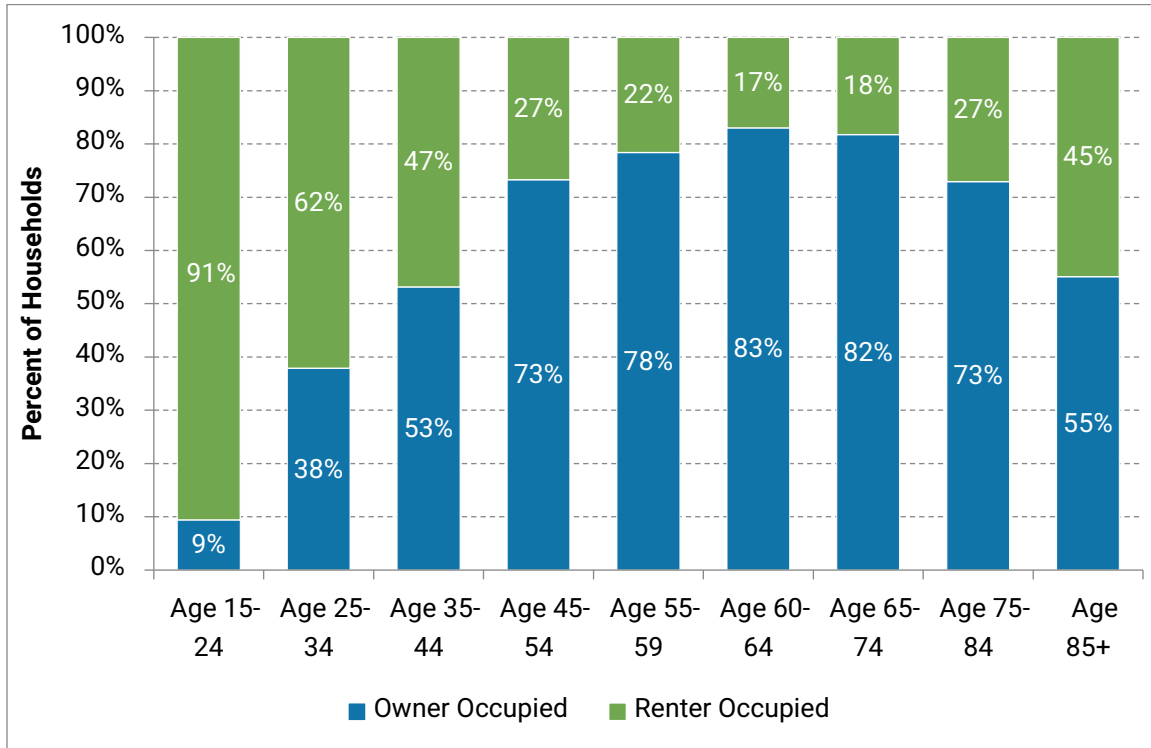
² See, for example, Rothstein, R. (2017). *The color of law: a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

Housing Tenure by Age

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Union City, 53.0 percent of householders between the ages of 25 and 44 are renters, while 24.1 percent of householders over 65 are renters (see Figure 2-15).

Figure 2-15: Housing Tenure by Age, Union City, 2019

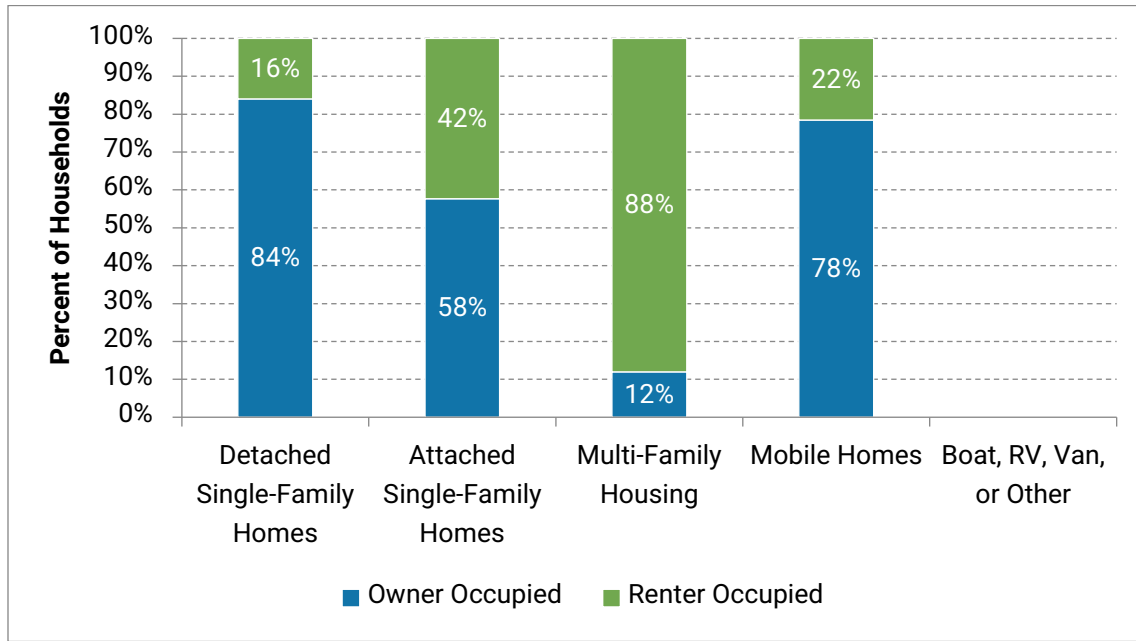


Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007. ABAG/HCD Pre-approved Data Package, April 2021.

Tenure by Housing Type

In most cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Union City, 84.0 percent of households in detached single-family homes are homeowners, while 12.0 percent of households in multi-family housing are homeowners (see Figure 2-16). No households occupying a boat, van, or RV, were documented in Union City.

Figure 2-16: Housing Tenure by Housing Type, Union City, 2019

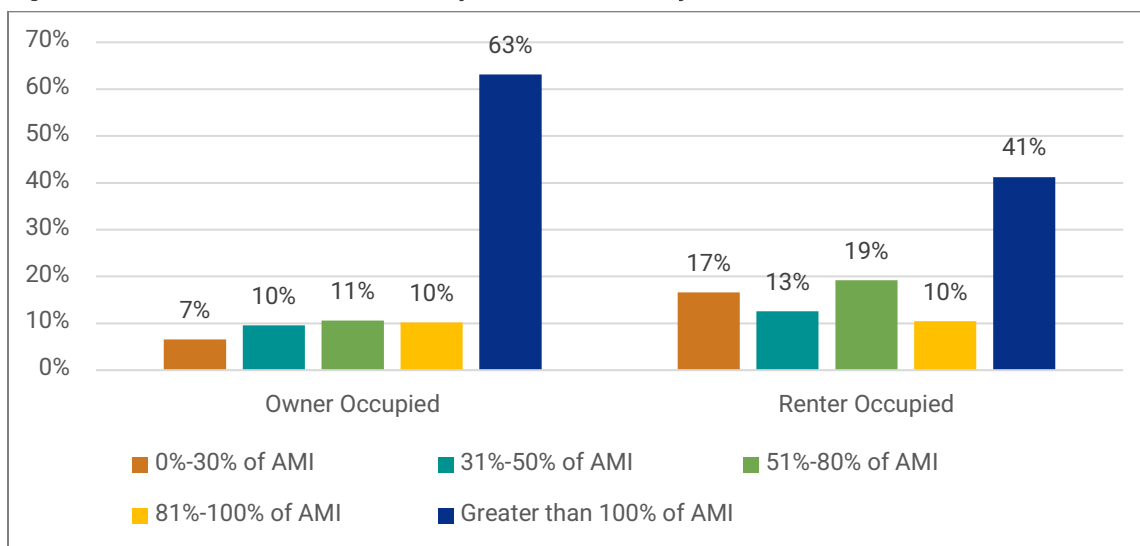


Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032. ABAG/HCD Pre-approved Data Package, April 2021.

Household Income

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households. As shown in Figure 2-17, 63 percent of homeowners are in the above moderate-income bracket (greater than 100 percent of the AMI) and 28 percent are in the lower-income bracket. Comparatively, 49 percent of renters are lower income while 41 percent have an above-moderate income.

Figure 2-17: Household Income Level by Tenure, Union City, 2017



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. ABAG/HCD Pre-approved Data Package, April 2021.

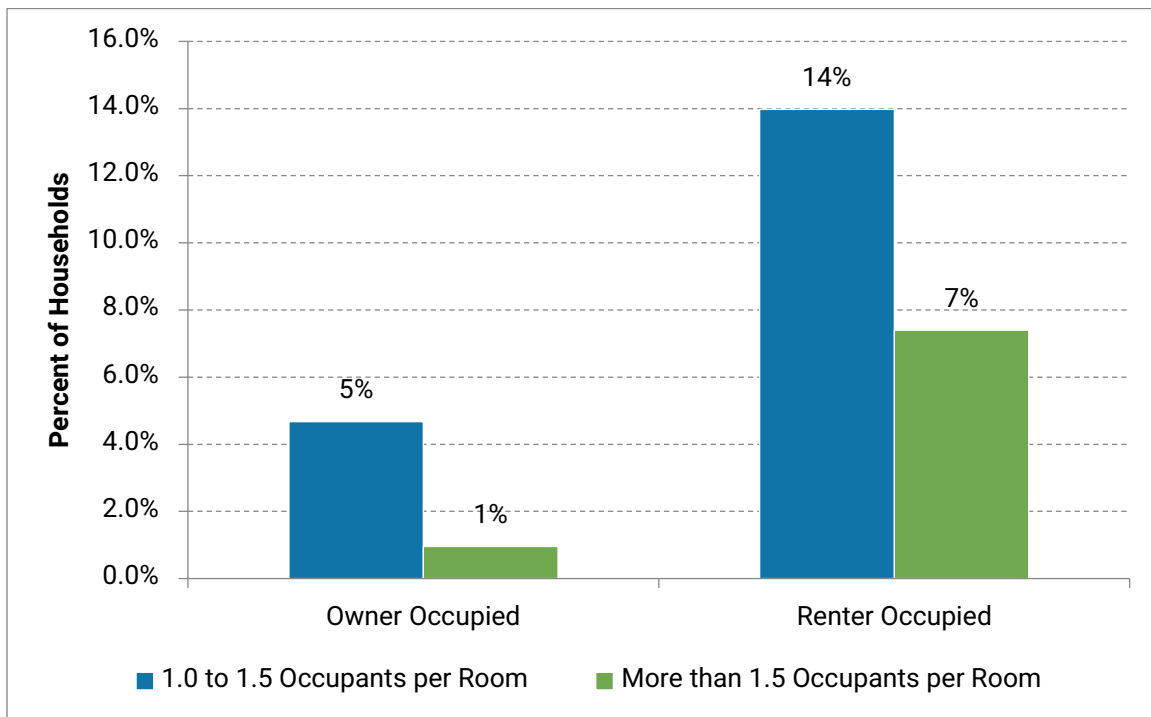
Overcrowded Housing

The Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding is strongly related to household size, particularly for large households and especially very large households, and the availability of suitably sized housing. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded. Overcrowding in households typically results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Union City, 7 percent of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 1 percent of households that own (see Figure 2-18). In Union City, 14 percent of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 5 percent for those who own.

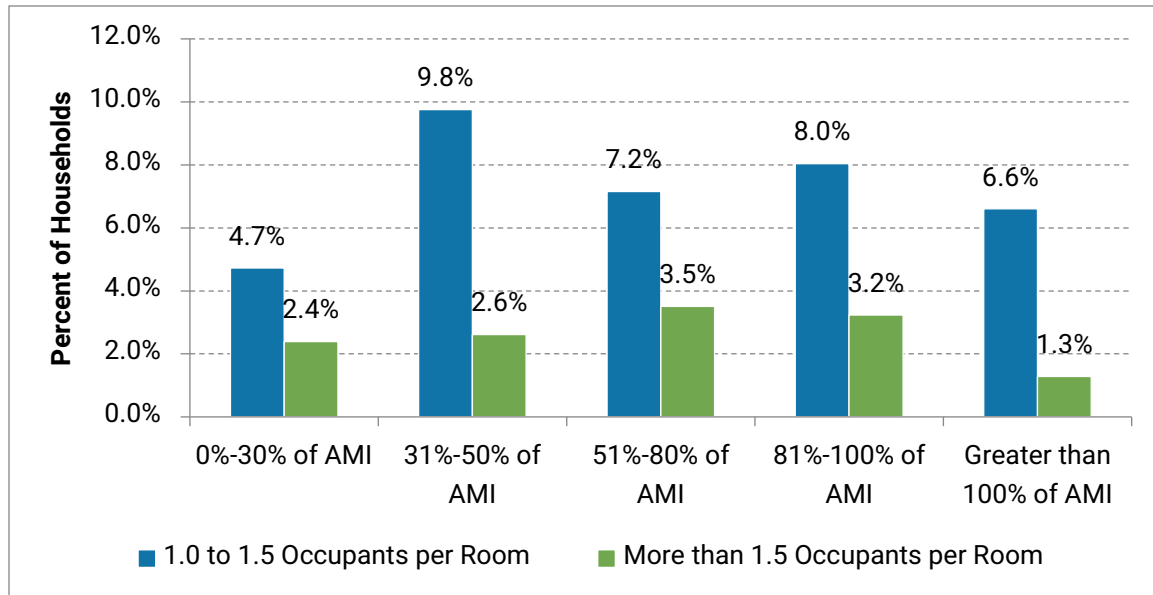
Figure 2-18: Overcrowding by Tenure and Severity, Union City, 2017



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. ABAG/HCD Pre-approved Data Package, April 2021.

Overcrowding often disproportionately impacts low-income households. 2.4 percent of very low-income households (below 50 percent AMI) experience severe overcrowding, while 1.3 percent of households above 100 percent AMI experience this level of overcrowding (see Figure 2-19).

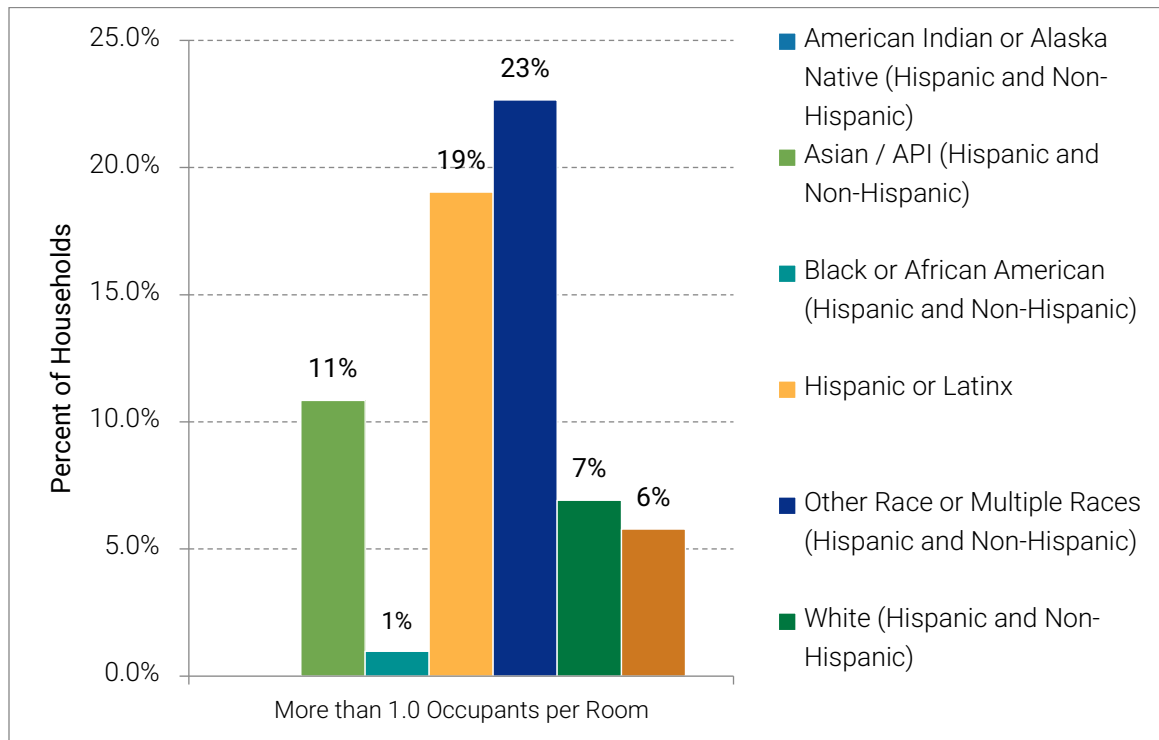
Figure 2-19: Overcrowding by Income Level and Severity, Union City, 2017



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. ABAG/HCD Pre-approved Data Package, April 2021.

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Union City, the racial group with the largest overcrowding rate is Other Race or Multiple Races followed by Hispanic/Latinx (see Figure 2-20).

Figure 2-20: Overcrowding by Race*, Union City, 2019



* The Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity in the source of this information (Table B01001), so each racial category accounts for Hispanic / non-Hispanic ethnic characteristics.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014. ABAG/HCD Pre-approved Data Package, April 2021.

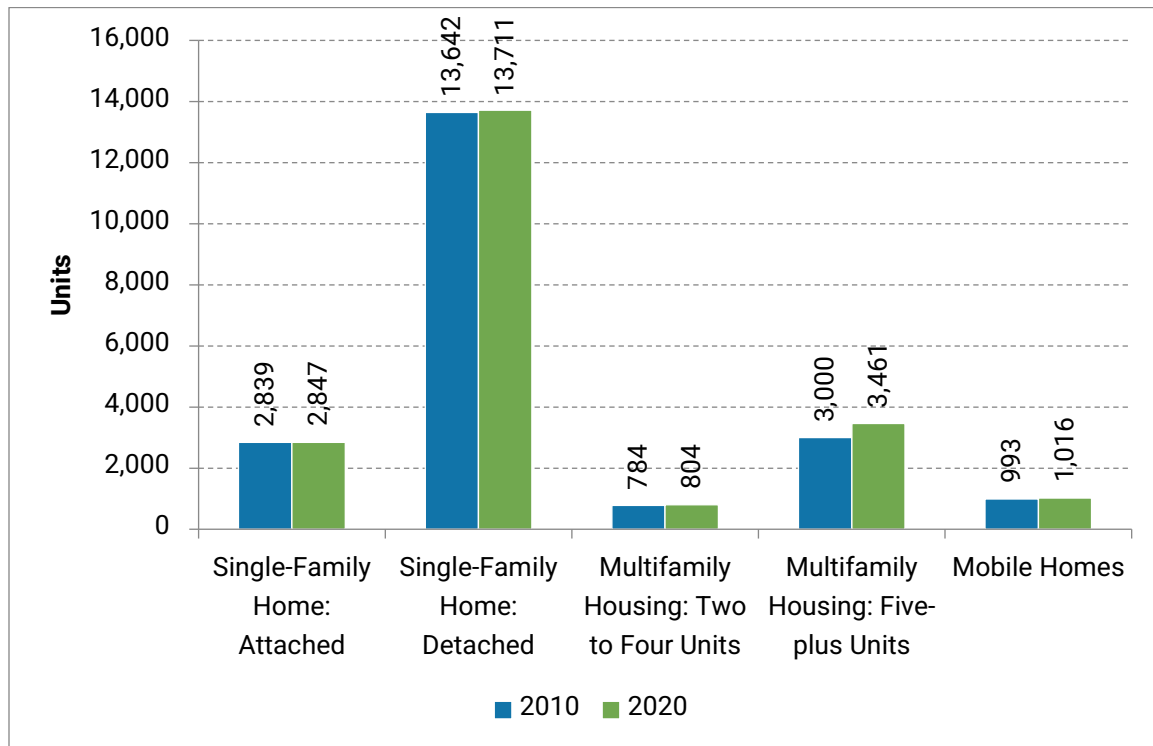
Housing Stock Characteristics

While the previous section discussed the characteristics of persons living in households, this section provides information about the supply of existing housing in Union City, Alameda County, and the Bay Area as well as the age, vacancy, and structural condition of the units.

Housing Units

According to California Department of Finance (DOF), Union City had 21,839 housing units as of 2020. The housing stock of Union City in 2020 was made up of 63 percent single family detached homes, 13 percent single family attached homes, 4 percent multifamily homes with two to four units, 16 percent multifamily homes with five or more units, and 5 percent mobile homes (see Figure 2-21). The housing type that experienced the most growth in the city between 2010 and 2020 was multifamily housing with five or more units. According to DOF, in Alameda County as a whole, 52 percent of the housing stock in 2020 is single family detached units, 8 percent single family attached units, 11 percent multifamily with two to four units, 28 percent multifamily units with five or more units, and 1.3 percent mobile homes. The housing mix in Union City is less diverse than the housing mix countywide.

Figure 2-21: Housing Unit Trends, Union City, 2010 and 2020

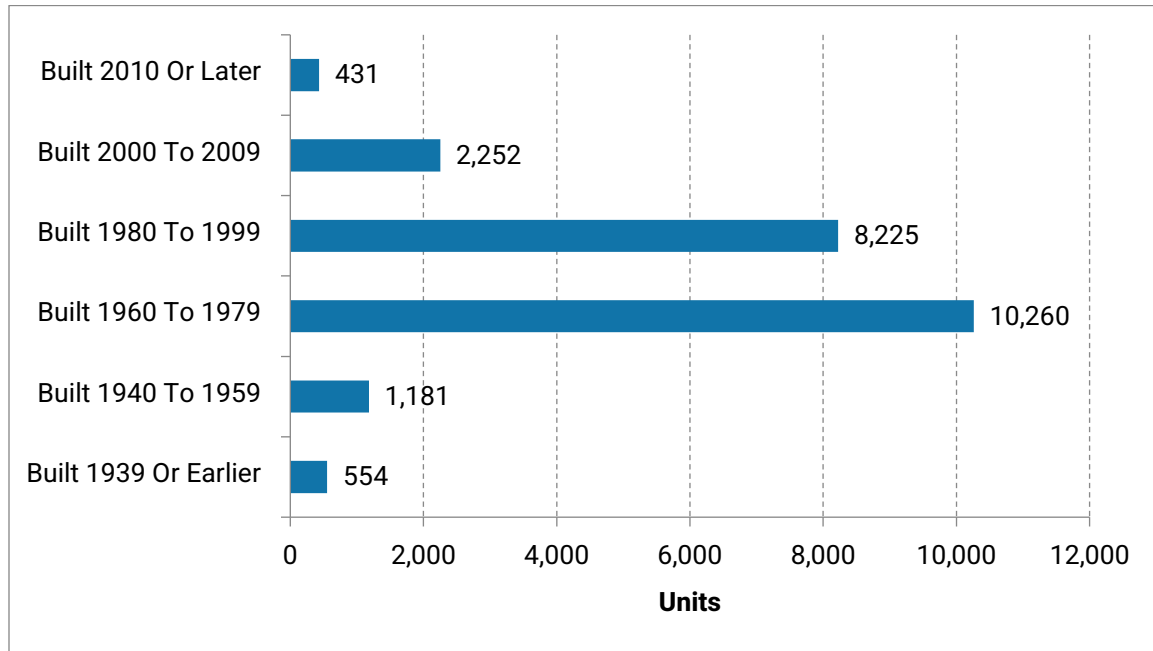


Source: California Department of Finance, E-5 series. ABAG/HCD Pre-approved Data Package, April 2021.

Age of Housing Stock

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Union City, the largest proportion of the housing stock was built 1960 to 1979, with 10,260 units (47percent of the housing stock) constructed during this period (see Figure 2-22). According to the 2015-2019 ACS, only 1.9 percent of the City's housing stock has been built since 2010.

Figure 2-22: Housing Units by Year Structure was Built*, Union City



* Data shown is a five-year average of ACS data from 2015-2019 based on a small sample of the relative population. For a more accurate summary of housing units built over time, refer to the Department of Finance data presented in Figure 2-21 as it is based on building permit data reported directly to the State Housing and Community Development Department.

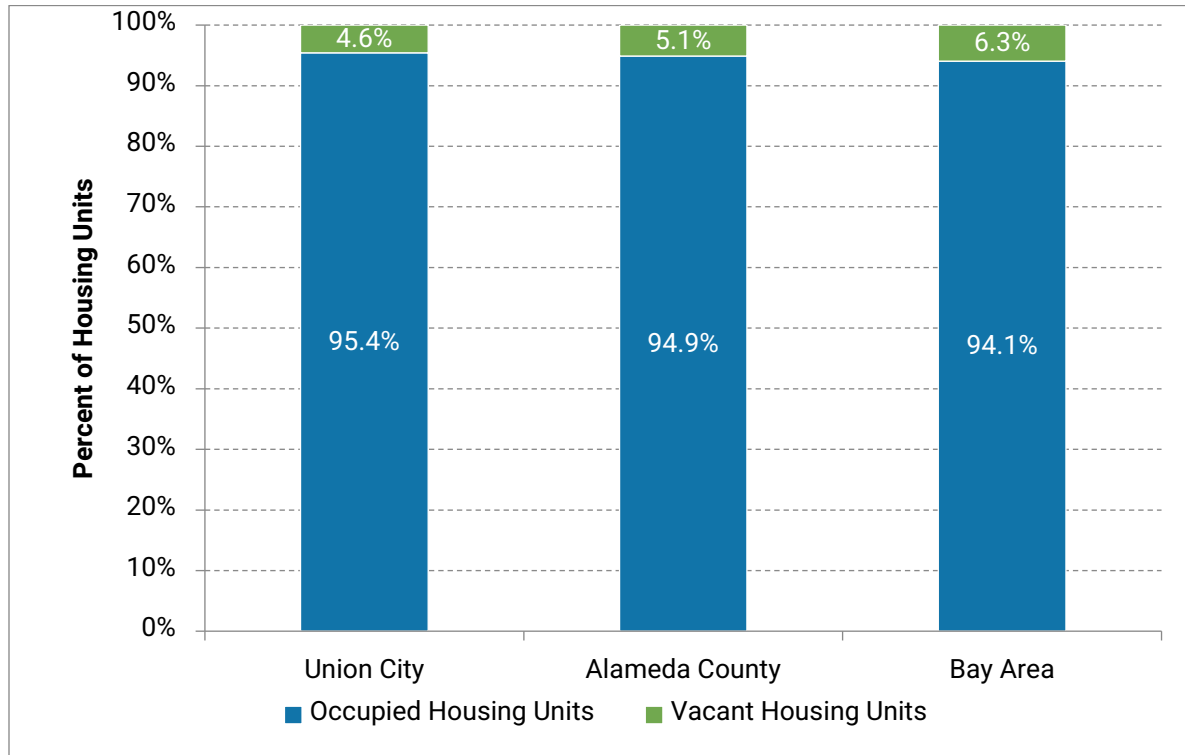
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034. ABAG/HCD Pre-approved Data Package, April 2021.

Occupancy/Vacancy Rates

Vacancy rates are an indicator of existing housing need. The difference between the current vacancy rate and optimal vacancy rate is a good measure of whether the market is responding to overall housing needs. Optimal vacancy rates differ between rental housing and for-sale housing. The Association of Bay Area Governments has set two rates as the regional vacancy objective. For rental housing a 5 percent vacancy rate is considered necessary to permit ordinary rental mobility. For for-sale housing a 2 percent vacancy rate is considered the threshold to permit ordinary mobility. If vacancy rates are below these levels, residents will have a difficult time finding appropriate units and competition for units will drive up housing prices.

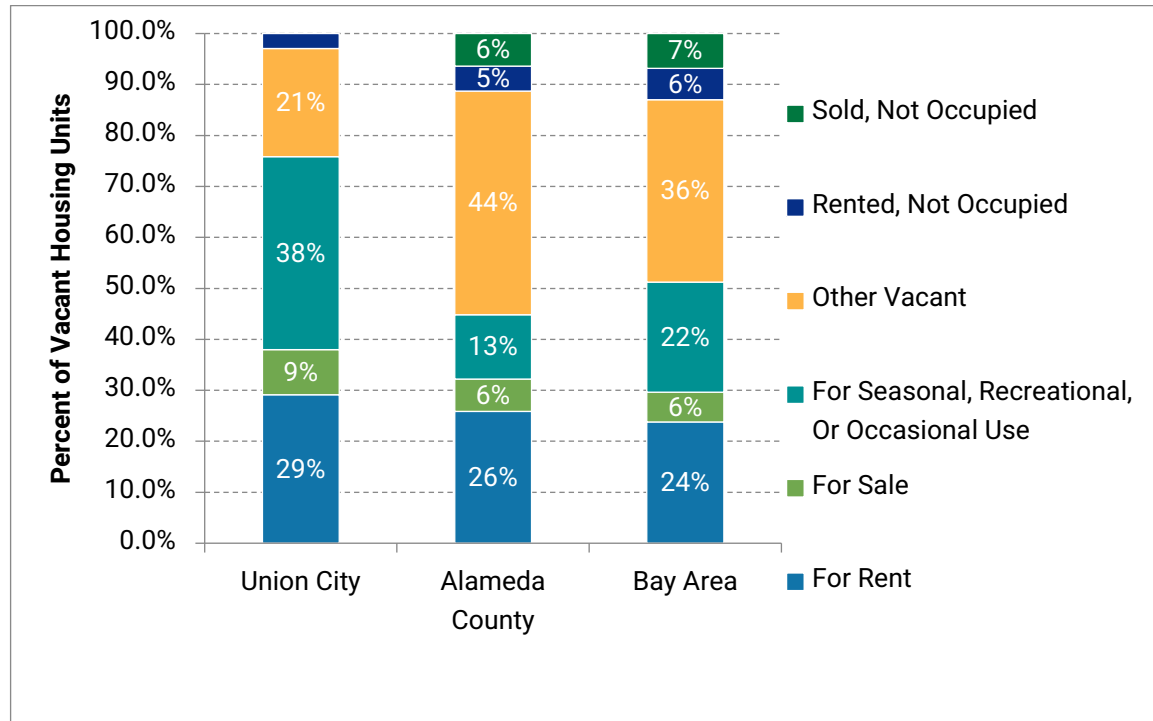
As shown in Figure 2-23, vacant units make up 4.6 percent of the overall housing stock in Union City in 2019. The rental vacancy stands at 4.3 percent, while the ownership vacancy rate is 0.6 percent. Of the vacant units, the most common type of vacancy is For Seasonal, Recreational, Or Occasional Use, followed by units For Rent, and units in the Other Vacant category (see Figure 2-24).

Figure 2-23: Vacancy Rates, Union City, Alameda County, Bay Area, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004. ABAG/HCD Pre-approved Data Package, April 2021.

Figure 2-24: Vacant Units by Type, Union City, Alameda County, and Bay Area, 2019



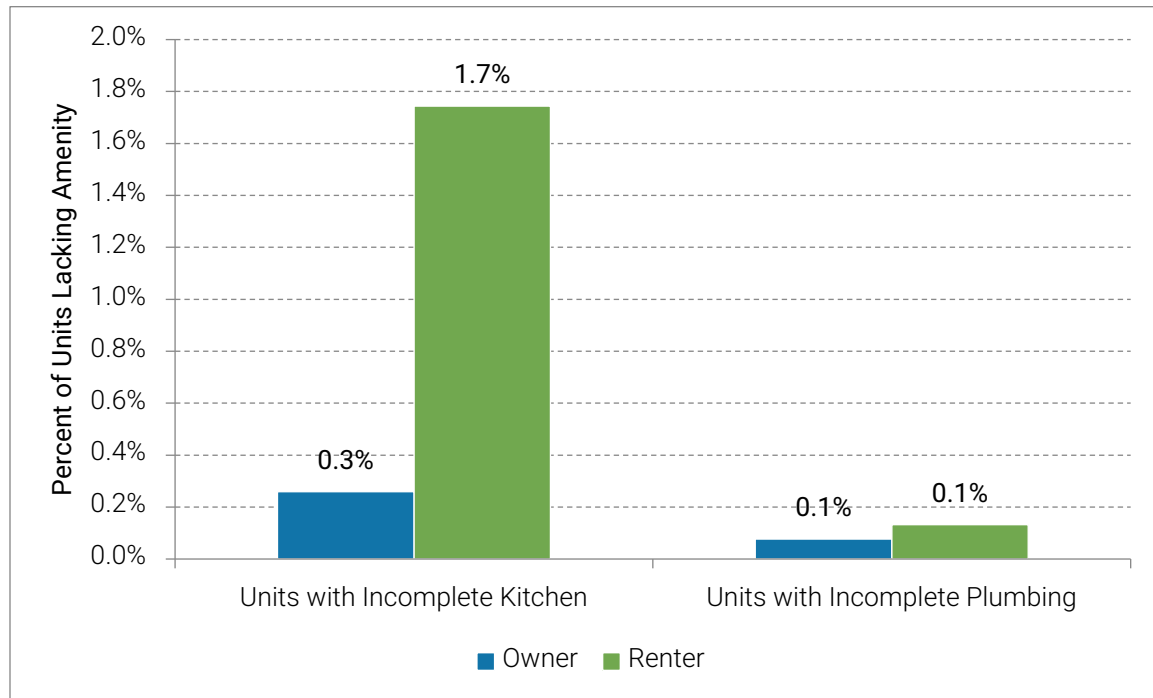
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004. ABAG/HCD Pre-approved Data Package, April 2021.

Throughout the Bay Area, vacancies make up 6 percent of the total housing units, with homes listed for rent; units used for recreational or occasional use, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as “for recreational or occasional use” are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like Airbnb are likely to fall in this category. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration. In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other vacant” category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of “other vacant” units in some jurisdictions.

Housing Conditions

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Union City. For example, as shown in Figure 2-25, 1.7 percent of renters in Union City reported lacking a kitchen and 0.1 percent of renters lack plumbing, compared to 0.3 percent of owners who lack a kitchen and 0.1 percent of owners who lack plumbing.

Figure 2-25: Substandard Housing Conditions, Union City, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049. ABAG/HCD Pre-approved Data Package, April 2021.

Because Union City's housing stock is relatively young, the overall condition of housing is good. Housing in need of rehabilitation and/or replacement tends to be concentrated within the Decoto and Old Alvarado neighborhoods, the two oldest neighborhoods in the city. In 1999 the City conducted a survey of dilapidated or substandard housing in both areas. The City identified 40 units in the Decoto area and 10 units in the Old Alvarado area in need of significant rehabilitation. These units were identified based on visual exterior and, in most cases, interior inspection. Homes showing noticeable signs of decay, such as broken or boarded up windows, cracks or large holes in walls, broken steps, and missing handrails were identified and homeowners were approached and offered help in obtaining government assistance (e.g., rehabilitation loans through the City). There is no reason to believe that housing conditions have significantly deteriorated since the last survey. The City's rehabilitation program, which has been around since 1974, has been enormously successful for many households and for the community as a whole. Since its inception in 1976, the City has rehabilitated over 1,170 homes.

Housing Affordability

Housing is classified as "affordable" if households do not pay more than 30 percent of income for payment of rent (including a monthly allowance for water, gas, and electricity) or monthly homeownership costs (including mortgage payments, taxes, and insurance). State law (65583(a)(2)) requires "an analysis and documentation of household characteristics, including level of payment compared to ability to pay." Identifying and evaluating existing housing needs are a critical component of the housing element. This requires comparison of resident incomes with the local cost of housing. The analysis helps local governments identify existing housing cost burdens or unmet housing needs. This section includes an analysis of housing cost burden, ability to pay for housing, and the cost of housing.

The data in this section uses Comprehensive Housing Affordability Strategy (CHAS) data from HUD's State of the Cities Data Systems (SOCDS) website. Income groups are shown in the SOCDS CHAS tabulation based on the HUD-adjusted area median family income.

Ability to Pay for Housing

The following section compares 2021 income levels and ability to pay for housing with actual housing costs. Each year HUD reports the Area Median Income (AMI) for the Oakland-Fremont Metro Area. HCD then uses the AMI to set income levels (i.e., extremely low-, very low-, low, moderate-, and above moderate-income) that are used in affordable housing programs and projects. Since above moderate-income households do not generally have problems locating affordable units, affordable units are frequently defined as those reasonably priced for households that are moderate-income or below. The list below shows the definition of housing income limits as they are applied in California:

- **Extremely Low-Income:** Affordable to households whose combined income is between the floor set at the minimum Supplemental Security Income (SSI) and 30 percent of the AMI.
- **Very Low-Income:** Affordable to households whose combined income is between 31 and 50 percent of the AMI.

- **Low-Income:** Affordable to households whose combined income is between 51 percent to 80 percent of the AMI.
- **Moderate-Income:** Affordable to households whose combined income is between 81 percent to 120 percent of the AMI.
- **Above Moderate-Income:** Affordable to household whose combined income is above 120 percent of the AMI.

According to HCD, the AMI for a four-person household in Alameda County is \$125,600 in 2021. For all income categories income limits are defined for various household sizes based on a four-person household. Income limits for larger or smaller households are calculated by HUD (see Table 2-4).

TABLE 2-4: HCD INCOME LIMITS BY PERSONS PER HOUSEHOLD, ALAMEDA COUNTY (2021)					
Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low-Income (30%*)	\$28,800	\$32,900	\$37,000	\$41,100	\$44,400
Very Low-Income (50%*)	\$47,950	\$54,800	\$61,650	\$74,000	\$79,500
Low-Income (80%*)	\$76,750	\$87,700	\$98,650	\$109,600	\$118,400
Median-Income (100%*)	\$87,900	\$100,500	\$113,050	\$125,600	\$135,650
Moderate-Income (120%*)	\$105,500	\$120,550	\$136,650	\$150,700	\$162,750

*Percentage of Fiscal Year 2021 Estimate of Median Family Income

Source: U.S. Department of Housing and Urban Development (HUD), 2021

A household can typically qualify to purchase a home that is two and a half to three times their annual income, depending on the down payment, the level of other long-term obligations such as a car loan, and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing a home no more than two times their annual income. Homebuyer assistance programs that provide down payment assistance and/or below market-rate interest rates often allow homebuyers to qualify for houses that are up to four times their income.

Table 2-5 summarizes maximum affordable monthly rents and maximum affordable purchase prices for homes based on the 2021 HCD-defined household income limits for extremely low-, very low-, low-, and moderate-income households in Alameda County (including Union City). It is important to note that this table is used for illustrative purposes only. Households earning the 2021 area median income for a family of four in Union City (\$125,600) could afford to spend up to \$3,140 per month on rent and utilities without overpaying. For a very low-income four-person household making \$68,500 per year, an estimated maximum purchase price would be \$293,653. A three-person household would be classified as low-income if its annual income was less than \$98,650. This household could afford a \$2,466 maximum monthly rent.

TABLE 2-5: ABILITY TO PAY FOR HOUSING BASED ON HCD INCOME LIMITS, ALAMEDA COUNTY (2021)

Extremely Low-Income Households at 30% of Median Family Income (MFI)						
Number of Persons	1	2	3	4	5	6
Income Level	\$28,800	\$32,900	\$37,000	\$41,100	\$44,400	\$47,700
Max. Monthly Gross Rent ⁽¹⁾	\$720	\$823	\$925	\$1,028	\$1,110	\$1,193
Max. Purchase Price ⁽²⁾	\$123,463	\$141,039	\$158,615	\$176,192	\$190,338	\$204,485
Very Low-Income Households at 50% of MFI						
Number of Persons	1	2	3	4	5	6
Income Level	\$47,950	\$54,800	\$61,650	\$68,500	\$74,000	\$79,500
Max. Monthly Gross Rent ⁽¹⁾	\$1,199	\$1,370	\$1,541	\$1,713	\$1,850	\$1,988
Max. Purchase Price ⁽²⁾	\$205,557	\$234,922	\$264,287	\$293,653	\$317,231	\$340,809
Low-Income Households at 80% of MFI						
Number of Persons	1	2	3	4	5	6
Income Level	\$76,750	\$87,700	\$98,650	\$109,600	\$118,400	\$127,150
Max. Monthly Gross Rent ⁽¹⁾	\$1,919	\$2,193	\$2,466	\$2,740	\$2,960	\$3,179
Max. Purchase Price ⁽²⁾	\$329,020	\$375,961	\$422,903	\$469,844	\$507,569	\$545,079
Median-Income Households at 100% of MFI						
Number of Persons	1	2	3	4	5	6
Income Level	\$87,900	\$100,500	\$113,050	\$125,600	\$135,650	\$145,700
Max. Monthly Gross Rent ⁽¹⁾	\$2,198	\$2,513	\$2,826	\$3,140	\$3,391	\$3,643
Max. Purchase Price ⁽²⁾	\$376,819	\$430,834	\$484,634	\$538,435	\$581,518	\$624,601
Moderate-Income Households at 120% of MFI						
Number of Persons	1	2	3	4	5	6
Income Level	\$105,500	\$120,550	\$135,650	\$150,700	\$162,750	\$174,800
Max. Monthly Gross Rent ⁽¹⁾	\$3,077	\$3,516	\$3,956	\$4,395	\$4,747	\$5,098
Max. Purchase Price ⁽²⁾	\$527,646	\$602,917	\$678,438	\$753,709	\$813,975	\$874,242

¹ Assumes that 30 percent of income (35 percent for moderate income) is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.

² Assumes 96.5 percent loan at 4 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners insurance account for 21 percent of total monthly payments.

³ 2021 HCD Area Median Income for Alameda County \$125,600

Source: California Department of Housing and Community Development, 2021, <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2021.pdf>; Ascent, 2021.

Table 2-6 shows HUD-defined fair market rent levels (FMR) for the Oakland-Fremont Metropolitan Statistical Area (MSA) for 2021. In general, the FMR for an area is the amount needed to pay the gross rent (shelter rent plus utilities) of privately-owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

TABLE 2-6: HUD FAIR MARKET RENT BY UNIT BEDROOM¹, ALAMEDA COUNTY (2021)

Bedrooms in Unit	FY 2021 FMR
Studio	\$1,595
1 Bedroom	\$1,934
2 Bedrooms	\$2,383
3 Bedrooms	\$3,196
4 Bedrooms	\$3,863

¹ The FY 2021 Fair Market Rents for Oakland-Fremont, CA HUD Metro FMR Area are based on the results of a local rent survey conducted in November 2018.

Source: U.S. Department of Housing and Urban Development (HUD), 2021.

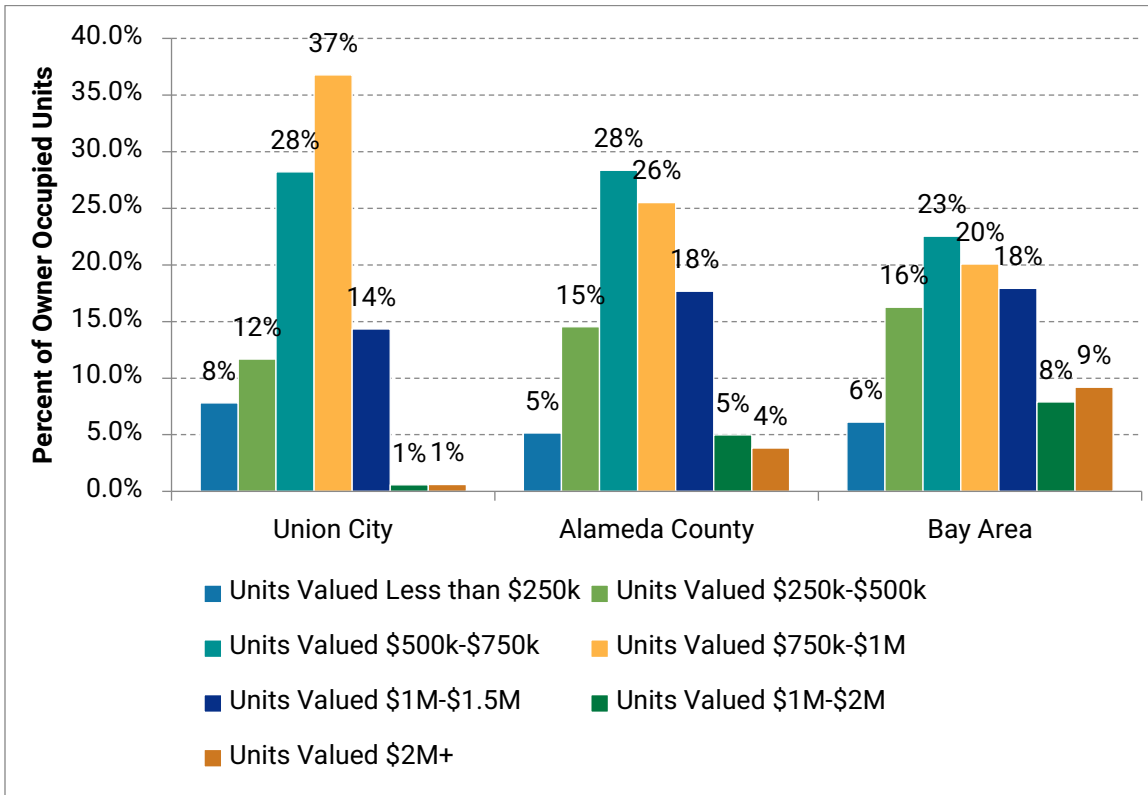
As stated above, a three-person household classified as low-income with an annual income of \$98,650 could afford to pay \$2,466 monthly gross rent (including utilities). The 2021 FMR for a two-bedroom unit in Alameda County is \$2,383. Therefore, a low-income three-person household at the upper limit of the income range could afford to rent a two-bedroom unit at the FMR level. A moderate-income three-person household, making \$135,650 could afford to pay \$3,956 in rent without overpaying. This is enough to pay the FMR for a four-bedroom apartment. However, the FMR is out of reach for extremely low-, very low-, and low-income households at the lower end of the income range.

Home Value Trends

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages, and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Union City was estimated at \$991,870 in December of 2020, per data from Zillow. The largest proportion of homes were valued between \$750k-\$1M (see Figure 2-26). By comparison, the typical home value is \$951,380 in Alameda County and \$1,077,230 the Bay Area, with the largest share of units valued \$500k-\$750k.

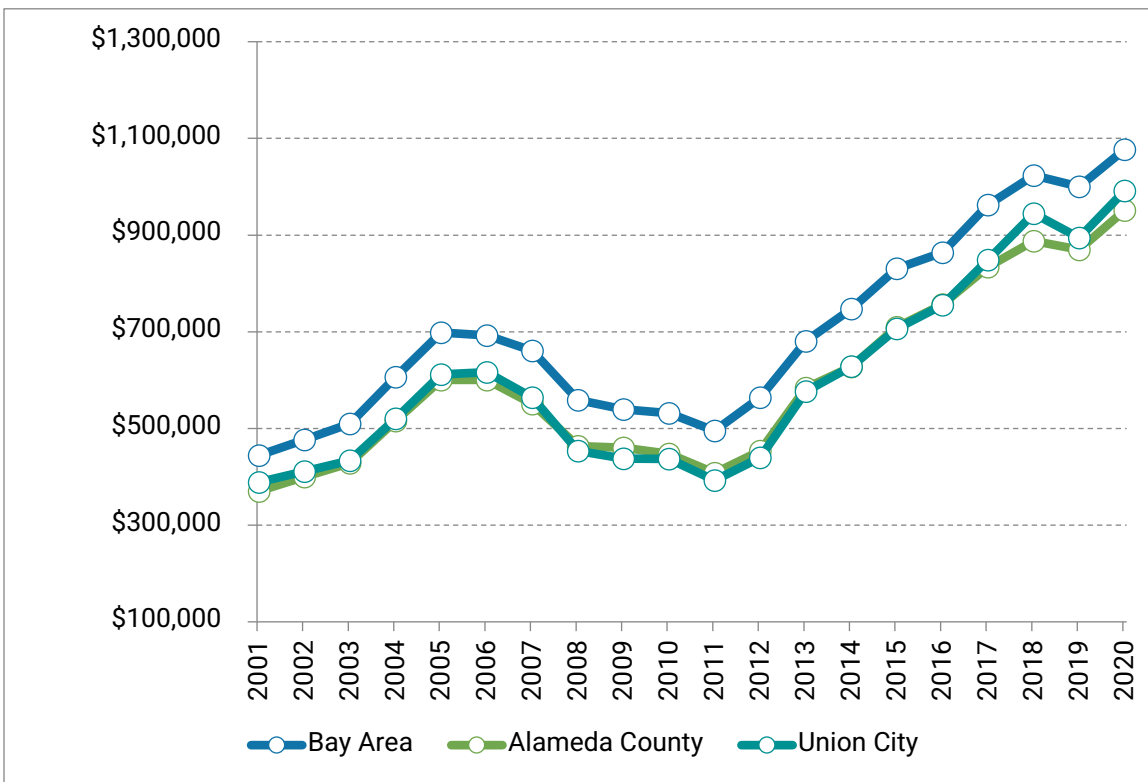
The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 155.1 percent in Union City from \$388,830 to \$991,870. This change is similar to the change in home values in Alameda County and across region (see Figure 2-27).

Figure 2-26: Home Values of Owner-Occupied Units, Union City, Alameda County, and Bay Area, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075. ABAG/HCD Pre-approved Data Package, April 2021.

Figure 2-27: Zillow Home Value Index (ZHVI), Union City, Alameda County, and Bay Area, 2001-2019



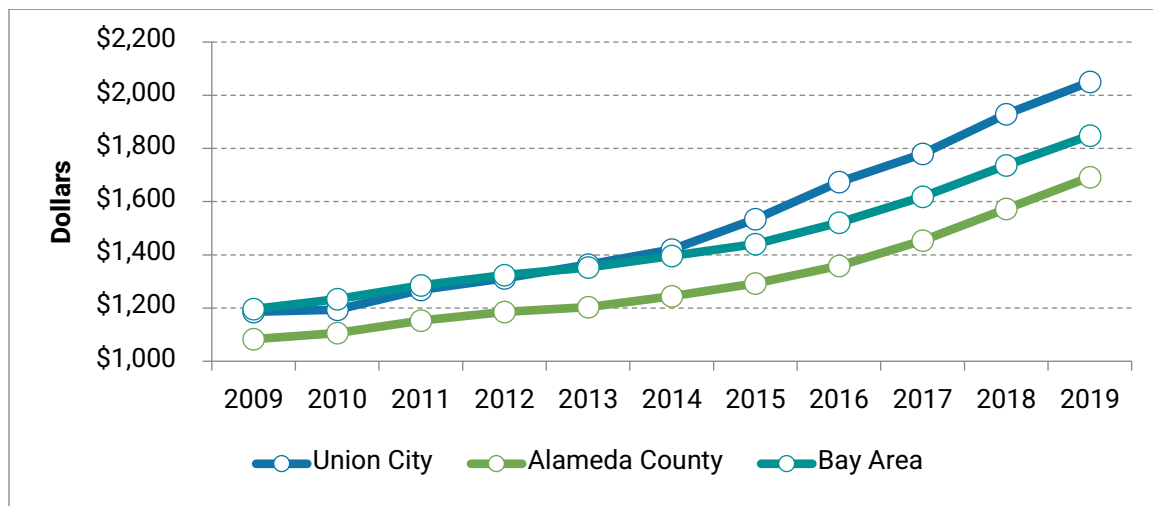
Source: Zillow, Zillow Home Value Index (ZHVI). ABAG/HCD Pre-approved Data Package, April 2021.

Average Monthly Rents

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many [Bay Area](#) renters have been priced out, evicted, or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

[Figure 2-28 displays the change in median contract rents in Union City, Alameda County, and the Bay Area from 2009-2019. As shown in the figure, median rents in Union City have increased at a faster rate than in the county and in the Bay Area. Median rents in Union City increased by 72.8 percent since 2009, from \\$1,186 to \\$2,050 per month. In Alameda County, the median rent increased by 56.2 percent, from \\$1,083 to \\$1,692, and the median rent in the Bay Area increased from \\$1,196 to \\$1,849, which is a 54.6 percent increase.³](#)

Figure 2-28: Median Contract Rent, Union City, Alameda County, Bay Area, 2009-2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year. ABAG/HCD Pre-approved Data Package, April 2021.

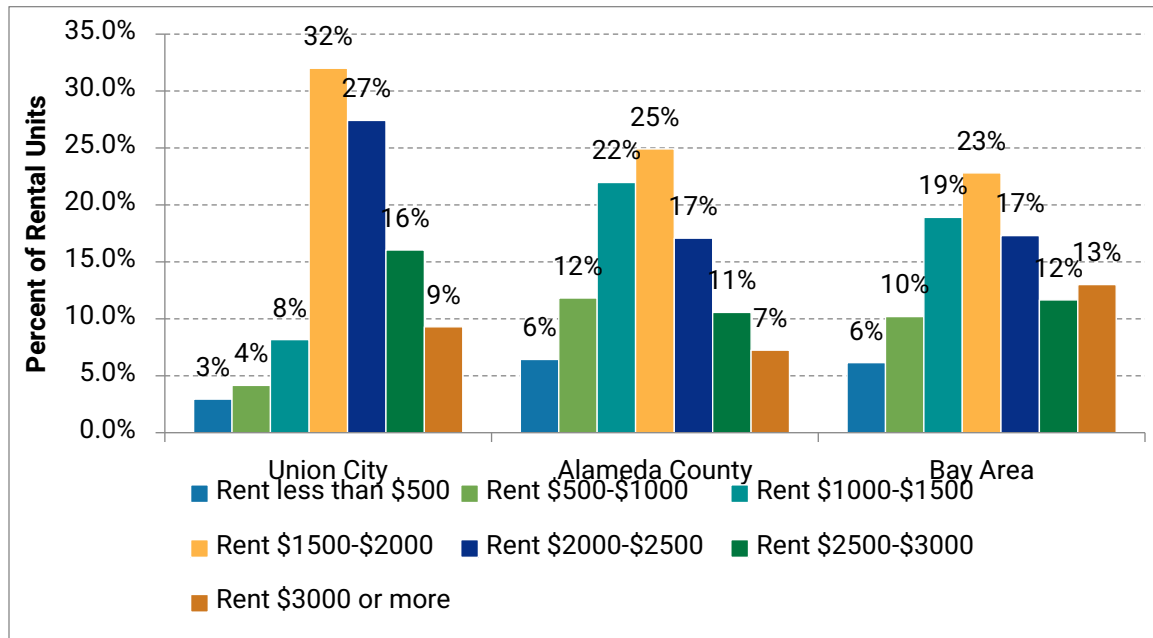
In 2019, monthly rents in Union City ranged from \$1,500 to \$2,500, with the highest majority (32.0 percent) being in the \$1,500-\$2,000 range (see Figure 2-29). Since 2019, rents have continued to increase in Union City, throughout the Bay Area, and the state. Table 2-7 displays monthly median rents in Union City as of November 2022. Rents in Union City are in the upper \$2,000-\$3,500 range. While rents are in line with Bay Area trends, they are far above fair market rent levels.

In Union City, the largest proportion of rental units was in the \$1500-\$2000 monthly rent range, totaling 32.0 percent, followed by 27.4 percent of units renting in the \$2000-\$2500 range (see Figure 2-28). Looking beyond the city, the largest share of units is in the \$1500-\$2000 rental range.

Since 2009, the median rent in Union City has increased by 72.8 percent, from \$1,420 to \$2,050 per month — a faster rate than the countywide and regional average (see Figure 2-29). In Alameda County, the median rent increased by 36.0 percent, from \$1,240 to \$1,690, and the median rent in the region increased from \$1,200 to \$1,850, a 54 percent increase.³

³ Rental data is from the U.S. Census Bureau's American Community Survey 2015-2019 5-year Data Estimates.

Figure 2-298: Contract Rents for Renter-Occupied Units, Union City, Alameda County, Bay Area, 2019

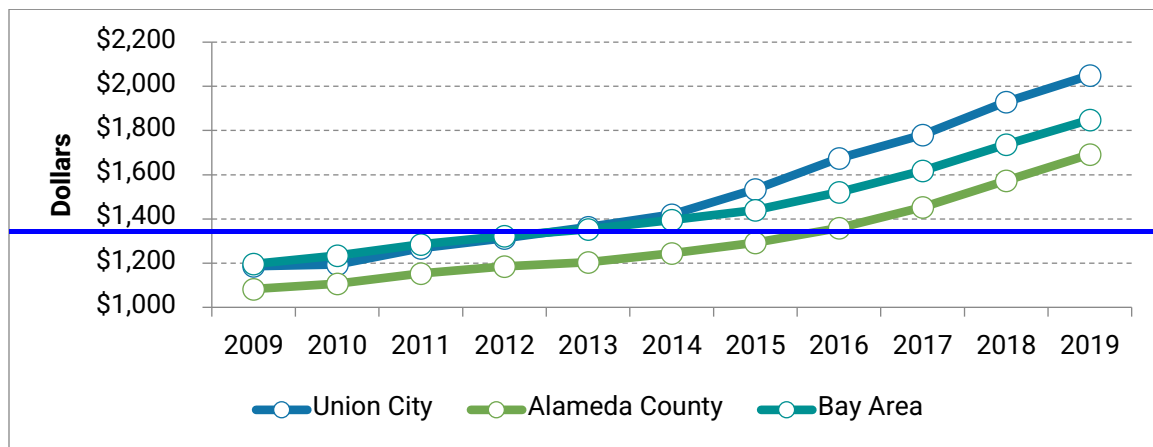


Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056. ABAG/HCD Pre-approved Data Package, April 2021.

TABLE 2-7: MEDIAN MONTHLY RENTS, UNION CITY (2022)	
Bedrooms in Unit	Average Rent
Studio	\$2,448
1 Bedroom	\$2,467
2 Bedrooms	\$2,619
3 Bedrooms	\$3,500
4 Bedrooms	\$4,168

Source: Zumper.com, November 2022.

Figure 2-29: Median Contract Rent, Union City, Alameda County, Bay Area, 2009-2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year. ABAG/HCD Pre-approved Data Package, April 2021.

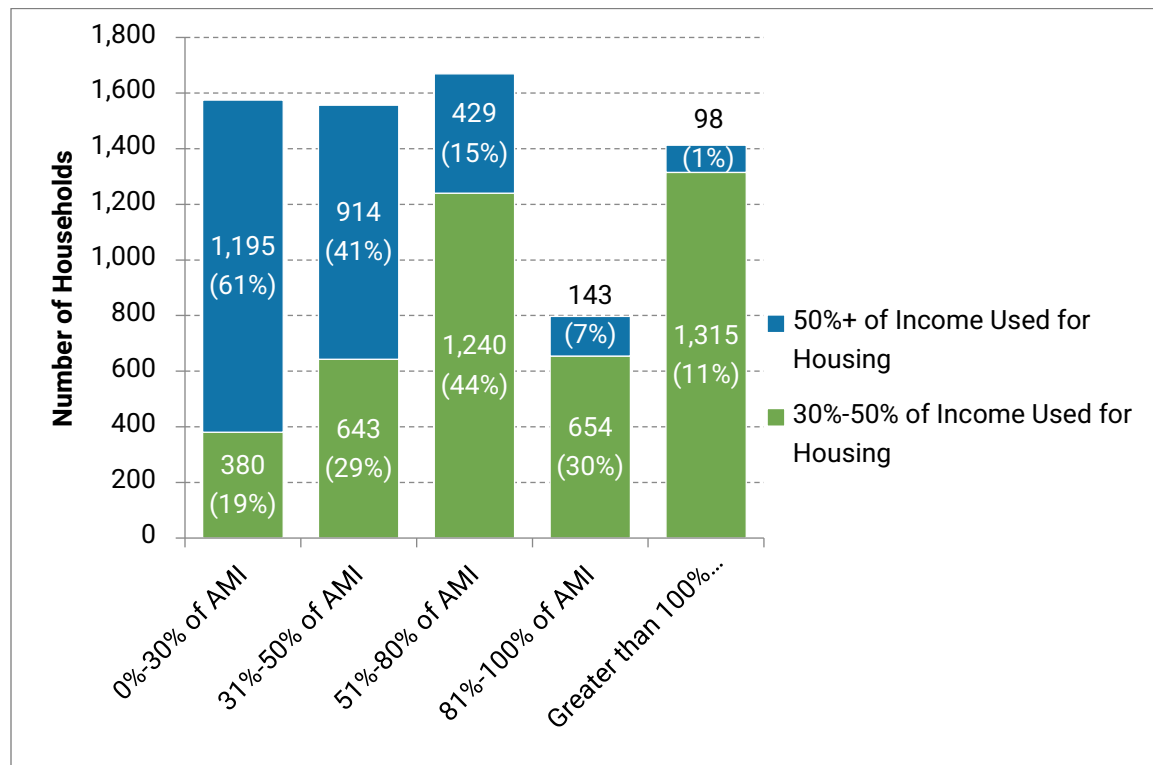
Housing Cost Burden

This section provides an analysis of the proportion of households overpaying for housing. Current standards measure housing cost in relation to gross household income: households spending more than 30 percent of their income, including utilities, are generally considered to be overpaying or cost burdened. Severe overpayment occurs when households pay 50 percent or more of their gross income for housing. For owners housing costs include mortgage payment, taxes, insurance, and utilities.

The impact of high housing costs falls disproportionately on extremely low-, very low-, and low-income households, especially renter households. Lower-income households are defined as those that earn 80 percent or less of the area median household income (AMI). While some higher-income households may choose to spend a greater proportion of their income for on housing, lower-income households may be limited by a lack of affordable housing. Low-income households frequently have insufficient resources for other critical essentials including food and medicine. This is a significant hardship for many workers, families, and seniors, but it also impacts local economies as money that might otherwise be spent in local stores generating sales tax revenues is being spent on housing.

In Union City, 20.2 percent of all households are cost burdened, spending 30-50 percent of their income on housing, while 13.3 percent of households are severely cost burdened, spending 50 percent or more of their income on housing. However, these rates vary greatly across income categories (see Figure 2-30). For example, 61.3 percent of Union City households making less than 30 percent of AMI spend the majority of their income on housing. For Union City residents making more than 100 percent of AMI, just 0.8 percent are severely cost-burdened, and 88.0 percent of those making more than 100 percent of AMI spend less than 30 percent of their income on housing.

Figure 2-30: Cost Burden by Income Level, Union City, 2019



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. ABAG/HCD Pre-approved Data Package, April 2021.

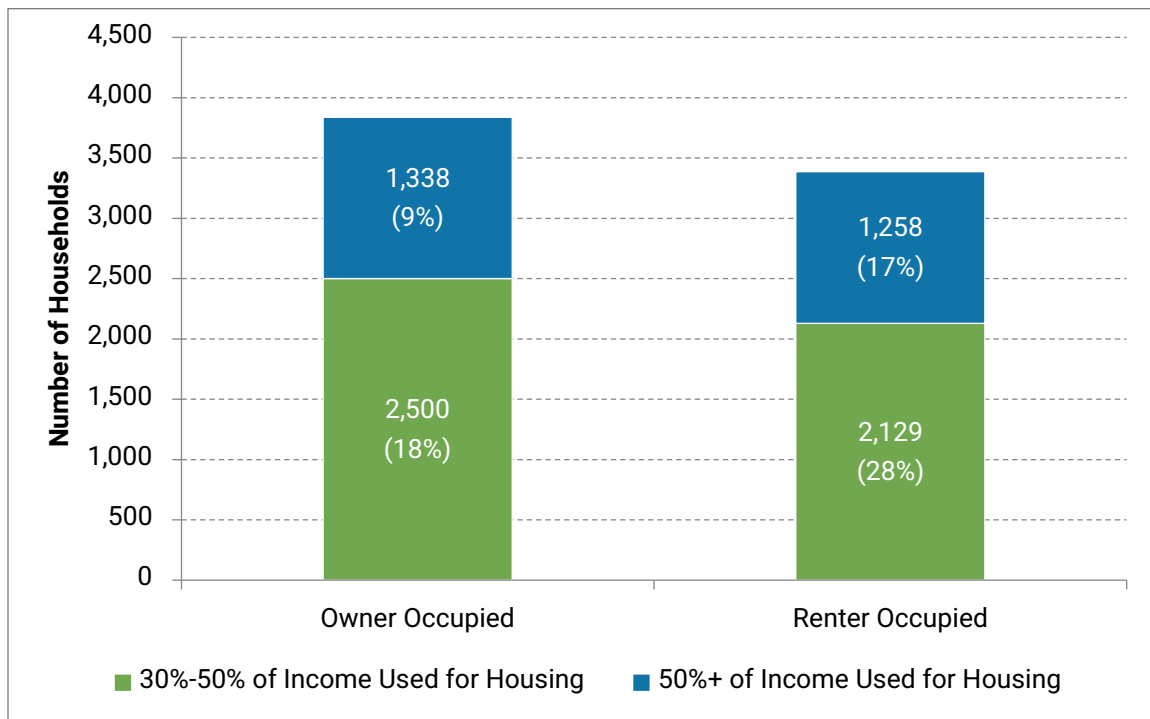
Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Union City, 28.1 percent of renters are cost burdened, spending 30-50 percent of their income on housing compared to 17.5 percent of those that own (see Figure 2-31). Additionally, 16.6 percent of renters are severely cost burdened, spending 50 percent or more of their income on housing, while 9.4 percent of owners are severely cost-burdened.

To further reflect this trend, Figure 2-32 displays that 50 percent of lower income renters in the city had severe cost burden in 2019 (1,338 households). Moreover, 58 percent of lower-income homeowners were paying more than 30 percent of their monthly incomes on housing costs. (Note: Figure 2-32 uses more recent CHAS data and therefore does not align with the data shown in Figure 2-30.)

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

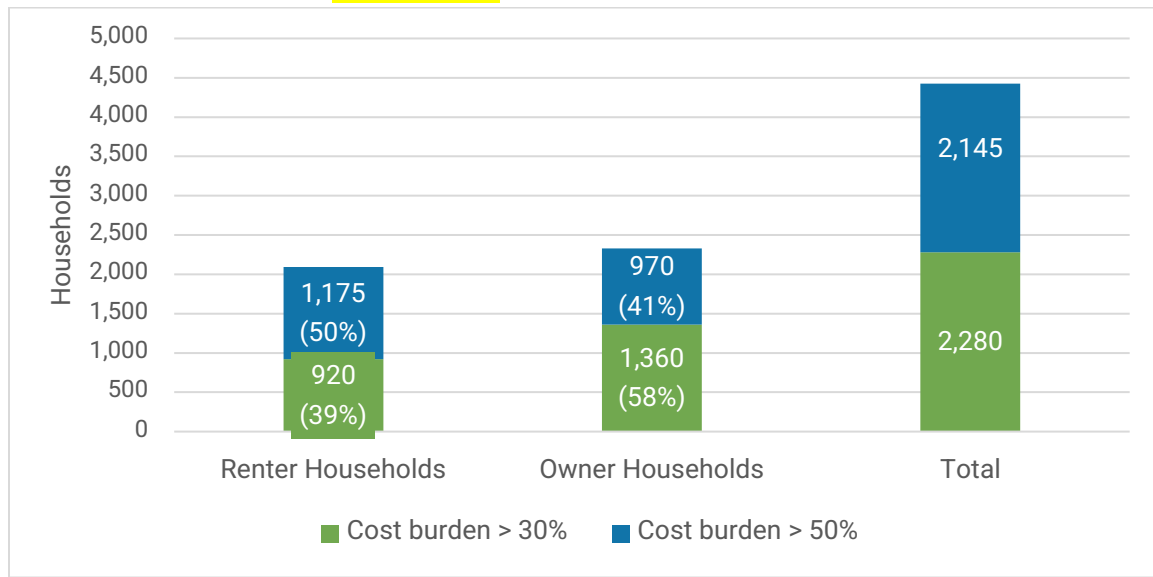
Black or African American, Non-Hispanic residents are the most cost burdened with 29.7 percent spending more than 30 percent of their income on housing, and American Indian or Alaska Native, Non-Hispanic residents are the most severely cost burdened with 33.6 percent spending more than 50 percent of their income on housing (see Figure 2-33).

Figure 2-31: Cost Burden by Tenure, Union City, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091. ABAG/HCD Pre-approved Data Package, April 2021.

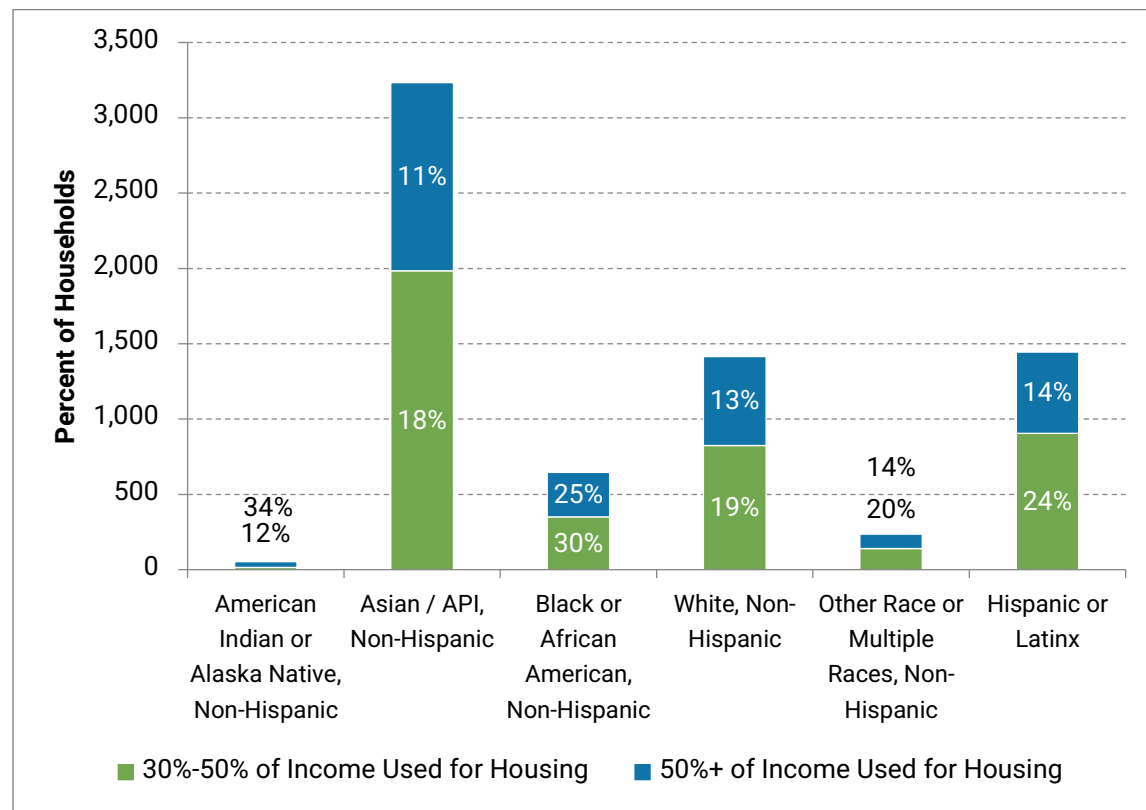
Figure 2-32: Cost Burdened Lower-Income Households by Tenure, Union City, 2019



Source: Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2015-2019 release.

Black or African American, Non-Hispanic residents are the most cost burdened with 29.7 percent spending more than 30 percent of their income on housing, and American Indian or Alaska Native, Non-Hispanic residents are the most severely cost burdened with 33.6 percent spending more than 50 percent of their income on housing (see Figure 2-32).

Figure 2-32: Cost Burden by Race, Union City, 2017



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. ABAG/HCD Pre-approved Data Package, April 2021.

Special Housing Needs

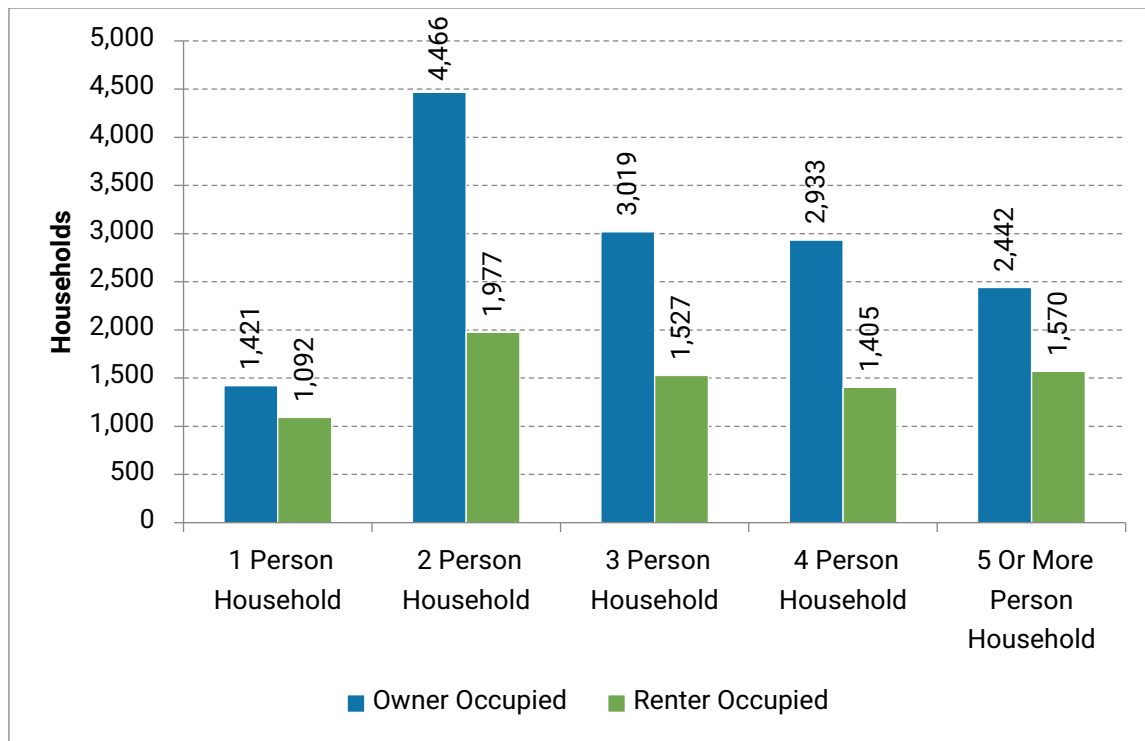
Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss these special housing needs of six groups identified in State Housing Element Law (Government Code, Section 65583(a)(7): large households, families with single-headed households, senior households, persons with disabilities, persons in need of emergency shelter, and farmworkers. This section also describes the housing needs for extremely low-income households. Where possible, it also describes the programs and resources in Union City and Alameda County that are available for special needs groups in Union City.

Large Households

HUD defines a large household as one with five or more members. Large households often have different housing needs than smaller households due to income and housing stock constraints. The most critical housing need of large households is access to larger housing and rental units with more bedrooms than a standard three-bedroom dwelling.

About 18 percent of all households in Union City have five or more members (approximately 4,012 households) and most large households are owner occupied (60 percent) (see Figure 2-34). Large households are generally served by housing units with three or more bedrooms.

Figure 2-34: Household Size by Tenure, Union City, 2019



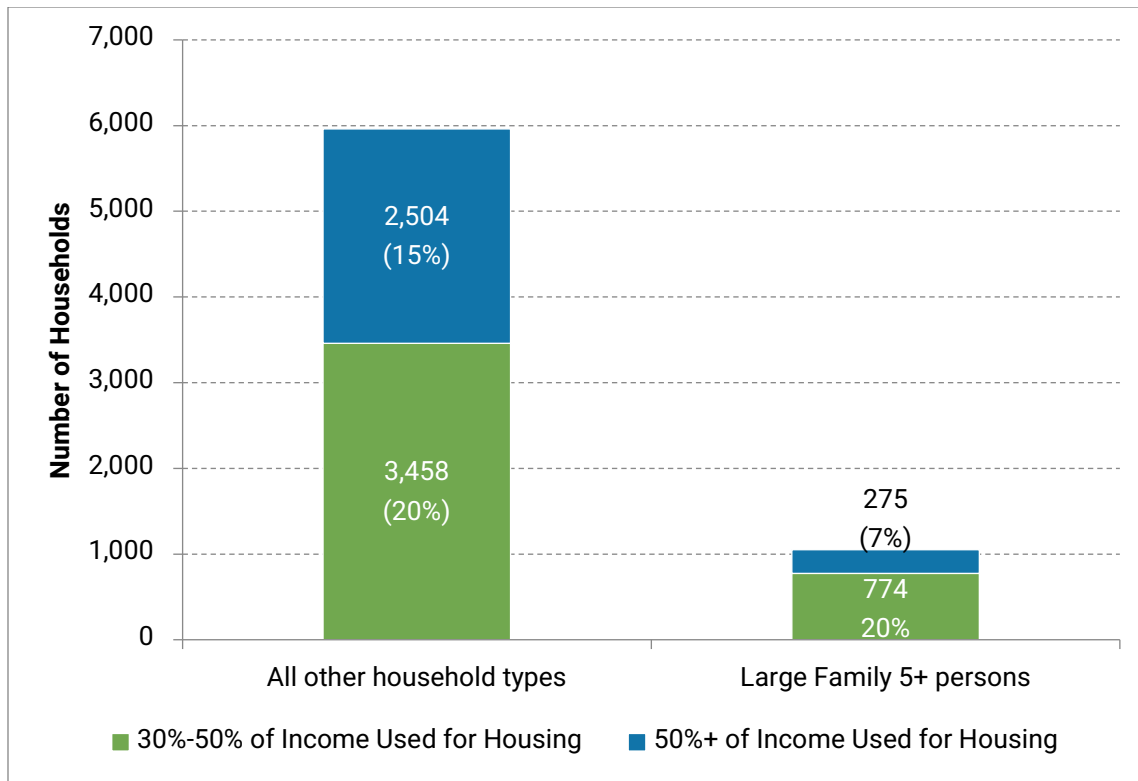
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009. ABAG/HCD Pre-approved Data Package, April 2021.

In 2017, 16 percent of large households were very low-income, earning less than 50 percent of the AMI. In addition, about 20 percent of large family households spend between 30-50 percent of their income on housing. This is considered overpayment and cost burdened by housing. An additional 7 percent of large family households spend more than half of their income on housing and are severely cost burdened. In comparison, about 20 percent of all households are cost burdened by housing costs in Union City and 15 percent of households spend more than 50 percent of their income on housing (see Figure 2-345).

The unit sizes available in a community can be telling of the households that can access that community. If a city's rental housing stock does not include larger apartments, large households that rent could end up living in overcrowded conditions or cost burdened by housing costs in order to afford a unit that is large enough to accommodate the family's needs.

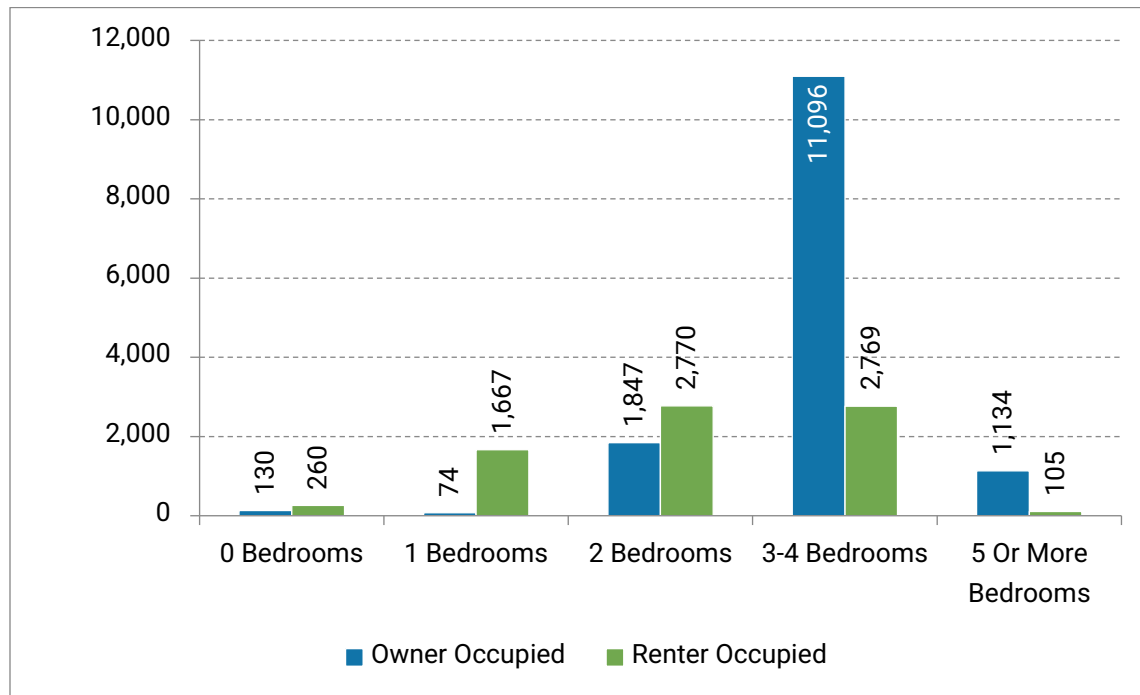
There are 15,104 units with three or more bedrooms in Union City. Among occupied units with three or more bedrooms, 81 percent are owner-occupied, and 19 percent are renter occupied (see Figure 2-356). Based on this data, the City concludes that there is a sufficient availability of units suitable for large households.

Figure 2-345: Cost Burden by Household Size, Union City, 2017



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. ABAG/HCD Pre-approved Data Package, April 2021.

Figure 2-356: Housing Units by Number of Bedrooms, Union City, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042. ABAG/HCD Pre-approved Data Package, April 2021.

Families with Single-Headed Households

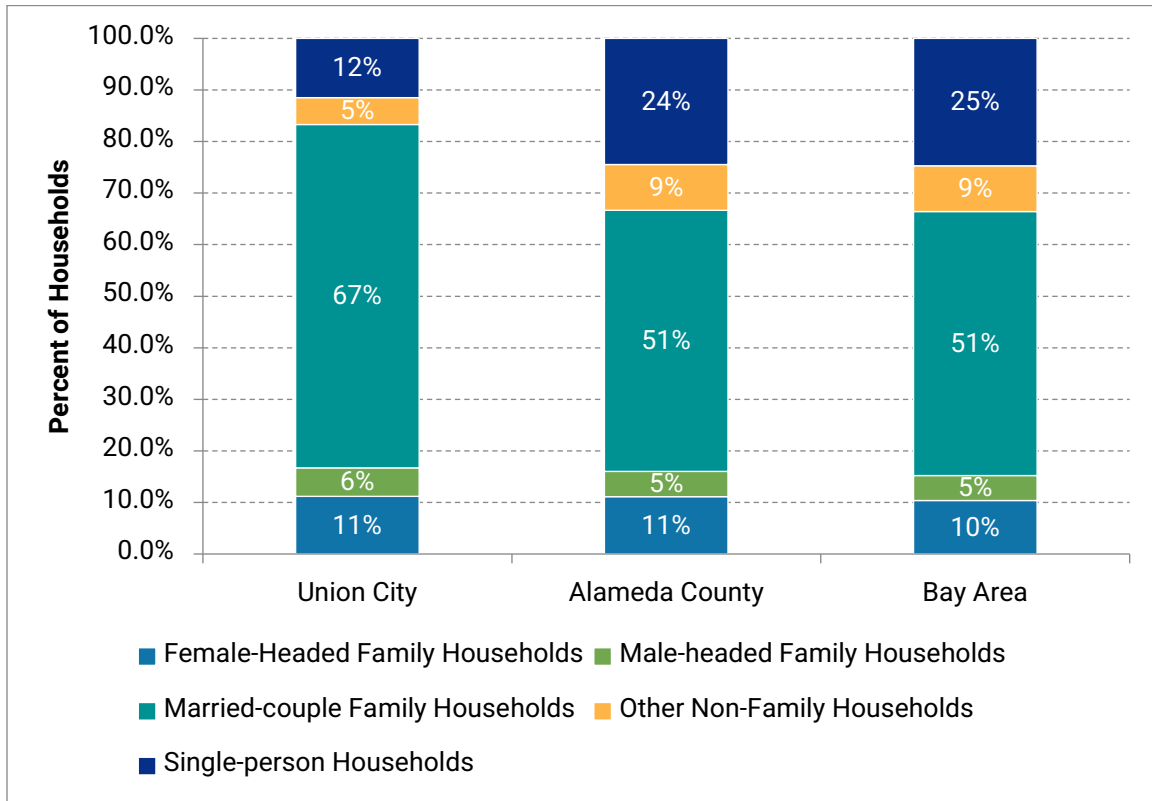
According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a related or unrelated child, or an elderly parent. Female-headed households have special housing needs because they are often either single-parents or single-elderly adults living on low- or poverty-level incomes. Single-parent households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and a variety of other supportive services. Single-parent households also tend to receive unequal treatment in the rental housing market. Moreover, because of their relatively lower household incomes, single-parent households are more likely to experience difficulties in finding affordable, decent, and safe housing.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. In addition, female-headed households may encounter subtle forms of housing discrimination. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

Figure 2-367 displays the composition of households in Union City. The largest proportion of households in the city are married-couple families (67 percent). Female-headed households account for 11 percent of the households in the city. This is about 2,442 households. The percentage of female-headed households in the city is similar to the rest of the county and Bay Area, 11 percent and 10 percent respectively.

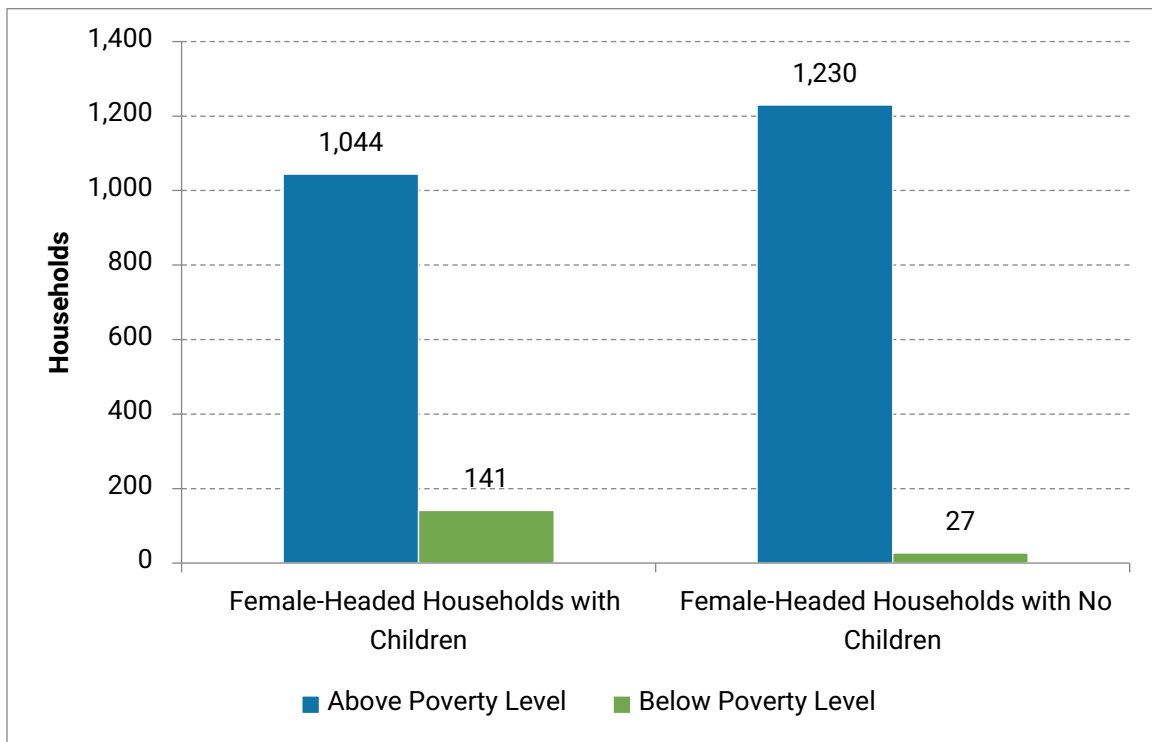
Nearly half (48 percent) of all female-headed households have a child residing in the home. Of female-headed households with children, 12 percent (141 households) fall below the Federal Poverty Line compared to 2 percent of female-headed households without children (see Figure 2-378).

Figure 2-367: Household Composition, Union City, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001. ABAG/HCD Pre-approved Data Package, April 2021.

Figure 2-378: Female-Headed Households by Poverty Status, Union City, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012. ABAG/HCD Pre-approved Data Package, April 2021.

Through local and county wide programs single female heads of household have access to supportive childcare services, youth services, health services and job/employment services. Some childcare organizations that provide services are Child, Family, and Community Services (CFCS), Community Child Care Council (4Cs), and Kidango. The City also provides Youth and Family Services through organizations like the Union City Family Center, Union City Teen/Youth Programs, Union City Youth and Family Services, Eden Youth and Family Center, New Haven Schools Foundation, The Village Method, and Filipino Advocates for Justice. Many additional social services can be found on the City's website: <https://www.unioncity.org/234/Social-Services>.

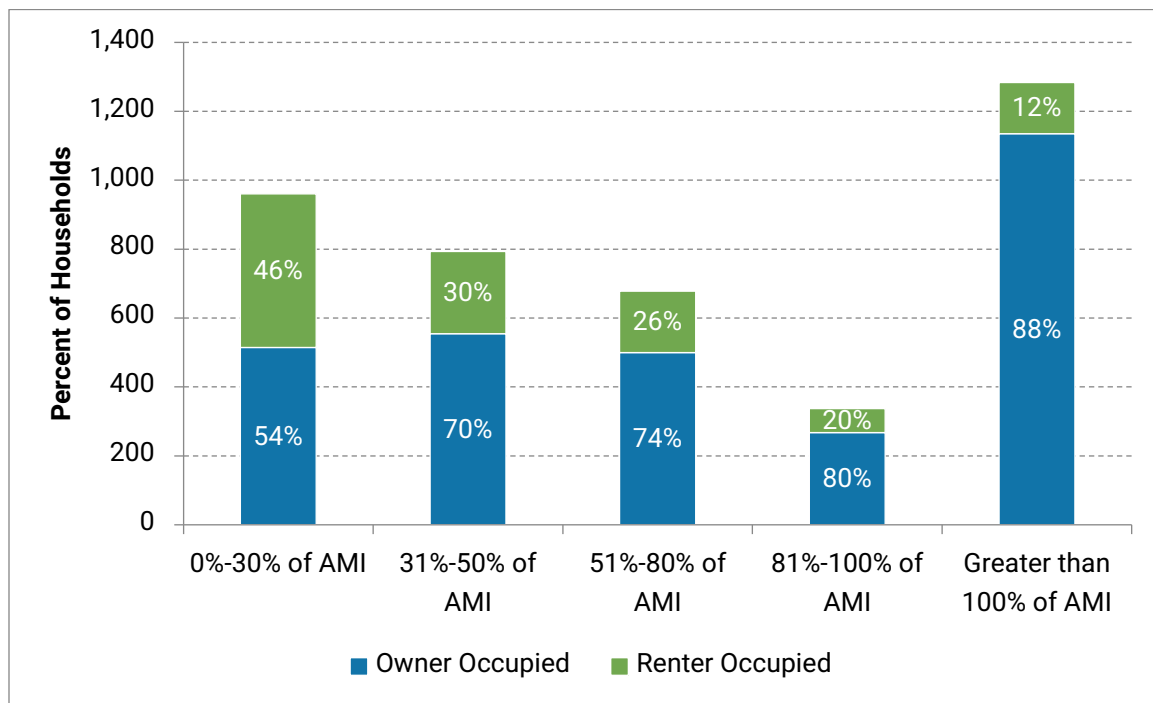
Senior Households

Seniors are defined as persons 65 years and older and senior households are those households headed by a person 65 years and older. Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions, and/or reduced mobility.

Seniors made up 11.8 percent of the total population in 2019 (approximately 4,052 households). About 73 percent of senior households own their home compared to 26 percent who rent. Higher homeownership rates among the senior population indicate a need for programs to help seniors age in place. It could also indicate a need for smaller homes to allow seniors to downsize.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent are extremely low- income (i.e., make less than 30 percent of AMI), while the largest proportion of senior households who are homeowners make more than 100 percent of AMI (see Figure 2-389).

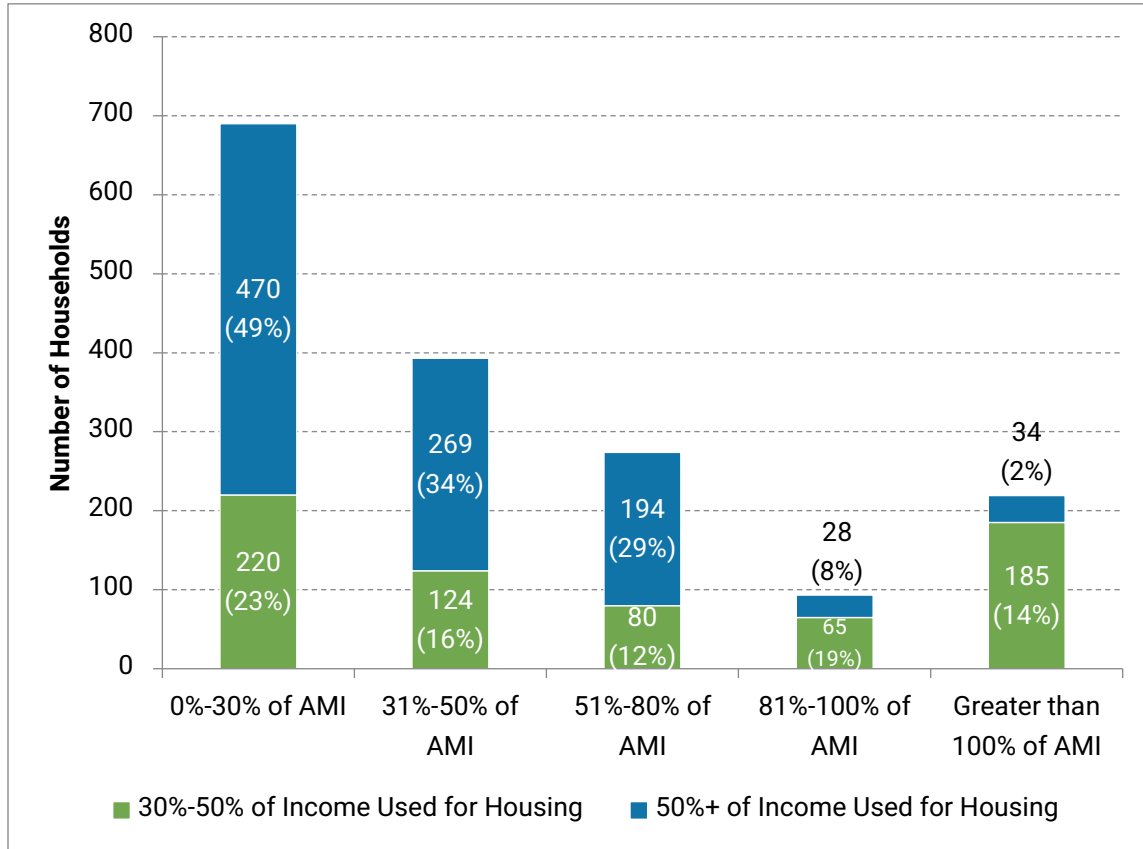
Figure 2-389: Senior Households by Income and Tenure, Union City, 2017



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. ABAG/HCD Pre-approved Data Package, April 2021.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. Almost half (49 percent) of extremely low-income seniors are spending more than 50 percent of their income on housing. For seniors making more than 100 percent of AMI, a large majority (82.9 percent) are not cost-burdened and spend less than 30 percent of their income on housing (see Figure 2-3940).

Figure 2-4039: Cost-burdened Senior Households by Income Level, Union City, 2017



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. ABAG/HCD Pre-approved Data Package, April 2021.

Various programs can help meet the needs of seniors, including, but not limited to, congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. The City provides access to services through local and countywide programs that are available for seniors and target needs like legal aid, resources for independent living, food/meal programs, and general senior support to ensure they continue to be able to live independently. Some senior service providers include the Bay Area Community Services (BACS), Centro de Servicios, City of Fremont – Senior Support program, Friendship Line, Community Resources for Independent Living (CRIL), Legal Assistance for Seniors, Spectrum Community Services, and Ruggieri Senior Center. Many of the City's senior services can be found on the City's website: <https://www.unioncity.org/234/Social-Services>. For senior residents with disabilities, housing with features that accommodate disabilities can help ensure continued independent living. Seniors with mobility or self-care limitations also benefit from

easily accessible transportation options. Housing developments with these accommodations and amenities can provide an option for aging seniors to continue to live independently.

Union City also has three affordable, privately-owned senior rental projects with a total of 209 affordable units. More information on these properties can be found in Table 2-1¹ which displays subsidized and restricted affordable housing projects.

There are currently (May 2022) 3,522 applications on the housing voucher program waiting lists. The waiting list is currently (May 2022) closed, but Alameda County Housing Authority anticipates opening some individual Project Based Voucher (PBV) wait lists by the end of the calendar year.

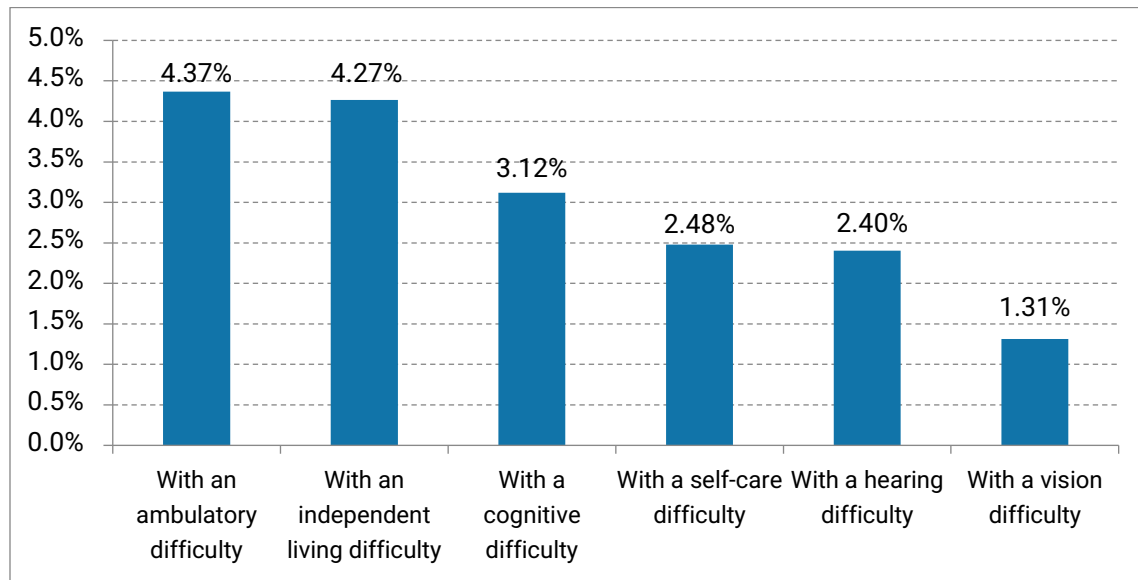
Persons with Disabilities

Persons with disabilities typically have special housing needs because of their physical and/or developmental capabilities, fixed or limited incomes, and higher health costs associated with their disabilities. A disability is defined broadly by the Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently. Many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care. Through local and countywide programs, the City provides services for persons with disabilities and targets needs like legal aid, resources for independent living, transit needs, and advocacy programs to ensure they continue to be able to live independently. Some service providers for the population with disabilities include The Arc of Alameda County, Community Resources for Independent Living (CRIL), Deaf Counseling Advocacy and Referral Agency (DCARA), East Bay Paratransit, and the Regional Center of East Bay. Many of the City's disabled services can be found on the City's website: <https://www.unioncity.org/234/Social-Services>.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. Figure 2-4¹⁰ shows the rates at which different disabilities are present among residents of Union City. Overall, 8 percent of people in Union City have a disability of any kind.⁴ This percentage is in line with the proportion of people with disabilities in the county (9 percent) and the Bay Area region (10 percent).

⁴ These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

Figure 2-410: Disability by Type, Union City, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107. ABAG/HCD Pre-approved Data Package, April 2021.

Developmental Disabilities

State law also requires housing elements to examine the housing needs of people with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes intellectual disabilities, cerebral palsy, epilepsy, and autism. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

According to data from the California Department of Developmental Services 740 residents in Union City had a developmental disability in 2020. As shown in Table 2-87, there were 482 children under the age of 18 and 258 adults with developmental disabilities. The most common living arrangement for individuals with disabilities in Union City is the home of parent /family /guardian. Community Resources for Independent Living (CRIL), a Hayward-based, nonprofit organization, serves people with physical, mental, and developmental disabilities throughout Southern Alameda County, including residents of Union City.

TABLE 2-87: POPULATION WITH DEVELOPMENTAL DISABILITIES BY PLACE OF RESIDENCE, UNION CITY, 2020

Residence Type	Number of People
Home of Parent /Family /Guardian	487
Community Care Facility	222
Independent /Supported Living	19
Other	5
Foster /Family Home	5

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020). ABAG/HCD Pre-approved Data Package, April 2021.

Housing Needs for Persons with Disabilities

Persons with disabilities in Union City have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to their housing units, such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many disabled people rely solely on Social Security Income, which is insufficient for market rate housing.

Living arrangements for disabled persons depend on the severity of the disability. Many persons live independently with other family members. To maintain independent living, disabled persons may need special housing design features, income support, and in-home supportive services for persons with medical conditions. Special design and other considerations for persons with disabilities include single-level units, availability of services, group living opportunities, and proximity to transit. While regulations adopted by the State require all ground floor units of new apartment complexes with five or more units to be accessible to persons with disabilities, single family units have no accessibility requirements.

Many of the affordable housing projects in Union City have accommodations for persons with physical disabilities. Dyer Complex and Nidas Court, the two public housing projects operated by PACH Inc., offer units to both senior and disabled persons. Adrienne Village Apartments offers four wheelchair accessible units and Mission Gateway, Greenhaven, Mission Sierra, Rosewood Terrace, and Wisteria Place each offer accessible units.

Persons Experiencing Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Most families become homeless because they are unable to afford housing in a particular community. Nationwide, about half of those experiencing homelessness over the course of a year are single adults. Most enter and exit the system fairly quickly. The remainder lives in the homeless assistance system, or in a combination of shelters, hospitals, the streets, jails, and prisons.

Not all homeless people are the same, but many fall under several categories: the mentally ill, alcohol and drug users, vagrants, elderly, runaways and abandoned youths, single women with children who might be fleeing domestic violence, individuals and families who have recently lost jobs, as well as the working poor — those with jobs but whose income is too small to afford housing. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. Although each category has different specific needs, the most urgent need is for emergency shelter and case management (i.e., help with accessing needed services). Emergency shelters have minimal supportive services for homeless persons and are limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.

For many, supportive housing, transitional housing, long-term rental assistance, and/or greater availability of low-income rental units are also needed. Supportive housing has no limit on length of stay and is linked to onsite or offsite services that assist residents in retaining housing, improving their health status, and maximizing their ability to live and, when possible, work in the community.

Transitional housing is usually in buildings configured as rental housing developments but operated with State programs that require the unit to be cycled to other eligible program recipients after some pre-determined amount of time. Transitional housing programs provide extended shelter and supportive services for homeless individuals and/or families with the goal of helping them live independently and transition into permanent housing. Some programs require that the individual/family be transitioning from a short-term emergency shelter. The length of stay varies considerably by program but is generally longer than two weeks and can last up to 60 days or more. In many cases transitional housing programs will provide services for up to two years or more. The supportive services may be provided directly by the organization managing the housing or by other public or private agencies in a coordinated effort with the housing provider. Transitional housing is generally provided in apartment style facilities with a higher degree of privacy than short-term homeless shelters may be provided at no cost to the resident, and may be configured for specialized groups within the homeless population such as people with substance abuse problems, the mentally ill, domestic violence victims, veterans, or people with HIV/AIDS.

Alameda County Housing and Community Development

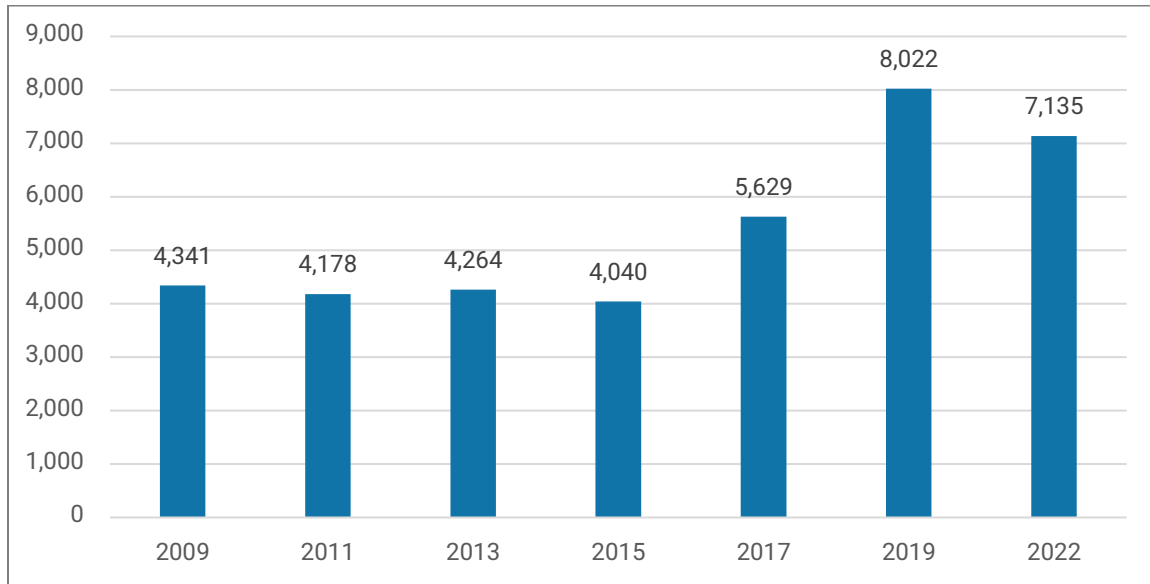
Beginning in 2003, Alameda County Housing and Community Development has been conducting a biennial point-in-time homeless count (PIT). In 2022, a total of 8,027,135 individuals were experiencing homelessness in the county, nearly double the number of individuals counted in 2009 (see Figure 2-41). In 2019, a total of 406,489 homeless persons were counted in Union City, all of which were unsheltered. This represents 7.01 percent of the total population of people experiencing homelessness in the county.

~~The most recent PIT was completed in February 2022, where 7,135 unsheltered homeless individuals were counted in Alameda County and 489 unsheltered homeless persons were counted in Union City, representing 7 percent of the total unsheltered population in the county.~~ A review of the unsheltered population by location shows that Union City had a 69 percent increase in the number of individuals living in a car/van, compared to a 32 percent increase in the county.

~~Note: Additional details from the 2022 PIT are not yet available. This section describes the details of the 2019 PIT. It will be updated with more detailed information from the 2022 PIT once available.~~

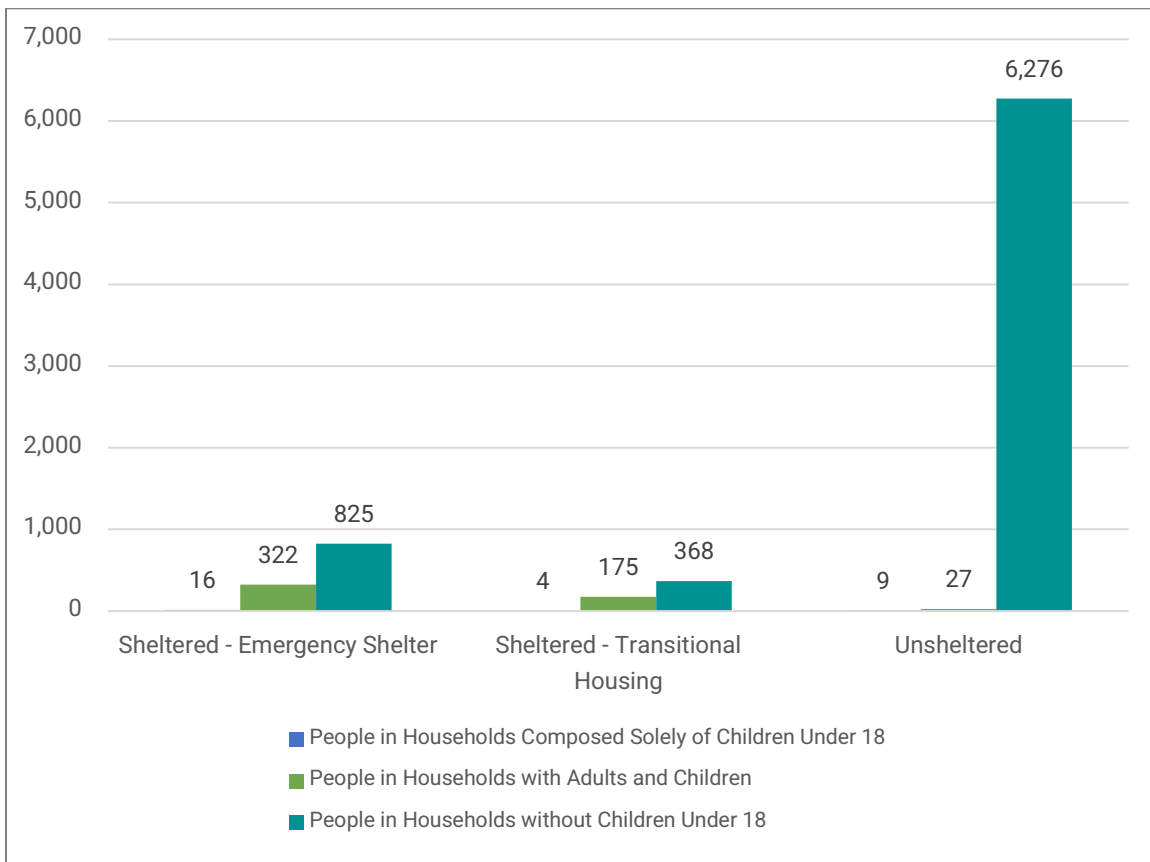
In 2019, the most common types of households experiencing homelessness in Alameda County are those without children in their care. Among households experiencing homelessness that do not have children, 84.9 percent are unsheltered. Of homeless households with children, most are sheltered in emergency shelters (see Figure 2-42). See Chapter 4 for additional information on homelessness in Union City and in Alameda County.

Figure 2-412: Total Homeless Population in Alameda County, 2009-2022



Source: EveryOne Home, 2009-2019 Alameda County Homeless Count Reports.

Figure 2-423: Homelessness by Household Type and Shelter Status, Alameda County, 2019

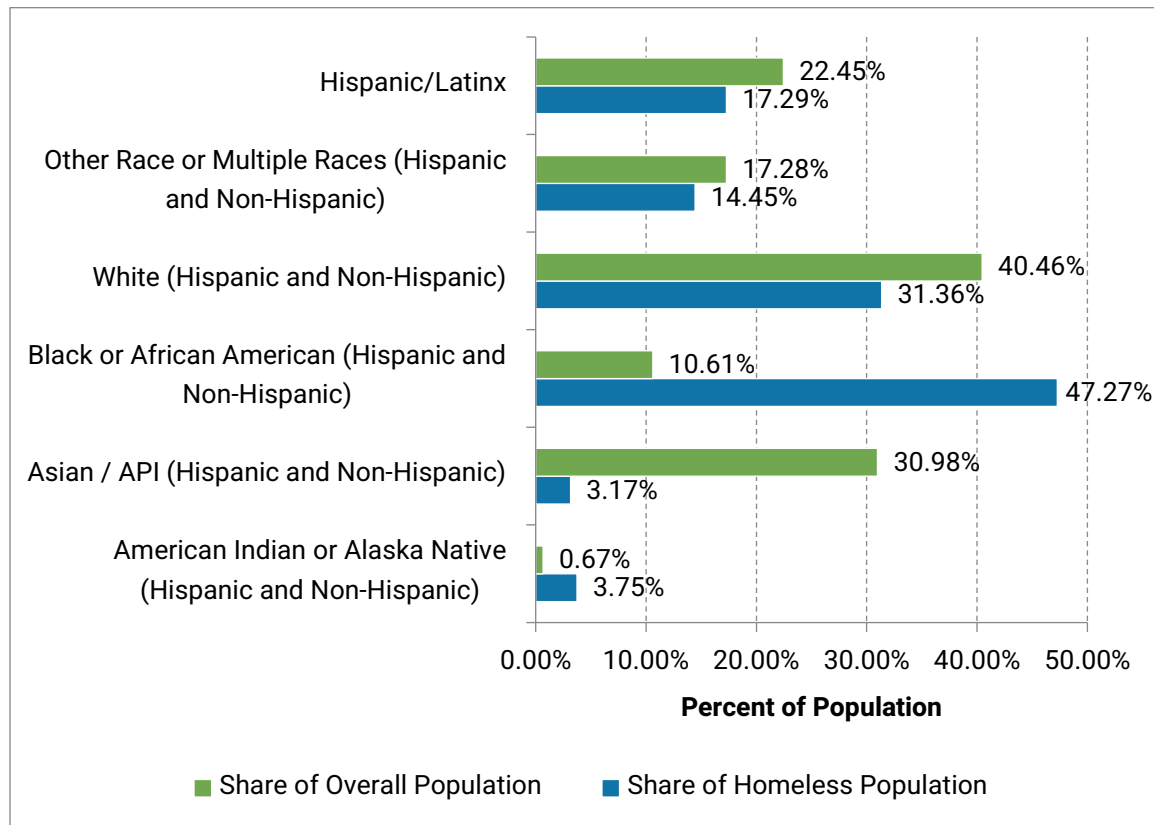


Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I). ABAG/HCD Pre-approved Data Package, April 2021.

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities

extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In [2019 Alameda County](#), Black or African American (Hispanic and Non-Hispanic) residents [in Alameda County](#) accounted for 47.3 percent of the homeless population, while making up 10.6 percent of the overall population. Latinx residents represent 17.3 percent of the population experiencing homelessness in the county, while Latinx residents comprise 22.5 percent of the general population (see Figure 2-434).

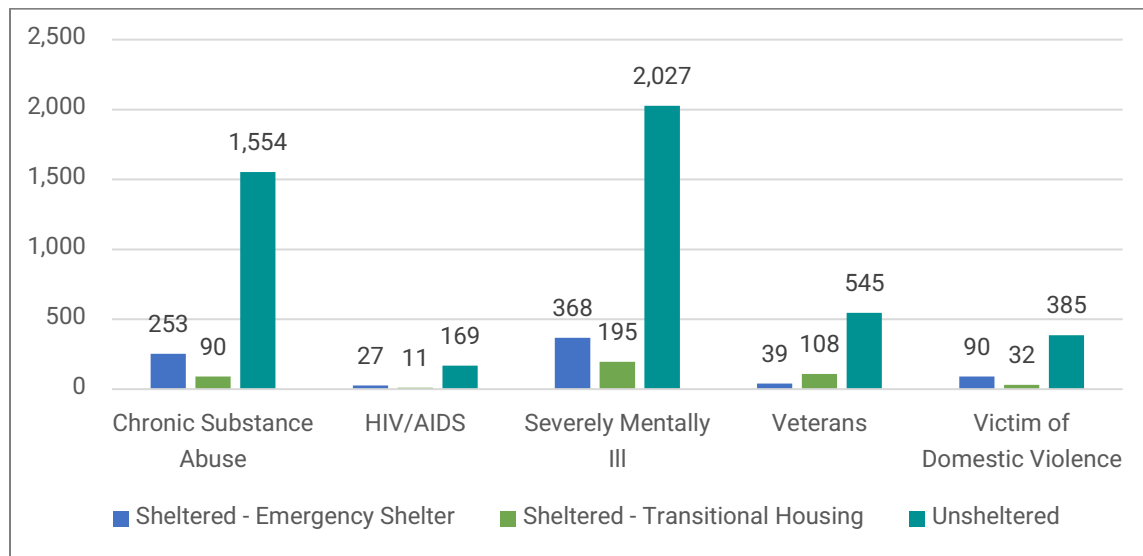
Figure 2-434: Race and Ethnicity of Homeless Populations vs General Population, Alameda County, 2019



Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I). ABAG/HCD Pre-approved Data Package, April 2021.

In Alameda County, homeless individuals are commonly challenged by severe mental illness, with 2,590 reporting this condition [in 2019](#) (see Figure 2-445). Of those, some 78.3 percent [are were](#) unsheltered, further adding to the challenge of handling the issue.

Figure 2-445: Characteristics of the Population Experiencing Homelessness, Alameda County, 2019



Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019). ABAG/HCD Pre-approved Data Package, April 2021.

In Union City, the student population experiencing homelessness totaled 106 during the 2019-20 school year, an increase of 20.5 percent since the 2016-17 school year but a decrease from more recent years (see Table 2-98). By comparison, Alameda County has seen an 18.7 percent decrease in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5 percent. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer-term negative effects. The number of students in Union City experiencing homelessness in 2019 represents 3.7 percent of the Alameda County total and 0.8 percent of the Bay Area total.

TABLE 2-98: STUDENTS IN LOCAL PUBLIC SCHOOLS EXPERIENCING HOMELESSNESS, UNION CITY, ALAMEDA COUNTY, AND BAY AREA, 2016-2020

Geography	2016-17	2017-18	2018-19	2019-20
Union City	88	157	191	106
Alameda County	3,531	3,309	3,182	2,870
Bay Area	14,990	15,142	15,427	13,718

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020). ABAG/HCD Pre-approved Data Package, April 2021.

The following is a list of agencies operating support services, emergency shelters, and transitional and supportive housing in Union City and the surrounding area:

- **2-1-1.** Alameda County's Homeless Coordinated Entry System for residents who are homeless or at risk of homelessness to get connected to the Coordinated Entry System and get immediate assistance.

- **Centro de Servicios, Union City.** Centro de Servicios has assisted more than 800 families and individuals every month since its inception in 1974. This nonprofit corporation is a major service provider for the homeless population in Alameda County's Tri-City area. The center provides basic necessities, such as food, clothing, and blankets as well as referrals, counseling, job listings, and workshops to its clients. The organization's major source of funding is Union City's CDBG Program. Recently celebrating 40 years of operations, Centro de Servicios serves over 1,300 families per month, out of multiple locations. Staff estimates that they assist at least 20-50 homeless or at-risk clients from Union City per week. Most (80 percent) of these clients are Latino. Many live in substandard housing, in their cars, or at local parks and campgrounds. Staff makes referrals to nearby shelters, especially Sunrise Village in Fremont and Second Chance in Newark.
- **Second Chance Addiction Recovery.** Second Chance is a counseling and recovery agency that operates five outpatient centers in addition to a short-term emergency shelter. They have locations in Newark, Hayward, Phoenix, and the Tri-City area. The emergency shelter has 30 beds for single men, women, and for families. Addiction recovery services are provided on-site and there is not typically a waiting list to receive treatment and recovery services.
- **Abode Services (formerly known as Tri-City Homeless Coalition), Fremont.** Abode Services operates nearly 60 primary programs across six counties and has experienced dramatic growth in response to the increasing need for affordable housing and services for homeless people. Abode Services works to provide housing and services to homeless people in the community as they work to help people remain stably housed and live as independently as possible. In 2021 they served 14,700 adults and children across their programs. In Alameda and Santa Clara Counties, Abode offers three main types of services: emergency shelter and street outreach services, supportive housing for formerly homeless families and individuals, and supportive services, such as mental health services and employment support. They provide extensive services to Tri-City residents, including permanent supportive housing, emergency shelter and services at Sunrise Village Emergency Shelter in Fremont, and social and health services through the HOPE Project Mobile Health Clinic. Their programs serve a wide variety of people, including families with children, at risk youth exiting foster care, veterans and their families, and people who are chronically homeless. In 2021, 5,542 participants throughout Alameda County received support.
- **Community Resources for Independent Living (CRIL), Hayward.** CRIL offers independent living services at no charge to persons with disabilities living in southern and eastern Alameda County. Through their Housing Assistance services, CRIL provides education and assistance for those seeking housing, and to identify resources that support independent living, negotiate with landlords, improve credit, and understand tenant rights. CRIL does not own housing or run its own residential facility. CRIL hosts a weekly Housing search workshop in Hayward, monthly workshops in Fremont and on an appointment basis in Livermore.
- **Safe Alternatives to Violent Environments (SAVE).** SAVE is a non-profit community-based organization founded in 1976 to address domestic violence. They provide supportive services, advocacy and education, and a 25-bed safe house for families fleeing abuse. From 2020 to 2021, 1,265 participants received critical services from SAVE. SAVE also provided shelter to 98 women and children and provided rent subsidies and ongoing case management to 60 families in the Housing First Program.

- **Family Emergency Shelter Coalition (FESCO), Hayward.** FESCO is currently comprised of over 22 churches/community members in Mid-Alameda County, most located in Hayward. The coalition operates one emergency shelter and one transitional housing facility. Les Marquis House, the emergency shelter, has 23 beds and serves about 120 adults and over 200 children per year. FESCO also operates the Banyan House, a transitional housing facility, with 28 beds for six months to a maximum of eight homeless families who need extra time to gain employment or attend school/vocational training. FESCO also provides linkage to independent housing, benefits acquisition, and other services such as healthcare for up to 60 days. In 2020, FESCO housed 55 families, made up of 157 parents and children. About 56 of those parents and children obtained permanent housing, including 92 percent of Banyan House graduates.
- **Emergency Shelter Program, Hayward.** The City of Hayward operates at least six emergency shelter facilities totaling 114 total shelter beds. The Emergency Shelter Program is a specific non-profit agency in Hayward operating one of Alameda County's most established shelters for victims of domestic violence and homelessness. The agency operates a 32-bed shelter for women and children and a childcare center. The shelter serves approximately 220-260 women and children each year and provides referrals for over 5,000 women and children per year.
- **Housing Navigation Center, Hayward.** Bay Area Community Services (BACS), a local non-profit, runs the center and provides 24/7 staffing. The Navigation Center at Whitesell Street and Depot Road offers short-term housing for up to 45 people at a time in dormitory settings with one meal a day, on-site restroom, shower, laundry and kitchen facilities, and intensive case management geared toward long-term housing placements. All guests of the center must be 18 years and over.

Union City is working in a collaborative effort with the service providers listed above and the County of Alameda to provide housing and supportive services to people experiencing homelessness through its ongoing funding of Abode Services, Centro de Servicios, Tri-City Volunteers, and Safe Alternatives to Violent Environments (SAVE), as well as its participation in the EveryOne Home program.

Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market. The Bay Area has an extraordinarily rich and diverse food system that is an integral part of the region's economic prosperity, environmental sustainability, regional identity, and vibrant cultural life. With an annual value of around \$113 billion, the food economy employs close to half a million people, around 13 percent of the region's workforce. However, the average wage is 64 percent lower than the average regional wage.⁵

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Alameda County has decreased since 2002, totaling 305 in 2017. The number of seasonal farm workers has also decreased, totaling 288 in 2017 (see Figure 2-465).

⁵ Association of Bay Area Governments (ABAG), 2017. *The Bay Area Food Economy: Existing Conditions and Strategies for Resilience*. White paper. Produced by Sustainable Agriculture Education (SAGE) and American Farmland Trust (AFT), with support from BAE Urban Economics, for the Association of Bay Area Governments' Comprehensive Economic Development Strategy. https://abag.ca.gov/sites/default/files/ba_food_economy_white_paper_final.pdf.

In Union City, the migrant worker student population totaled 111 during the 2019-20 school year (see Table 2-109). This is a decrease of 17.8 percent since the 2016-17 school year. The trend for the region for the past few years has been a decline of 2.4 percent in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 14.1 percent decrease in the number of migrant worker students since the 2016-17 school year.

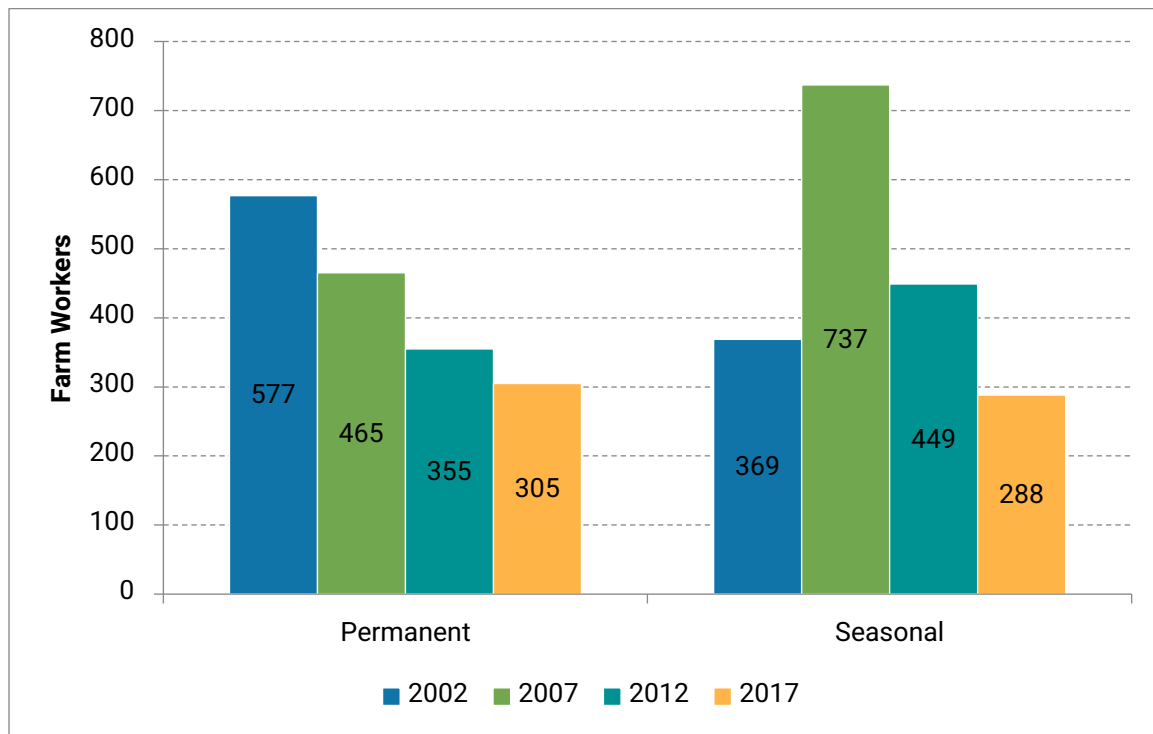
TABLE 2-109: MIGRANT WORKER STUDENT POPULATION, 2016-2020

Geography	2016-17	2017-18	2018-19	2019-20
Union City	135	150	110	111
Alameda County	874	1,037	785	790
Bay Area	4,630	4,607	4,075	3,976

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

Data is not available at the city level in the USDA Agricultural Census; however, according to the 2017 ACS, there were 51 employees in the Agriculture, Forestry, Fishing and Hunting, and Mining industry living in Union City. This increased to 88 employees in 2019. Based on this data, the City assumes a relatively low need for dedicated farmworker housing in the city. Farmworkers living in urban areas of the county often have similar needs for affordable rental housing as other lower-wage earners.

Figure 2-465: Permanent and Seasonal Farm Labor, Alameda County, 2002-2017



Note: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor. ABAG/HCD Pre-approved Data Package, April 2021.

Extremely Low-Income Households

Extremely low-income (ELI) households are defined as households with incomes under 30 percent of the County's median income. In 2021, an individual earning \$28,800 or a family of four making \$41,100 or less would be classified as ELI in Union City. This income equates to a wage of \$13.85 per hour for a single-wage earner or \$19.76 per hour for the head of household in a family of four. Union City does not have a locally adopted minimum wage and defers to the State minimum wage of \$14.00 per hour. An extremely low-income individual could presumably afford a monthly rent of \$720 a month while an extremely low-income family of four could presumably afford a monthly housing cost of \$1,028 a month. As described in the Housing Affordability section of this chapter, the median rent in Union City is about \$2,050 per month according to ACS, almost triple what an ELI individual could afford alone and double what an ELI family could afford.

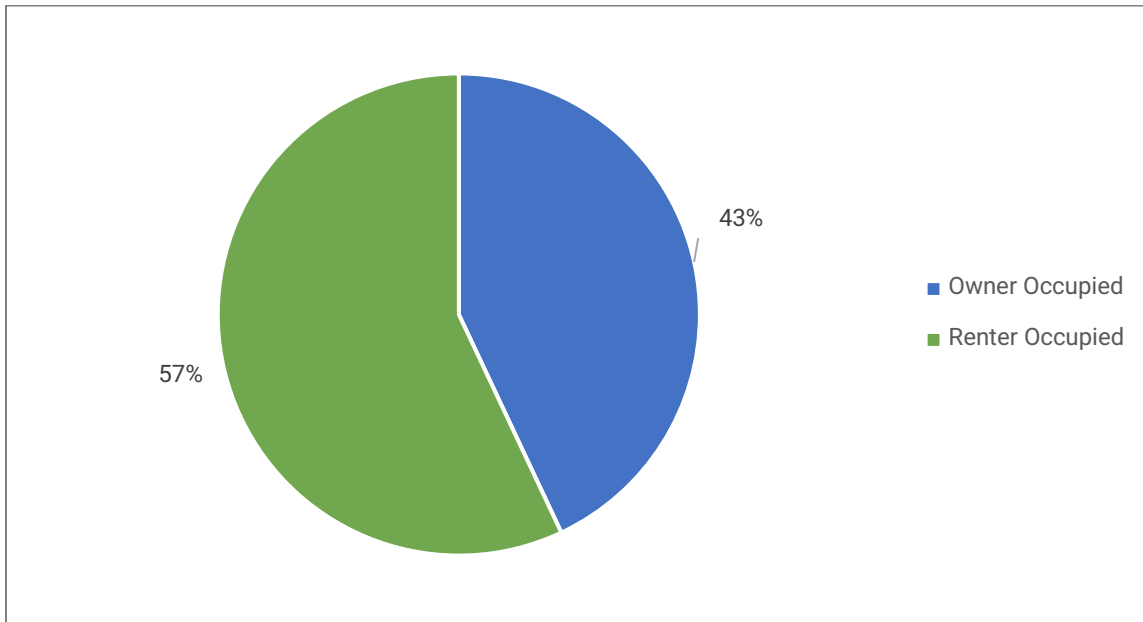
Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, persons with disabilities, and farmworkers. This income group is likely to live in overcrowded and substandard housing conditions. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO) and/or shared housing, and/or rental subsidies or vouchers. The City provides access to services through local and countywide programs that are available to extremely low-income households including childcare services, youth services, job/employment services, food/meal programs, health services, and other services. Some childcare organizations that provide services include Child, Family, and Community Services (CFCS), Community Child Care Council (4Cs), and Kidango. The City also provides Youth and Family services through organizations like the Union City Family Center, Union City Teen/Youth Programs, Union City Youth and Family Services, Eden Youth and Family Center, New Haven Schools Foundation, The Village Method, and Filipino Advocates for Justice. Many additional social services can be found on the City's website: <https://www.unioncity.org/234/Social-Services>.

In recent years rising rents, higher income and credit standards imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance this group has a high risk of homelessness. ELI households may also have mental or other disabilities and special needs, making it even harder to secure housing.

According to HUD's 2013-2017 CHAS data, 1,940 households (approximately 9.3 percent of the City's total households) were ELI households in Union City. Most ELI households (57 percent) rent their homes (see Figure 2-46⁷). About 81 percent of ELI households paid more than 30 percent of their incomes for housing, including 62 percent who paid more than 50 percent of their incomes on housing (Figure 2-48).

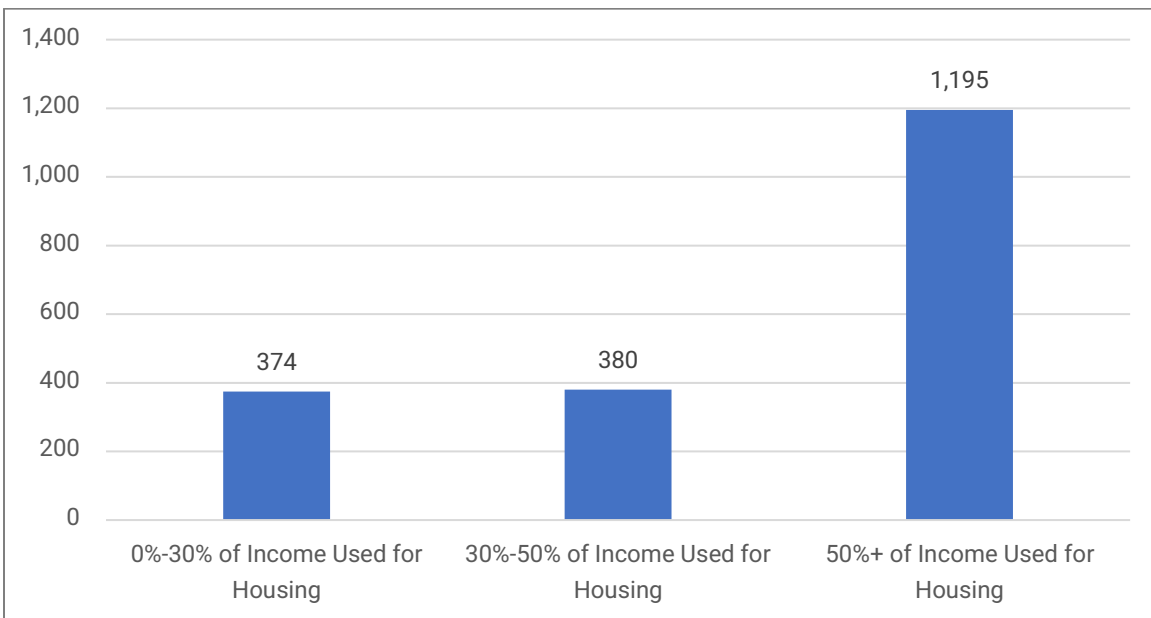
Virtually all ELI households are expected to need aid, including housing cost subsidies and social services. State law requires the City to identify the projected need for ELI housing. The City assumed that 50 percent of the very low-income housing need (see Regional Housing Needs Allocation Section for more details in Chapter 3) is equal to the ELI housing need. As such, there is a projected need for 431 ELI housing units during the planning period.

Figure 2-476: Extremely Low-Income Households by Tenure, Union City, 2017



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. ABAG/HCD Pre-approved Data Package, April 2021.

Figure 2-487: Extremely Low-Income Households and Level of Cost Burden, Union City, 2017



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. ABAG/HCD Pre-approved Data Package, April 2021.

Assisted Housing Projects Eligible for Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

State law requires that housing elements include an inventory of all publicly assisted multifamily rental housing projects within the local jurisdiction that are at risk of conversion to market-rate housing or any other uses other than low-income residential within 10 years from the Housing Element adoption deadline (i.e., by January 2033). Rent-restricted housing in Union City includes both publicly subsidized affordable housing, generally assisted with any combination of federal, state, local, and/or private subsidies, and deed-restricted rental units provided through the City's affordable housing program (shown in Table 2-101).

Table 2-101 below presents the inventory of affordable rental housing in Union City that has received some form of public assistance. Of the multifamily housing complexes in Union City that receive government assistance, as shown in Table 2-101, three developments containing a total of 206 units are considered "at risk" of conversion to market rate housing by 2033 (Los Robles, Mission Sierra, and Skylark Apartments). Los Robles is currently owned and operated by a non-profit dedicated to developing, managing, and promoting affordable housing, so the risk of conversion to market rate is low. Mission Sierra and Skylark Apartments are both owned and operated by private real estate firms, so once the affordability period expires in 2029, these units have a greater potential to convert to market rate. The City is assessing how to preserve these units through State and Federal preservation and rehabilitation programs like FHA Mortgage Insurance to refinance multifamily properties and rehabilitate them in order to maintain their affordability; the Market-to-Market program in order to preserve affordability of low-income multifamily properties with federally insured programs; renewal of the Section 8 Housing Assistance Payment (HAP) contract; or Resyndication⁶ of Low-Income Housing Tax Credits (LIHTC) to preserve affordability.

Preservation Options for At-Risk Properties

State law requires that housing elements include a comparison of the costs to replace the at-risk units through new construction or to preserve the at-risk units. Preserving at-risk units can be accomplished by facilitating a transfer of ownership to a qualified affordable housing organization, purchasing the affordability covenants, and/or providing rental assistance to tenants. Each of these options is described below.

Acquisition and Rehabilitation

One method of ensuring long-term affordability of low-income units is to transfer ownership to a qualified nonprofit or for-profit affordable housing organization. This transfer would make the project eligible for re-financing using affordable housing financing programs, such as low-income housing tax credits and tax-exempt mortgage revenue bonds. These financing programs would ensure affordability for at least 55 years. Generally, rehabilitation often accompanies a transfer of ownership.

Based on listings of for-sale multifamily developments in Hayward and San Leandro (no listings in Union City were found), a multifamily development might cost about \$420,000 per unit on average to acquire. Assuming that renovations cost around \$50,000 per unit, the total estimated cost for acquisition and rehabilitation of the 206 at-risk units would be \$96.8 million.

⁶ "Resyndication" is an industry term used to describe a subsequent allocation of Low-Income Housing Credits (LIHTCs) on a qualified project that served as LIHTC housing. When a LIHTC property completes its 15-year compliance period, the ownership entity reserves the option to seek another allocation of LIHTCs if several rules are met.

TABLE 2-110: SUBSIDIZED AND RESTRICTED AFFORDABLE HOUSING PROJECTS, UNION CITY (2022)

Name of Development	Year Built	Sponsor	Total Units	Address	Affordable Units	Target Group(s)	Funding Source(s)	Expiration Date	At Risk (Yes or No)	Comments
Family Rental Housing										
Station Center Phase 1 and 2	2011 and 2012	MidPen	157	11th Street and Cheeves Way	155	Very Low-Income	RDA, HACA, HCD, California Community Reinvestment Corporation	2066 for phase 1 (100 units) and 2067 for phase 2 (57 units)	No	Achieved LEED Platinum Certification by the US Build It Green Building Council. Won the prestigious 2013 Urban Land Institute (ULI) Global Award for Excellence and Congress for the New Urbanism 2014 Grand Prize
Los Robles	1972--Preserved in 1996	EAH Housing purchased under Title VI program in 1996	140	32300 Almaden Blvd.	140	Very Low- and Low-Income Families	Section 8 contract for 40 apartments, Section 236 for remaining units	Renewed annually	Yes	Consists of 2-, 3-, 4-, and 5-bedroom apartments with a community room. Completed substantial renovation of units and facilities in 2014
Mission Gateway Apartments	2004	MidPen	120	33155 Mission Blvd.	120	Very Low-and Low-Income Families	CalHFA, private funding, Redevelopment Funds	2059	No	120 units built through a public-private partnership. Amenities include common area, community hall, pool, and other recreation areas.
Mission Sierra	1986	Legacy Partners	150	3464 Mission Blvd.	31	Lower-Income Families	Bond financing	2029	Yes	Includes a pool, Jacuzzi, and two wheelchair accessible apartments.
Skylark Apts.	1986	Equity Residential Properties	176	34655 Skylark Dr.	35	Lower-Income Families	Bond financing	2029	Yes	Includes a pool, hot tub, and covered parking.
E Street Housing	1992-1997	Housing Authority	1	scattered sites in Decoto	1	Very Low-Income Families	RDA	Renewed continually	No	Consists of large SF, 4-bedroom homes managed by Housing Authority.
SUBTOTAL			744		485					

TABLE 2-110: SUBSIDIZED AND RESTRICTED AFFORDABLE HOUSING PROJECTS, UNION CITY (2022)

Name of Development	Year Built	Sponsor	Total Units	Address	Affordable Units	Target Group(s)	Funding Source(s)	Expiration Date	At Risk (Yes or No)	Comments
Senior Rental Housing										
Rosewood Terrace	1999	Eden Housing Development Corp	45	33935 Alvarado Niles Rd.	45	Very Low-Income Seniors	HUD Section 202, HOME, CDBG, Redevelopment Funds	2040	No	All are wheelchair accessible. Includes a community room.
Vintage Court Senior Apts.	1998	USA Multifamily, Inc.	125	2499 Decoto	125	Lower-Income Seniors	Low Income Housing Tax Credits	2053	No	Pool, spa
Wisteria Place	2004	Eden Housing Development Corp	40	33821 Alvarado-Niles Road	39	Very Low-Income Seniors	HUD Section 202; Section 8.	2034	No	One-bedroom apartments
SUBTOTAL			210		209					
Restricted Ownership Housing										
Ryland Glen	2001	Private developers	6	Glenwood Terrace	6	3 Low-, 3 Moderate-Income	Developer Write Down	In perpetuity, renewed upon resale	No	Resale restrictions require sale to other moderate-income families.
E Street Housing	1992-1997	Redevelopment Agency	8	Scattered sites in Decoto	8	Moderate-Income	RDA	In perpetuity, renewed upon resale	No	Resale restrictions require sale to other moderate-income families.
Monte Vista	2001	Private developers	20	Monterra Circle	20	Moderate-Income	Developer Write Down	In perpetuity, renewed upon resale	No	Resale restrictions require sale to other moderate-income families.
SUBTOTAL			34		34					
TOTAL			988		728					

Source: Union City Economic and Community Development Department, 2022.

Replacement (New Construction)

New construction is often more expensive than acquisition and rehab. Lazuli Landing, a recently (2022) approved 81-unit affordable complex, is estimated to cost \$66 million to build. This totals \$819,186 per unit. At this per-unit cost, it would cost \$168 million to replace the 206 at-risk units through new construction.

Rent Subsidy

Rent subsidies are a potential method for preserving affordability. Through a variety of funding sources, the City could potentially provide rental vouchers similar to those provided through the Housing Choice Vouchers program (formerly Section 8). The amount of a rent subsidy would be equal to the difference between the HUD defined fair market rent (FMR) for a unit and the cost that would be affordable to a lower-income household based on HUD income limits. Table 2-1+2 shows this calculation. The total cost to subsidize the 206 at-risk units is estimated at \$2.2 million annually, or about \$65.8 million over 30 years.

TABLE 2-1+2: ESTIMATED COST TO SUBSIDIZE RENTS, UNION CITY (2021)

	Per Unit Affordable Rent ¹	Unit Size			Total
		1BR	2BR	3BR	
A	Low-Income Rent (60% AMI)	\$1,413	\$1,601	\$1,959	
B	Very Low-Income Rent (50% AMI)	\$1,178	\$1,334	\$1,491	
C	Average (A & B)	\$1,295	\$1,468	\$1,725	
D	Per Unit Fair Market Rent ²	\$1,934	\$2,383	\$3,196	
E	Monthly Per Unit Subsidy (D–C)	\$639	\$915	\$1,471	
F	Annual Subsidy/Unit (E * 12)	\$7,664	\$10,982	\$17,648	
	Total "At Risk" Units³	103	62	41	206
	Total Annual Subsidy	\$789,418	\$678,703	\$727,108	\$2,195,229

¹ Affordable rent calculation is based on 1.5 persons per bedroom.

² 2021 HUD Fair Market Rent

³ Assumes 50% of total "At Risk" units are 1-bedroom, 30% are 2-bedroom, and 20% are 3-bedroom.

AMI = Area Median Income

Source: U.S. HUD, Fair Market Rents 2021; Ascent 2022.

Summary of At-Risk Analysis

In summary, the above analysis shows the estimated costs of the different scenarios to be as follows for the 206 at-risk units:

- Acquisition and rehabilitation: \$96.8 million
- Replacement: \$168 million
- Rent Subsidy: \$65 million over 30 years

Replacing or acquiring and rehabilitating at-risk units is costly. While rent subsidies have lower annual costs, the funds required to supplement lost assistance are significant over the long term and there are no available funding programs to provide subsidies. Fortunately, Los Robles is at low

risk of converting to market rate, and there are Federal and State funding sources available to preserve existing affordable housing projects should this occur. As for Mission Sierra and Skylark Apartments, there is essentially no cost-effective mechanism by which the City can preserve the at-risk units. City staff works with property management to ensure fair transition of affordable to market rate units and offers funding to extend the life of affordable units as long as possible.

California Government Code Section 65863.10 requires that owners of Federally assisted properties must provide notice of intent to convert their properties to market rate at twelve months prior to, and again at six months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD, the local public housing authority, and to all impacted tenant households. The six-month notice must include specific information on the owner's plans, timetables, and reasons for termination. Under Government Code Section 65863.11, owners of Federally assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified entities have first right of refusal for acquiring at-risk units. Qualified entities are non-profit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. Table 2-123 contains a list of qualified entities for Alameda County that could potentially acquire and manage properties if any were to be at risk of converting to market rate in the future. In addition to those listed, there are about 80 more which are qualified to acquire and manage in all counties in California.

TABLE 2-123: QUALIFIED ENTITIES, ALAMEDA COUNTY (2021)

Organization Name	Address	Telephone
Affordable Housing Associates	1250 Addison St., Ste. G, Berkeley, CA 94702	(510) 649-8500
Alameda Affordable Housing Corporation	701 Atlantic Ave, Alameda, CA 94501	(510) 747-4343
Bay Area Community Services	P. O. Box 2269, Alameda, CA 94621	(510) 613-0330
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201 Oakland, CA 94621-1419	(510) 632-6714
Community and Economic Development Agency	250 Frank H. Ogawa Plaza., Ste. 5313 Oakland, CA 94612	(510) 238-3502
East Bay Asian Local Development Corporation	310 Eighth Street, Ste. 200, Oakland, CA 94607	(510) 287-5353
Housing Authority of City of Alameda	701 Atlantic Ave., Alameda, CA 94501	(510) 522-8422
Housing Authority of County of Alameda	22941 Atherton St., Hayward, CA 94541	(510) 538-8876
Livermore Housing Authority	3203 Leahy Way, Livermore, CA 94550	(925) 447-3600
Northern California Land Trust, Inc.	3126 Shattuck, Berkeley, CA 94501	(510) 548-7878
ROEM Development Corporation	1650 Lafayette Circle, Santa Clara, CA 65050	(408) 984-5600
Satellite Housing Inc.	2526 Martin Luther King., Jr Way Berkeley, CA 94704	(510) 647-0700

Source: California Department of Housing and Community Development, November 2021.

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Chapter 3 | Sites Inventory

Introduction

California law (Government Code Sections 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed for housing within the planning period and nonvacant (i.e., underutilized) sites having potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites.

This chapter presents an inventory of sites within Union City that are suitable for residential development during the planning period of this Housing Element and includes the following:

- Description of the City's housing target for the 2023-2031 Housing Element planning period, referred to as the Regional Housing Needs Allocation (RHNA);
- Describes the number of residential units in the pipeline of approved projects;
- Provides an analysis of capacity on vacant and underutilized sites where housing is an allowed use; and
- Includes information on the availability of infrastructure to support development of housing.

Regional Housing Needs Allocation

California's Department of Housing and Community Development (HCD) is required to allocate each region's share of the statewide housing need to Councils of Governments (COG) based on Department of Finance (DOF) population projections and regional population forecasts used in preparing regional transportation plans. The COG develops a Regional Housing Need Plan (RHNP) allocating the region's share of the statewide need to cities and counties within the region. The RHNP promotes the following objectives:

- Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner;
- Promote infill development and socioeconomic equity;
- Protect environmental and agricultural resources; and encourage efficient development patterns; and
- Promote an improved intraregional balance between jobs and housing.

Housing element law recognizes the most critical decisions regarding housing development occur at the local level within the context of the periodically updated general plan.

On December 16, 2021, the Association of Bay Area Governments (ABAG) adopted the 2023-2031 RHNA Plan. Through the RHNA Plan, ABAG allocates a “fair share” by income category based on projected housing need for each jurisdiction. Each jurisdiction is required to report to HCD on how the fair share allocation can be accommodated within the planning period. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated.

Table 3-1 shows the RHNA assigned to Union City for the 2023-2031 Housing Element. It should be noted that the RHNA projection period is June 30, 2022 – December 31, 2030, which differs slightly from the Housing Element planning period of January 31, 2023 – January 31, 2031. As shown in the table, ABAG allocated 2,728 new housing units to Union City, which includes 862 very low-, 496 low-, 382 moderate-, and 988 above moderate-income units.

TABLE 3-1: REGIONAL HOUSING NEEDS ALLOCATION, UNION CITY (2023-2031)					
	Very Low-Income Units¹	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
2023-2031 RHNA	862	496	382	988	2,728

¹ Extremely low-income allocation is equal to 50 percent of very low-income allocation (431 units).

Source: Association of Bay Area Council of Governments (ABAG), Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (Adopted December 2021).

State law also requires the City to identify the projected need for extremely low-income housing. The City assumes that 50 percent of the very low-income housing need is equal to the extremely low-income housing need. As such, there is a projected need for 431 extremely low-income housing units.

Approved Residential Projects

There are several residential developments that have been approved and are expected to be built during the RNHA projection period (June 30, 2022 – December 31, 2030). Table 3-2 provides a description of each of the approved projects within Union City. Figure 3-1, on page 3-15, shows the location of these projects within the city.

Only projects with deed-restricted affordable units are counted toward the lower-income RHNA. This includes units in the 100 percent affordable housing development, like Lazuli Landing, being developed by MidPen Housing, or inclusionary housing units that are required of market rate housing developments. Projects that include market-rate multifamily rental units are conservatively assumed to meet a 50/50 mix of moderate- and above moderate-income housing needs based on an analysis showing that market rate rents in recently built multifamily developments are generally affordable to moderate-income households (see Table 3-3 below). Projects that include market-rate single-family units or other ownership units, such as townhomes or condominiums, are assumed to meet the above-moderate-income RHNA.

As shown in Table 3-2, there are a total of ~~1,571~~1,491 units in approved projects including: 29 extremely low-, 69 very low-, 104 low-, ~~378~~440 moderate-, and ~~991~~849 above moderate-income units. A brief description of each development project is below.

TABLE 3-2: APPROVED RESIDENTIAL DEVELOPMENTS, UNION CITY (AS OF JUNE 2022)

Project	General Plan/Zoning	Type of Units	Status	Total Units	Total Units by Income					Description
					ELI	VLI	LI	MOD	AM	
Approved Projects										
Lazuli Landing	Corridor Mixed Use (CMU)	100% affordable rental units	Approved in 2020; received AHSC grant in 2022; is pursuing additional grant funding for gap financing.	81	16	36	28	1		100 percent deed-restricted affordable housing development by MidPen; (80 lower-income, 1 managers unit).
Station East Residential/ Mixed Use Project	Station East Mixed Use (SEMU)	Mixed-use apartments, condominiums, and townhomes	Approved in 2021	974 894	13	33	76	151 213	701 559	Includes 122 deed-restricted lower- and 24-deed-restricted moderate-income units; 392 253 market-rate rental units assumed at 50/50 moderate- and above moderate-income; and 356 701 market-rate condos/ townhomes assumed above moderate-income. Complete buildout is tentatively scheduled for late 2026/early 2027. The deed-restricted lower-income units are required to be built before the market-rate units, per the terms of the Development Agreement.
Union Flats 2.0	Station Mixed Use Commercial (CSMU)	Rental apartment units	Approved in 2017	443				221	222	Market-rate multifamily, assumed to provide both moderate- and above moderate-income rents. The City granted the developer an extension to pull building permits and begin construction by December 31, 2024. The City has been in frequent communication with the project developer since approval of the extension, and the developer is working to secure financing with development partners to begin construction within the revised timeline.

TABLE 3-2: APPROVED RESIDENTIAL DEVELOPMENTS, UNION CITY (AS OF JUNE 2022)

Project	General Plan/Zoning	Type of Units	Status	Total Units	Total Units by Income					Description
					ELI	VLI	LI	MOD	AM	
Horner Street Mixed Use	Village Mixed Use (VMU)/ Specialty Commercial (CS)	Mixed-use project, stacked flats, and townhomes	Approved in 2019; currently (2022) undergoing site remediation; construction expected to begin in 2024	25				3	22	Twenty-five market-rate multifamily ownership units, with 19 one- and two-bedroom stacked flats, and six three-bedroom townhomes. Three of the units will be deed-restricted moderate -income inclusionary housing units.
Turk Island	511 Area District (511)	Single-family	Approved in 2018	33					33	Subdivision for 33 market-rate single-family homes. The site is located on a former landfill, and remediation has been completed. Grading and building permits have been submitted and are under review, with construction of the residences to begin in spring/summer of 2023. Remediation is underway.
Seven Hills Estates	Single Family Residential, Hillside Combining District (RS 6000-H)	Single-family	Approved in 2021	6					6	Subdivision of six market-rate single-family homes. Construction is expected to begin in mid 2023.
Dyer Meteor	Multi-Family Residential (RM 2500)	Townhomes	Project Hearing in Summer 2022	9				2	7	Nine for sale units, two deed-restricted moderate-income units. The project was approved in the summer of 2022, and construction of the units is expected to begin in the summer of 2023, with occupancy of the units by summer/fall 2024. Currently in entitlement process, with project hearing occurring in Summer 2022.
Total All Income Levels				1,571 1,491	29	69	104	378 440	991 849	

Source: Union City Economic and Community Development Department, 2022.

Lazuli Landing

In 2018, the City issued a Request for Proposals, inviting non-profit affordable housing organizations to submit proposals to develop affordable housing on a vacant City-owned property on Mission Boulevard between D and E Streets and 2nd Street. MidPen was selected by the City Council and the project, Lazuli Landing, was approved in 2020. Lazuli Landing will provide 80 affordable units for extremely low-, very low-, and low-income households and one manager's unit, along with about ~~6,300~~^{8,000} square feet of ground floor space that will include the City's Youth and Family Services Division and Centros De Servicios, a social service provider in the Decoto neighborhood. Currently (2022) the project is funded by Measure A1 Base City and Regional Pool funding, Housing In-Lieu Funds, Former Redevelopment Agency (RDA) Bond funding, land sale proceeds, and Capital Improvement Program (CIP) funds. The Lazuli Landing project has also received an Affordable Housing and Sustainable Communities (AHSC) award in 2022. The project ~~will also be submitting~~^{submitted} an application to HCD Multifamily Finance Super NOFA in June 2022 for additional funding to cover financial gaps in the project. ~~The Super NOFA was released in April 2022 and an application will be submitted at the end of June 2022.~~ Awards will be announced in early November of 2023.

Station East Residential/Mixed Use Project

The Station East Residential/Mixed Use Project, by Integral Communities, was approved by the City Council in June 2021. The project will include a total of ~~974~~⁸⁹⁴ residential units, including 122 deed-restricted lower-income units and 24 deed-restricted moderate-income units to satisfy the City's inclusionary housing requirements, and 30,800 square feet of commercial space on a 26.5-acre site just north of the Intermodal Station. The 122 deed-restricted lower-income units were approved by the City in June 2022. Per the terms of the Development Agreement between the City and project applicant, these units must be constructed prior to construction of the market-rate units in accordance with the Development Agreement for the project. The remaining ~~748~~⁸²⁸ market-rate units include a mix of ~~392~~²⁵³ rental apartment units, ~~and 356~~⁴⁹⁰ for-sale condominiums, ~~and 108 three-story for-sale townhomes.~~ The ~~392~~²⁵³ rental units are assumed to meet a 50/50 mix of moderate- and above moderate-income housing needs. The market rate ownership units are assumed to meet an above moderate-income housing need. The Development Agreement includes a Phasing Plan that outlines the construction timetable for the market-rate units, including construction of necessary infrastructure and project amenities. The schedule for complete buildout of Station East has already commenced with issuance of demolition permits for removal of existing structures and is anticipated to continue until occupancy of the final units, tentatively scheduled for late 2026/early 2027.

Development of the Station East Mixed-Use project is occurring within the broader framework of the development of the Station District Specific Plan area. The Station District Specific Plan, approved by the City in October 2022, includes goals and policies for development of a 471-acre planning area centered around the City's Intermodal/BART Station. This plan was the culmination of over 20 years of efforts aimed at transforming a predominantly industrial area around the BART station into a dynamic, transit-oriented development that would be the focal point for the City's long-term housing goals.

Since 2002, the City has invested approximately \$175 million in property acquisitions, construction of key infrastructure, and amenities. Amenities include robust bicycle and pedestrian facilities that provide access to the Union City Intermodal/BART Station, a child's play area, a public art studio and classroom space, and a plaza developed with public art and a fountain, as well as a tree-lined promenade. These improvements have facilitated the construction of 5,650 housing units within the greater Station District area. As part of the redevelopment of the area, the City has invested millions of dollars to remediate and redevelop a former steel mill site and PG&E corporation yard.

[which facilitated the construction of 11th Street, which is a primary access corridor serving the district and the development of various housing projects, including 115 very-low and extremely low income housing units, and 243 market rate housing units.](#)

[Additional infrastructure development included the reconfiguration of the Intermodal/BART station to create additional points of access into the station, and the acquisition of right-of-way for construction of the Quarry Lakes Parkway along the eastern side of the Station District, providing a critical second point of access to the housing throughout the Station District. Construction of Quarry Lakes Parkway will also be a key express bus corridor serving the Union City Intermodal/BART Station and the Southern Alameda County Regional Rail hub, facilitating transit options for residents within the Station District to employment centers both within the Station District as well as throughout the region.](#)

[As part of the approval of the Station District Specific Plan in October 2022, the City also created two new zoning districts to facilitate the development of housing consistent with the goals and policies of the Specific Plan.](#)



Rendering of Station East Residential/Mixed Use Project (Source: Integral Communities, 2021)

Union Flats 2.0

Union Flats 2.0 (also known as Windflower 2) is a 443-unit apartment project planned for a 3.5-acre City-owned site in the Core Station District. The developer, Windflower Properties, LLC, built the adjacent 243-unit apartment complex called Union Flats in 2018. The site is bounded by 11th Street, Berger Way, Cheeves Way, and the Promenade. Union Flats 2.0, located on the adjacent block to the northeast, has been delayed in recent years due to increased construction costs and challenges in obtaining financing. The City recently granted an extension to the developer to start the project, from May 14, 2022 to December 31, 2024. The 243 planned market-rate rental units are assumed to provide a 50/50 mix of moderate- and above moderate-income housing needs based on a review of market rate rents. [The City has been in frequent communication with the project](#)

[developer since approval of the extension, and the developer is working to secure financing with development partners to begin construction within the revised timeline.](#)



Rendering of Union Flats 2.0 viewed from 11th Street (Source: Union City)

Horner Street Mixed Use

The Horner Street Mixed-use Project includes 25 market-rate multifamily ownership units and approximately 7,000 square feet of ground-floor retail in a three-story mixed-use building on Horner and Vallejo streets. The project was approved in 2019. The residential units are planned to include 19 one- and two-bedroom stacked flats and six three-bedroom townhomes. Three of the units will be deed-restricted moderate-income inclusionary housing units. The site is currently undergoing remediation associated with a historic contamination issue that was discovered [late](#) during the entitlement process. Construction is expected to begin in 2024.

Turk Island

Turk Island is a 33-unit single-family subdivision approved in 2018 on a 6.3-acre site that once served as a landfill. The developer is currently (2022) completing site remediation and removal of all landfill debris from the site. Construction is expected to begin in late 2022. [The City is currently reviewing the building plans in advance of the start of construction of the first residences in the spring/summer of 2023. The project is scheduled to be constructed in one phase, with final occupancy in the summer of 2025.](#)

Seven Hills Estates

The Seven Hills Estates is a six-lot subdivision approved in 2021 on a vacant 5.9-acre parcel at the terminus of Florence Street. The project includes six single-family homes ranging in size from approximately 4,500 to 6,500 square feet. These homes are expected to be above moderate-income. [The project is subject to a Development Agreement between the City and the developer](#)

[which requires the homes to be constructed on a timetable along with construction of public and private infrastructure. The applicant has applied for building permits.](#) Construction is expected to begin in [mid late 2022/early 2023](#).

Dyer Meteor

Dyer Meteor, which is currently in the entitlement process, consists of nine townhomes, two of which will be deed-restricted moderate-income units to meet the City's inclusionary requirements. The remaining townhomes are expected to be above moderate-income. The project [was approved in the summer of 2022, and construction of the units is expected to begin in the summer of 2023, with occupancy of the units by summer/fall 2024.](#) ~~is anticipated to be approved in summer 2022.~~

Affordability Analysis of Market Rate Apartments

Based on a review of rental listings at recently built apartments in the Station District, it was determined that new market-rate apartment units in Union City are generally affordable to moderate-income households. Table 3-3 below compares affordable monthly rents for moderate - income households earning 100 percent and 120 percent of the area median income (AMI) with listed rents in two recently built market rate apartment complexes in the city. Union Flats, a 243-unit market rate apartment complex built in 2018, had 13 available units listed in May 2022, including five studio apartments, five one-bedroom apartments, and three two-bedroom apartments. Avalon Union City had 12 one-bedroom units listed for rent.

Studio apartments and one-bedroom units are generally affordable to one-person households earning more than 100 percent AMI but less than 120 percent AMI. Two-bedroom units are generally affordable to two- and three-person households earning around 120 percent AMI.

TABLE 3-3: ANALYSIS OF MARKET RATE RENTAL AFFORDABILITY

Income Level	Affordable Monthly Rent ¹		
	1-Person	2-Person	3-Person
Moderate-Income at 100% AMI	\$2,198	\$2,513	\$2,826
Moderate-Income 120% AMI	\$3,077	\$3,516	\$3,956
Apartment Complex (Year Built)	Studio	1-Bedroom	2-Bedroom
Union Flats (2018)	\$2,350 - 2,545	\$2,530 - 2,690	\$3,430 - 3,485
Avalon Union City (2009)	-	\$2,544 - 2,905	-

Notes: ¹ See Table 2-5: Ability to Pay

Sources: Ascent, 2022.

<https://theunionflats.com/apartments/?view=map>

<https://new.avaloncommunities.com/california/union-city-apartments/avalon-union-city/#community-unit-listings>

Vacant and Underutilized Sites Inventory

The residential land inventory is required “to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels” (Government Code Section 65583.2(a)). The phrase “land suitable for residential development” in Government Code Section 65583(a) (3) includes all of the following:

- Vacant sites zoned for residential use;
- Vacant sites zoned for nonresidential use that allow residential development; and
- Underutilized sites that have zoning that allows residential development and are capable of being developed at a higher density.

This section describes the vacant and underutilized sites included in the City’s Housing Element inventory. ~~While some of the sites already have appropriate zoning and general plan designations to allow for housing, s~~ Several of the sites ~~are being~~ were recently rezoned either through the Station District Specific Plan Update or ~~in conjunction with the Housing Element update as part of a separate General Plan and Zoning Ordinance amendment~~ to allow for the type and number of housing units estimated in the sites inventory ~~and to. The site profiles below include details on the actions being taken prior to, or in conjunction with, the Housing Element adoption to~~ ensure the sites are available at the start of the Housing Element planning period.

Methodology and Assumptions

The following is a description of the methodology used to estimate housing unit capacity on vacant and underutilized sites and classify sites by income level. Each land use designation corresponds with at least one zoning district, in some cases more than one.

Affordability Assumptions

Table 3-4 shows how sites are categorized by income level based on zoning, allowed density, and site size.

Lower-income Sites

State law (Government Code Section 65583.2(c)(3)) establishes a “default density standard” of 30 units per acre for lower-income units in Union City. This is the density that is “deemed appropriate” in State law to accommodate Union City’s lower-income RHNA. The City has several zoning districts that allow 30 units per acre as shown in Table 3-4. Sites at least 0.5 acres and larger with zoning and General Plan land use designations that allow for development at 30 units per acre are generally included in the inventory as lower-income sites. Contiguous parcels less than 0.5 acres owned by the same party were considered to be one consolidated site for the purpose of this analysis because combining adjacent parcels with the same owner is not considered to be an impediment. Lot mergers are processed ministerially as part of project approvals. There are no sites in the inventory that would require consolidation of adjacent parcels under separate ownership. All sites in the inventory with multiple parcels are under common ownership, as described below in the site profiles. ~~The City has several zoning districts that allow 30 units per acre as shown in Table 3-4.~~

Moderate-income Sites

Sites with zoning that allows for multifamily residential development at densities lower than 30 units per acre (i.e., Residential 10-17) and higher density sites (i.e., allowing 30 units per acre or more) smaller than 0.5 acres are inventoried as moderate-income. [Note: There are currently (2022) only three sites that meet these criteria.]

TABLE 3-4: RESIDENTIAL LAND USE CATEGORIES AND ESTIMATED AFFORDABILITY LEVEL, UNION CITY (2022)

General Plan Land Use Designation		Zoning Districts		Assumed Affordability Level
R 3-6	Residential (3 to 6 du/acre)	RS 6000	Single Family Residential	Above Moderate-Income (*Note: there are currently no sites in the inventory with these zoning designations)
		RS 6000D*	Single Family Residential, DIPSA	
		511*	511Area District	
R 6-10	Residential (6 to 10 du/acre)	RS 4500	Single Family Residential	Moderate-Income
		R 5000	Decoto Residential	
		511*	511Area District	
R 10-17	Residential (10 to 17 du/acre)	RM 3500	Multifamily Residential	Lower-Income
		RM 2500	Multifamily Residential	
R 17-30	Residential (17 to 30 du/acre)	RM 1500	Multifamily Residential	Lower-Income
VMU	Village Mixed Use (17-30 du/acre)	VMU ¹	Village Mixed use (proposed) ⁺	
CMU	Corridor Mixed Use (17-45 du/acre)	CMU	Corridor Mixed Use	
SEMU	Station East Mixed-Use (30 to 100 du/acre, average density of 50 du/acre)	SEMU-R	Station East Mixed Use Designation	
CSMU	Station Mixed-Use Commercial (61 100 to 165 du/acre)	CSMU	Station Mixed-Use Commercial District	
MMU	Marketplace Mixed Use (30 to 100 du/acre)	MMU ²	Marketplace Mixed Use (proposed) ²	

Notes:

¹ The Village Mixed Use zoning district is in the process of being created to implement the Village Mixed use General Plan land use designation. It will be adopted in conjunction with the Housing Element Update.

² Marketplace Mixed Use is a new General Plan land use designation and new Zoning district proposed in the Draft Station District Specific Plan.

Source: Union City General Plan and Zoning Ordinance; and Ascent, 2022.

Above Moderate-income Sites

Sites with single-family zoning are categorized as above moderate-income based on evidence that single-family homes are generally only affordable to above moderate-income households.

AB 725 Compliance

Assembly Bill 725 (2021) requires that at least 25 percent of the above moderate-income RHNA be accommodated on sites that allow at least four units of housing, and that at least 25 percent of the moderate-income RHNA be accommodated on sites that allow at least four units of housing but a density of no more than 100 units per acre. The projects in the pipeline satisfy these requirements. Two projects in particular help to meet this requirement:

- **Station East Residential/Mixed Use Project** is an approved project in the Station East Mixed-Use zone, which allows for residential development at 25-100 units per acre, with an average density of no less than 50 units per acre. The project is expected to provide a mix of ~~45~~213 market-rate and deed-restricted moderate-income units (~~39~~56 percent of the moderate-income RHNA)

and ~~701-559~~ above moderate-income units (~~71-57~~ percent of the above moderate-income RHNA).

- **Union Flats 2.0** is a 443-unit approved project in the Station Mixed Use-Commercial zone, which allows 60-165 units per acre. The project is expected to provide 221 market rate moderate-income units and 222 above moderate-income units. Because the site is zoned to allow more than 100 units per acre, it does not count toward satisfying the AB 725 requirements for moderate-income housing, but the 222 units of above moderate-income housing are equal to 22 percent of the above moderate income RHNA.

Together these two projects will provide 39 percent of the moderate-income RHNA and 93 percent of the above moderate-income RHNA on sites with zoning consistent with the requirements of AB 725, satisfying the requirements of state law.

Realistic Density Assumptions

Outside the Station District

The density ranges of the multifamily and mixed-use zones outside the Station District generally allow for a broad variety of housing types, including apartments or stacked flats that would be built at the upper end of the density range or townhomes that would be built at the lower end of the range. Generally, for sites outside the Station District Specific Plan, it is assumed that development will occur at 85 percent of maximum allowed density. There has been limited recent multifamily development outside the Station District since the last Housing Element but based on the developments that have been built or approved, 85 percent of maximum density is an acceptable assumption, on average ([see Table 3-5](#)). One affordable development, Lazuli Landing, was approved at 49 units per acre using a density bonus on a CMU-zoned site allowing a maximum density of 45 units per acre (i.e., 109 percent of maximum density). Two other market rate mixed-use projects approved or built in the VMU designation (and corresponding CS zoning) — Sugar Mill (constructed) and Horner Street Mixed Use (approved) — were approved at 63 percent and 93 percent of the maximum density of 30 units per acre, respectively. [This analysis supports the assumption that 85 percent of maximum density is realistic for use in the sites inventory. However, assumptions were refined on a site-by-site basis based on specific characteristics of the properties.](#)

Sites within the Station District Specific Plan

The zoning within the Station District Specific Plan Area allows for densities as high as 165 units per acre. Recently built or approved developments in the Station District have been at densities ranging from 62 units per acre to 127 units per acre (generally 44 to 77 percent of maximum density), [an average of about 89 units per acre \(see Table 3-5\)](#). The City ~~is currently preparing~~ [prepared the Station District Specific Plan, and through that process, identified](#) likely buildout scenarios for different opportunity sites within the District [as part of the Station District Specific Plan process](#). The assumptions for each site within the Station District Specific Plan are based on site-specific analysis, taking into account site size, location, and other non-residential uses that are anticipated to be built, but generally it is assumed that sites will be developed at around 70-80 units per acre, which is anywhere from about 40-80 percent of the maximum allowed density depending on the zoning district. The assumptions about realistic density are described in the site profiles for each site below. [These assumptions are generally conservative based on the average of 89 units per acre noted above.](#)

Assumptions for Mixed Use Zones

Many of the City's Housing Element inventory sites are zoned for mixed-use, ranging from Village Mixed Use, which allows 17-30 dwelling units per acre, to Station Mixed Use Commercial, which allows up to 165 dwelling units per acre. Each mixed-use district has different requirements or allowances for residential or commercial uses, which are accounted for in the capacity assumptions for each site. For example, the VMU and CMU districts, which are the mixed-use districts applied outside the Station District, require ground floor commercial space. This can be met by providing a range of non-residential uses, including retail, leasing offices, residential amenities, or other uses that activate the ground floor. These districts also allow for standalone commercial uses; however, the City is seeing much greater interest in residential mixed-use projects and has not received any recent applications for new standalone commercial uses in these districts. The commercial ground floor component does not prevent a residential mixed-use project from achieving the maximum allowed density, and the City provides flexibility in how residential projects meet the active ground floor use requirement. For example, leasing offices and other similar spaces can be used to meet the requirement. The sites inventory assumes 85 percent of maximum allowed density for most sites zoned VMU or CMU, with some exceptions noted in the site profiles for site-specific reasons. The assumed densities account for the potential for commercial uses in these zones.

Nonvacant Sites

Like most communities in the Bay Area, Union City is a nearly built out city. The City, like the region generally, faces a significant demand for new housing. Nearly all new residential development in Union City occurs on underutilized nonvacant sites that have existing uses. The most significant example of new development on underutilized land is the Station District, which is an area of more than 80 acres of previously contaminated underutilized land that once contained a steel mill and other industrial uses. The former Redevelopment Agency assisted with land assembly and clean-up of contaminated sites. The Station District contains hundreds of recently constructed housing units, with hundreds more planned. In addition to the Station District, there are many other examples of redevelopment of underutilized sites throughout the city, and in adjacent communities with similar market characteristics. Table 3-5A below includes examples of recent housing developments in Union City that were built or are approved on nonvacant sites with existing uses and whether lot consolidation occurred to facilitate development.

The City relies on underutilized sites to accommodate more than 50 percent of the lower-income RHNA, which means to comply with Government Code Section 65583.2(g)(2), the Housing Element must include evidence that the existing use on each non-vacant site in the inventory will not create an impediment to development during the planning period. To determine whether a non-vacant site should be included in the inventory, the City started by conducting a thorough review of sites throughout the city zoned or designated in the General Plan for high density residential or mixed-use development. Based on site conditions combined with City staff knowledge of existing uses, property owner interest, and nearby development activity, the team produced a refined list of potential sites for inclusion in the Housing Element sites inventory.

The following factors were considered in identifying non-vacant sites to include in the inventory. Generally, the factors considered when determining that the existing use would not impede development include the following. The factors that apply to each non-vacant site are indicated in the site profiles found in the Vacant and Underutilized Sites section of this chapter. Table 3-5A lists the non-vacant site factors that apply to recent housing developments in Union City.

A. Transit-Oriented Development Opportunities. Many of the sites in the inventory are within the Station District Specific Plan boundary, which is centered around the Union City Intermodal Station. The Intermodal Station functions as a multi-modal transit hub connecting the services of BART, Union City Transit (UC Transit), Alameda-Contra Costa Transit (AC Transit), and the Dumbarton Express. The Intermodal Station will continue to grow with the planned extension of BART to Silicon Valley and connection to the Altamont Commuter Express (ACE) commuter rail, making Union City a transit-rich node with options for connectivity to the rest of the region. The area surrounding the Union City Intermodal Station represents one of the most significant opportunities for new transit-oriented development in the Bay Area, with a large amount of vacant and underutilized land on all sides of the Union City Intermodal Station. The recently adopted Station District Specific Plan will further streamline new development in the area by providing development standards that facilitate high-density infill development and a Specific Plan EIR that provides CEQA streamlining opportunities.

A-B. Property Owner Interest. There are several sites in the inventory where the property owner has expressed interest in developing the sites with residential development. City staff reached out to all property owners (for sites listed in the inventory) to better understand their intended use of the sites and their anticipated timeframe for development. In particular, several property owners in the Station District expressed excitement about the direction the City is going with the Specific Plan and interest in building residential on their properties as soon as the Specific Plan is adopted. The site profiles below describe City staff's understanding of property owner interest, as applicable. There were sites that staff had identified for inclusion in the inventory that were removed because property owners expressed disinterest in redevelopment during the planning period.

B-C. Structure Age and Site Conditions. Many of the non-vacant sites in the inventory have buildings that are more than 40 years old. In many cases, buildings of this age are reaching the end of their useful life and may require costly repairs or upgrades, making redevelopment of the site more likely. Additionally, some ~~Many of the~~ non-vacant sites in the inventory are considered underutilized because of the condition of the site relative to the market potential for new housing development. For example, ~~the some~~ non-vacant sites include a surface parking lot, an RV storage yard, a ~~farmstand and~~ gas station, a self-storage business, strip retail centers, and other similar uses. The age and condition of the site structures on the sites included in the inventory signal that the sites are ripe for reinvestment.

D. Low Floor Area Ratio. In zones with higher development potential (such as multifamily residential districts, mixed-use zones, and the specific plan area sites) a lack of building area or excessive surface parking areas are an indicator that the site is underutilized and prime for redevelopment. A floor area ratio (FAR) of less than 1.0 was utilized to identify properties that are being underutilized. These parcels generally contain single-story office or commercial uses and/or large surface parking lots.

E. Low Improvement-to-Land Value Ratio. When a parcel's land value exceeds the value of improvements (land improvement ratio of less than 1.0), this is an indication that the property may be underutilized, and there may be a financial incentive for the property owner to redevelop. Some of the sites included in the inventory have an improvement to land value ratio of less than 1.0, as indicated in the site profiles below.

F. Legal Non-Conforming Land Uses. Several of the non-vacant sites include a current use of the property that was legally established according to the applicable zoning and building laws at

the time, but is not permitted by the current zoning regulations as result of rezonings or revisions to the City's Zoning Ordinance over time. Although the existing uses are technically still permitted despite zoning changes, legal non-conforming uses have limited opportunity to expand or modify and may not be reestablished if they cease operations for six or more months. The inventory includes several underutilized sites with non-conforming uses that could provide opportunities for future residential development.

G. Comparative Market Demand for Existing Use vs. Zoned Use. Nationally, the commercial retail sector has been declining for several years as a large share of sales and services have shifted online. The recent COVID-19 pandemic and the increasing popularity of remote work has accelerated the decline and diminished the overall demand for office space. Due to similar factors, personal service establishments and other commercial uses have been impacted in Union City during the past several years, which has created opportunities for residential redevelopment. As a result of these trends, the City has been proactive in designating and zoning several older shopping centers and industrial sites as residential or mixed use to encourage the redevelopment of these areas with housing. Several of these sites in the inventory are considered underutilized because they are occupied by older and/or underperforming commercial, office, or industrial uses. The opportunity for high density residential created by upzoning these sites has increased and strengthened the financial incentive to redevelop. Only commercial and industrial properties with the highest potential for redevelopment during the planning period based on the criteria above were included in the sites inventory.

As part of the Alameda County (AC) Housing Collaborative work, an inventory of recent development projects on non-vacant sites was compiled to demonstrate development trends in the region. The AC Collaborative categorized cities by economic tier based on lowest-to-highest rent levels. Union City was categorized as high rent, similar to nearby Fremont, Newark, and Hayward. Development trends in Union City and surrounding cities (Fremont and Hayward) demonstrate a track record for redevelopment of non-vacant sites similar to those included in the inventory, including industrial/warehouses, auto oriented uses, commercial centers, and office buildings. Furthermore, as shown in Table 2-5A, Station District development projects, including the Station Center Family Housing project, Union Flats, Union Flats 2.0, and the Station East Residential Mixed Use Project, demonstrate a trend of industrial uses redeveloping into residential and mixed use when higher development potential and strong financial incentives to redevelop exist. This trend supports the likelihood that sites LM-9 (Whipple/Cemex Site), LM-14 (Diamond Mine Mini-Storage Site), and LM-15 (Union City Boulevard Site), which all have structures/uses similar in nature to those in the Station District and increased development potential through the recent (November 2022) rezoning, will redevelop into residential. Meanwhile, there is a history in neighboring Fremont and Hayward, of prior older and underutilized commercial buildings (including multi-tenant commercial centers) and auto uses, redeveloping into residential and mixed use (See Table 3-5B). This trend supports the notion that similar commercial sites, LM-2 (34015 7th Street Site), LM-7 (Whipple and Liston Way Site), and LM-8 (Whipple and Medallion Drive Site), will redevelop into residential and mixed-use. The higher development potential created on these sites through the recent rezoning only helps to strengthen the financial incentive to redevelop and increases the likelihood that this will occur.

TABLE 3-5A: EXAMPLES OF RECENT HOUSING DEVELOPMENTS ON UNDERUTILIZED SITES, UNION CITY (2012-2022)

Project Name	Project Description	Site Size (Acres)	Land Use Designation	Density (units per acre)	Status and Site Characteristics	Prior Use
Station District Development Projects						
Station Center Family Housing	157-unit affordable development;	2.16	Station Mixed Use Commercial (60-165 u/a)	73 u/a	Constructed in 2012. The site is located in the Core Station District area which originally consisted of a PG&E Corp Yard and steel mill. Several underlying lots associated with those uses were consolidated and reconfigured to create more uniform blocks and associated building pads along 11 th Street.	Utility company storage facility and steel mill. Assisted with Redevelopment Agency funding. Non-vacant site factors: A, C, D, F, G
Union Flats	243-unit market rate rental units (modular construction)	2.46	Station Mixed Use Commercial (60-165 u/a)	99 u/a	Constructed in 2018. The site is located in the Core Station District area which originally consisted of a PG&E Corp Yard and steel mill. Several underlying lots associated with those uses were consolidated and reconfigured to create more uniform blocks and associated building pads along 11 th Street.	Utility company storage facility. Assisted with Redevelopment Agency funding. Non-vacant site factors: A, C, D, F, G
Union Flats 2.0	443-unit market rate rental units	3.52	Station Mixed Use Commercial (60-165 u/a)	126 u/a	Approved, not yet built. The site is located in the Core Station District area which originally consisted of a PG&E Corp Yard and steel mill. Several underlying lots associated with those uses were consolidated and reconfigured to create more uniform blocks and associated building pads along 11 th Street.	Utility company storage facility. Assisted with Redevelopment Agency funding. Non-vacant site factors: A, C, D, F, G
Station East Residential/ Mixed Use Project	974894-unit Mixed use apartments, condominiums, and townhomes (includes 122 low- and 24 moderate-income deed restricted units)	15.65 (net acres)	Station East Mixed Use (25-100 u/a)	Varies by housing type; average density of 57 u/a (net density)	Approved, not yet built. The site consisted of six (6) underlying lots with various property owners. The developer purchased and consolidated the lots to facilitate development.	Brownfield/Vacant land. Defunct Industrial Use. Former railroad spurs, Industrial buildings. Non-vacant site factors: A, B, C, D, E, F, G
Average				88.8 u/a		

TABLE 3-5A: EXAMPLES OF RECENT HOUSING DEVELOPMENTS ON UNDERUTILIZED SITES, UNION CITY (2012-2022)

Project Name	Project Description	Site Size (Acres)	Land Use Designation	Density (units per acre)	Status and Site Characteristics	Prior Use
Village Mixed Use (VMU)						
Sugar Mill	36-unit market rate townhomes	1.9	Village Mixed Use (VMU) (17-30 u/a)	19 u/a	Constructed in 2019/ Occupied in 2020. The site consisted of two (2) underlying lots, which were consolidated to facilitate development.	Vacant land. Non-vacant site factors: N/A
Horner Street Mixed Use	25-unit mixed-use, market rate ownership units	0.89	Village Mixed Use (VMU) (17-30 u/a)	28 u/a	Approved, not yet built. The site consisted of three (3) underlying lots, which were consolidated to facilitate development.	Residential uses and a bar. Non-vacant site factors: C, D, E
Average				23.5 u/a		
Corridor Mixed Use (CMU)						
Lazuli Landing	100% deed-restricted affordable housing development by MidPen; (80 lower-income, 1 managers unit)	1.65	Corridor Mixed Use (17-45 u/a)	49 u/a (with density bonus)	Approved, not yet built. The site consisted of six (6) underlying lots under the same ownership, which were consolidated to facilitate development.	Vacant land. Non-vacant site factors: N/A
Average				45 u/a (without density bonus)		
Multifamily (Residential 17-30)						
Soares Ranch	63 attached townhouses	3.3	Residential 17-30	19 u/a	Constructed in 2019. The site consisted of three (3) underlying lots under one ownership, which were consolidated to facilitate development.	Five residences and agricultural uses (produce stand and several sheds / accessory structures) Non-vacant site factors: B, C, D, E, F
Average				19 u/a		

TABLE 3-5A: EXAMPLES OF RECENT HOUSING DEVELOPMENTS ON UNDERUTILIZED SITES, UNION CITY (2012-2022)

Project Name	Project Description	Site Size (Acres)	Land Use Designation	Density (units per acre)	Status and Site Characteristics	Prior Use
<u>Single Family (Residential 3-6 and 6-10)</u>						
4500 Cabello	45 single family homes	<u>7.85</u>	<u>Residential 6-10</u>	<u>5.7 u/a</u>	Constructed in 2016. <u>The site consisted of two (2) underlying lots under one ownership, which were consolidated to facilitate development.</u>	Elementary School, which closed in 2007 because of declining enrollment. <u>Non-vacant site factors: C, E</u>
Turk Island	33 single family homes	<u>6.3</u>	<u>Residential 3-6</u>	<u>5.2 u/a</u>	Approved, not yet built Under construction in 2022. <u>The site consisted of one lot, as a result lot consolidation was not required.</u>	Former landfill. Site remediation is complete. <u>Non-vacant site factors: C, E, F</u>
<u>Average</u>				<u>5.5 u/a</u>		

Source: City of Union City and Ascent, 2022

TABLE 3-5B: EXAMPLES OF RECENT HOUSING DEVELOPMENTS IN SURROUNDING JURISDICTIONS (FREMONT AND HAYWARD)

Project	Jurisdiction	Project Description	Previous Use
Bellara Senior Housing (1200 A Street)	Hayward	Five-story senior housing project, 157 units of affordable housing	Commercial building, built in 1971, FAR 0.5
27177-27283 Mission Boulevard	Hayward	46 townhouses and 9 live/work lofts, 55 total units including 6 deed-restricted for moderate-income households	Auto rental, built in 1960, FAR 0.25
Mission Terraces (28870 Mission Boulevard)	Hayward	110 units of affordable housing	Commercial building, built in 1983, FAR 0.8
La Playa Commons	Hayward	47 units of single-family housing	Commercial building, built in 1968, FAR 0.8
603 A Street	Hayward	80 units of affordable housing	Commercial building, FAR 0.7
Mission Villages	Hayward	72 market-rate units	Commercial building
3900 Thornton Avenue	Fremont	128 units of affordable housing	Commercial uses
Artist Walk (37100 - 37120 Fremont Boulevard)	Fremont	185 units and 30,300 square feet of ground floor retail	Redevelopment on the site of a multi-tenant commercial shopping center
Boulevard Heights (40744 Fremont Boulevard)	Fremont	67 market rate townhome units	Commercial uses
Fremont Bank Residences (3917659 Fremont Boulevard)	Fremont	240 market rate units and 6,296 square feet of commercial space	Commercial uses, redevelopment on the site of a multi-tenant commercial shopping center
Bay Rock Fremont Apartments (39150 Fremont Boulevard)	Fremont	248 market-rate apartments and 5,625 square feet of commercial space	Commercial uses, redevelopment on the site of a multi-tenant commercial shopping center
Fremont Habitat (36551 Fremont Boulevard)	Fremont	13 market-rate condominium units and 2,300 square feet of commercial floor area	Commercial uses
Osgood Apartments (41829-41875 Osgood Road)	Fremont	112 units of affordable housing	Commercial uses
Peralta Crossing (4133-4167 Peralta Boulevard)	Fremont	43 market-rate townhome units	Commercial uses
Silicon Sage Centerville (37358 Fremont Boulevard)	Fremont	93 rental apartment units and 72 for-ownership townhomes	Commercial uses, redevelopment on the site of a multi-tenant commercial shopping center

Source: Ascent, 2023

Large Sites

The sites inventory includes ~~three-two~~ sites larger than 10 acres: LM-1 (Restoration Site), ~~LM-4 (Safeway Marketplace Site)~~, and LM-~~45~~ (Gateway Site). ~~All three~~Both of these sites are owned by the City and are within the Station District Specific Plan area, and they all have unique characteristics that makemaking them prime opportunity sites for new housing.

Restoration Site (City-owned)

The Restoration Site is a City-owned 16-acre site within the Core Station District with a General Plan designation of Station Mixed Use Commercial (CSMU), similar to other development along 11th Street, which forms the urban core of the area. This designation allows for a mix of high-intensity retail, office, hotels, residential uses, and public spaces at a FAR of up to 4.2 and residential density of 100 to 165 units per acre. The site consists of a mound that contains material (mostly slag, a byproduct of steel production) from the former Pacific States Steel Corporation (PSSC) site. The materials contained in the Restoration Site were "capped" with an engineered system of clay and other materials designed to prevent the infiltration of water into the slag and exposure of the materials. While the site could potentially be developed without removing the slag, in order to maximize its development potential, the site would need to be scraped and the excess material removed.

The City purchased the site in 2017, which creates an opportunity for the City to facilitate redevelopment of the site. The City, formerly through the Redevelopment Agency, has a long history of acquiring land within the Station District to help facilitate the revitalization of this area. Station Center Family Housing, Union Flats, Union Flats 2.0, and Lazuli Landing (outside the Station District) are all examples of residential development on City-owned land. The Gateway Property, formerly owned by Caltrans, is another example of a large (25-acre) site that the City acquired for the purpose of facilitating housing development within the Station District.

The Draft Station District Specific Plan assumes that the site will be built with a mix of housing, retail, and office uses. The assumption of 670 housing units on this site is consistent with the buildout assumptions of the Station District Specific Plan. This assumption allows for other non-residential uses to be accommodated on the site. Because the Station District is a large area with a large number of units projected, the inventory assumes a mix of lower- and moderate-income housing on the site, with an assumption that the site could accommodate two lower-income housing developments of 150 units each. Because the City owns the site, the City has an opportunity to maximize affordable housing development to the extent feasible. However, the permitted density ranges in the Station District area meet the 30-unit-per-acre default density standard for lower-income housing.

The 2040 General Plan contains several policies and implementation programs supporting the redevelopment of the site, including issuing a request for proposals and partnering with developers to remove the slag and redevelop the site with an intensive mix of uses. The Housing Element contains a similar implementation program to facilitate development of the Restoration Site (Program HE-1.C).

Safeway Marketplace Site

~~The Safeway Marketplace Site is a 14.8 acre site immediately south of the Bay Area Rapid Transit (BART) Station parking lot that is proposed to be rezoned to a new Marketplace Mixed Use designation as part of the Station District Specific Plan. This new designation would allow a mix of high intensity retail, office, hotels, residential uses, and public spaces up to an FAR of 3.0 and residential density range of 30 to 100 units per acre. The Safeway Marketplace Shopping Center occupies the site, which, in addition to the grocery store, contains a Bank of America, Rite Aid, and other restaurant and retail uses. There can be no more than 15 percent net loss of commercial space in any redevelopment of the Marketplace subarea, based on the requirements of the Draft Specific Plan.~~

~~During the preparation of the Draft Specific Plan and the Housing Element Update, City staff held conversations with the property owners to gauge interest in redeveloping the site as mixed use. The property owners expressed interest in incorporating residential into the site and indicated that redevelopment would likely occur in phases as current leases expire and/or to allow current tenants to relocate to other available spaces temporarily or permanently within the center. Based on discussions about specific lease expiration dates and possible locations of the first phase of residential development, the sites inventory assumes an initial 300 units are feasible during the Housing Element planning period. The Housing Element also contains a program to work with the property owner to facilitate development of the site for affordable housing.~~

Gateway Site (City-owned)

~~The Gateway Site is a more than 60 acre site with about~~ includes 25 vacant acres designated for residential uses. The site was previously owned by Caltrans but acquired by the City in 2021. The site is located in the southeast portion of the Station District Specific Plan within the Gateway Subarea. The Gateway subarea is envisioned to provide a new gateway to Union City with a variety of housing opportunities integrated with open space, park amenities, community agriculture, and enhanced facilities for bicyclists and pedestrians. A portion of the subarea is planned for the Quarry Lakes Parkway project, which will connect Paseo Padre Parkway in Fremont and Mission Boulevard in Union City. This roadway, parallel to Decoto Road, will create new access to the Station District Area and the east side of the Union City BART station with a direct connection to 11th Street.

The City currently (2022) has an Exclusive Negotiating Agreement with a housing developer to develop the site. The site is designated Residential 10-17 du/ac and Residential 17-30 du/ac. Housing types are anticipated to include townhomes and apartments, and a portion of the site is required to be developed as affordable housing. The inventory currently assumes a total of 535 housing units for the site.

AB 1397 By-Right Requirement

Assembly Bill 1397 amended State law to add new requirements for previously identified lower-income sites. Specifically, if a non-vacant lower-income site was included in one previous housing element inventory or a vacant lower-income site was included in two previous housing element inventories, the sites can only continue to be counted as lower-income if subject to a program to allow developments with 20 percent affordable housing by-right. This requirement only applies to one site in the inventory (LM-11 – Mission and F Street Site). This is largely because most of the previously identified lower-income sites have been built or currently have development projects in the pipeline. The lower-income sites included in this Sixth Cycle Housing Element are mostly new sites added to the inventory. Policy HE-1.5 addresses the AB 1397 by-right housing requirement.

Analysis of Environmental Constraints

All parcels (or portions of parcels) that met the criteria above were reviewed by City staff to confirm environmental constraints (e.g., [parcel shapes](#), flood zones [or wetlands](#), [easements](#), [contamination](#), and steep slopes), and other possible constraints to development feasibility. [The parcel shapes of the parcels included in the inventory have been determined sufficient to allow for residential development. No additional environmental hazards related to wildfire risk, slope, or wetlands impact any of the sites included in the inventory. No known easements exist on any of the parcels in the inventory that would make development infeasible.](#) While environmental constraints are not an issue for any of the sites, a few of the sites contain uses that may require site remediation, as noted in the site [profiles](#) [descriptions for the Horner Street Mixed Use project and the Restoration Site \(Site LM-1\).](#)

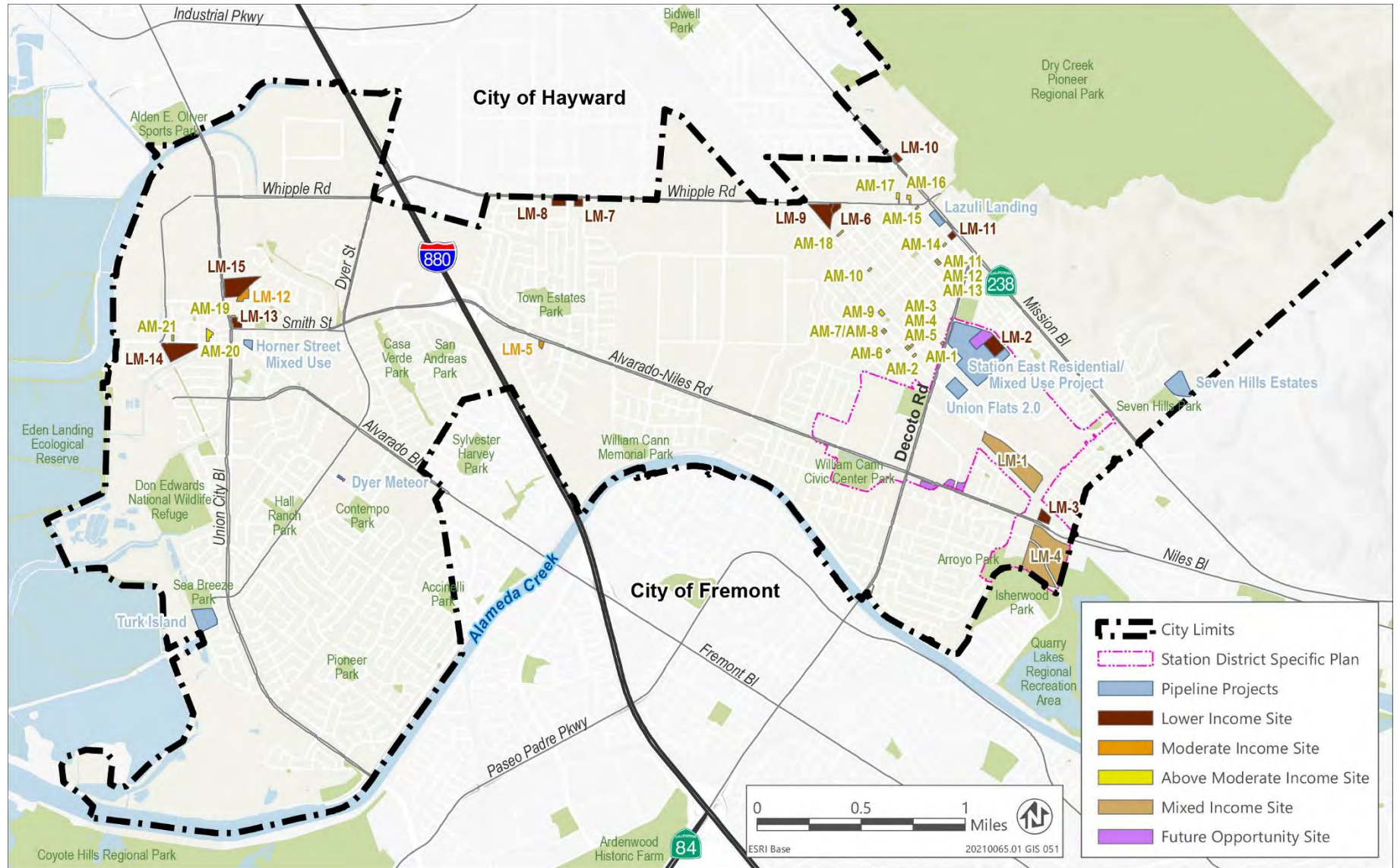
Vacant and Underutilized Sites

This section contains [site profiles providing](#) details on the vacant and underutilized sites included in the Housing Element sites inventory, shown in Figure 3-1. [Following the figure are site profiles in which the sites are organized into three categories:](#)

- 1) ~~Station District Specific Plan Sites.~~ These are opportunity sites within the Station District Specific Plan area that are best suited for housing during the Housing Element planning period. While some of the sites already have the necessary General Plan and Zoning designations in place to allow for housing at the densities assumed in the Housing Element, a few of the sites will be rezoned and redesignated in conjunction with the Specific Plan Update, which is anticipated to be adopted in fall 2022 prior to the Housing Element adoption deadline.
- 2) ~~Citywide Vacant and Underutilized Sites.~~ The sites in this category are located outside the Station District Specific Plan area and already have the General Plan land use designations and zoning in place to allow housing at the assumed densities.
- 3) ~~Sites Requiring General Plan and/or Zoning Amendments.~~ The sites in this category are proposed to be re-zoned and/or re-designated in the General Plan to allow for housing at the densities assumed in the inventory. Some of the sites were designated for housing or mixed use upon adoption of the 2040 General Plan in 2018 and need to be rezoned for consistency with the General Plan. Other sites are proposed for both Zoning and General Plan amendment to allow for housing on sites that otherwise wouldn't allow housing (e.g., commercial only sites) or housing at higher densities than what is currently allowed. During the public review of the Draft Housing Element, City staff will be seeking feedback from the community and direction from appointed and elected officials regarding rezoning of these sites, particularly the new sites proposed for both a Zoning and General Plan Amendment. The action to amend the Zoning and General Plan would then be scheduled to occur prior to the January 31, 2023, Housing Element adoption deadline to ensure the sites are in place prior to the start of the 2023-2031 planning period.

Table 3-6 provides a summary of capacity on all of the vacant and underutilized sites. Sites that begin with the letters "LM" are inventoried for lower- and/or moderate-income units. Sites that begin with the letters "AM" are inventoried for above moderate-income units.

Figure 3-1: Sites Inventory Map, Union City, [June-December 2022](#)



Source: City of Union City and Ascent, [June-December 2022](#)

TABLE 3-6: VACANT AND UNDERUTILIZED SITES, UNION CITY (2022)

Site ID	Site Name	APN	Parcel Acres	Vacant or Underutilized	Realistic Capacity by Income (units)			
					Lower	Mod.	Above Mod.	Total
Station District Specific Plan Sites								
LM-1	Restoration Site (City-owned)	87-335-6	16.00	Vacant	300	370		670
LM-2	34015 7 th Street (Station East Subarea)	87-23-11	3.45	Underutilized	160			160
LM-3	ANR Near BART Site	87-11-7-2	0.94	Underutilized	73			73
		87-11-8-2	0.69					
		Total	1.63					
LM-4	Safeway Marketplace Site	87-19-16	14.80	Underutilized	300			300
LM-45	Gateway Site (City-owned)	87-11-15-14	8.26	Vacant	135	200	200	535
		87-11-15-15	6.80					
		87-11-15-3	1.33					
		87-11-17-6	1.70					
		87-11-17-7	1.97					
		87-11-18-3	1.42					
Total	25.19							
Subtotal of Station District Specific Plan Sites					668	570	200	1,438
Citywide Vacant Sites								
AM-1	Decoto Neighborhood Vacant Lot 1	486-27-138	0.11	Vacant			1	1
AM-2	Decoto Neighborhood Vacant Lot 2	486-30-30-2	0.14	Vacant			1	1
AM-3	Decoto Neighborhood Vacant Lot 3	486-30-13-3	0.11	Vacant			1	1
AM-4	Decoto Neighborhood Vacant Lot 4	486-30-13-5	0.11	Vacant			1	1
AM-5	Decoto Neighborhood Vacant Lot 5	486-30-13-4	0.12	Vacant			1	1
AM-6	Decoto Neighborhood Vacant Lot 6	486-45-24	0.14	Vacant			1	1
AM-7	Decoto Neighborhood Vacant Lot 7	486-33-58-2	0.12	Vacant			1	1
AM-8	Decoto Neighborhood Vacant Lot 8	486-33-58-1	0.11	Vacant			1	1
AM-9	Decoto Neighborhood Vacant Lot 9	486-33-47	0.35	Vacant			2	2
AM-10	Decoto Neighborhood Vacant Lot 10	486-24-1	0.12	Vacant			1	1
AM-11	Decoto Neighborhood Vacant Lot 11	486-9-33-1	0.11	Vacant			1	1
AM-12	Decoto Neighborhood Vacant Lot 12	486-9-33-2	0.12	Vacant			1	1
AM-13	Decoto Neighborhood Vacant Lot 13	486-9-32-1	0.11	Vacant			1	1

TABLE 3-6: VACANT AND UNDERUTILIZED SITES, UNION CITY (2022)

Site ID	Site Name	APN	Parcel Acres	Vacant or Underutilized	Realistic Capacity by Income (units)			
					Lower	Mod.	Above Mod.	Total
AM-14	Decoto Neighborhood Vacant Lot 14	486-6-22	0.11	Vacant			1	1
AM-15	Decoto Neighborhood Vacant Lot 15	486-3-23-2	0.12	Vacant			1	1
AM-16	Decoto Neighborhood Vacant Lot 16	87-91-26-3	0.32	Vacant			1	1
AM-17	Decoto Neighborhood Vacant Lot 17	87-91-30-4	0.32	Vacant			1	1
AM-18	Decoto Neighborhood Vacant Lot 18	486-18-75	0.23	Vacant			1	1
AM-19	Historic Alvarado District Vacant Lot 1	483-10-23	0.12	Vacant			1	1
		483-10-24-2						
AM-20	Historic Alvarado District Vacant Lot 2	482-10-23	0.52	Vacant			4	4
AM-21	Historic Alvarado District Vacant Lot 3	482-15-9	0.17	Vacant			1	1
LM-56	Alvarado Niles Road Site	475-158-7	0.45	Vacant	0	6		6
<i>Subtotal of Citywide Vacant Sites</i>					0	6	25	31
<i>Sites Requiring General Plan and/or Zoning Amendment</i>								
LM-6	854 Whipple Road Site	486-18-62	0.47	Underutilized	24			24
		486-18-63	0.16					
		486-18-64	0.13					
		486-18-65-2	0.18					
		Total	0.95					
LM-7	Whipple and Liston Way Site	475-141-13-2	0.85	Underutilized	32			32
LM-8	Whipple and Medallion Drive Site	475-141-2	1.45	Underutilized	55			55
LM-9	Whipple/Cemex Site	486-18-59	0.18	Underutilized	132			132
		486-18-60	0.18					
		486-18-61	0.18					
		486-18-62	1.17					
		486-18-63	1.17					
		486-18-69	2.96					
		486-18-70	0.27					
		Total	4.58					
LM-10	Mission and Tamarack Drive Site	87-36-148	0.73	Underutilized	28			28
		87-36-149	0.02					
		Total	0.75					
LM-11*	Mission and F Street Site	486-6-30	0.58	Underutilized	22			22
LM-12	Vallejo St. and Granger Ave. Site (Historic Alvarado District)	483-10-12-1	1.26	Underutilized		18		18

TABLE 3-6: VACANT AND UNDERUTILIZED SITES, UNION CITY (2022)

Site ID	Site Name	APN		Parcel Acres	Vacant or Underutilized	Realistic Capacity by Income (units)			
						Lower	Mod.	Above Mod.	Total
LM-13	Smith Street Site	483-10-22-3		0.71	Underutilized	27			27
		483-10-21-1		0.13					
		483-10-20		0.11					
		483-10-19-1		0.13					
		Total		1.08					
LM-14	Diamond Mine Mini-Storage Site	482-27-16-1		5.93	Underutilized	151			151
LM-15	Union City Boulevard Site	A	483-5-11-2	1.46	Underutilized	172			172
			483-5-12	0.34					
		B	483-5-9-2	1.64					
			483-5-10	0.37					
		C	483-5-7-7	2.48					
			483-5-8-1	0.48					
		Total		6.76					
Subtotal of Citywide Underutilized Sites						627	18	0	645
TOTAL						1,295 1,587	594	225	2,114 2,406

*This site was included in the previous Housing Element and is subject to Policy HE-1.5 By-right Housing on Prior Housing Element Sites

Source: City of Union City and Ascent, 2022

Station District Specific Plan Sites

Site LM-1: Restoration Site



SITE DESCRIPTION

APN	87-335-6
Address	11th Street
Parcel Acres	16.00 acres
General Plan	CSMU (60 – 165 du/acre)
Zoning	CSMU (60 – 165 du/acre)
Realistic Capacity/Income Level	300 Lower-Income Units and 370 Moderate-Income Units
Existing Use	Vacant
Site Description	<p>This City-owned site, known as the Restoration Site, is within the Station District Specific Plan. The site is planned for future office and residential uses and consists of a capped, 22-foot tall mound that is underlain with the byproduct generated by the former Pacific States Steel Corporation, primarily slag. The City would prefer to see removal of the slag material to facilitate development of the entire site. The inventory assumes that the site is large enough to accommodate two lower-income developments of 150 units each as well as market-rate housing. Because the City owns the site, the City will have more control over what gets built and the site will be subject to the Surplus Lands Act, which provides preference for developments that include 25 percent affordable units. Housing Element Program HE-1.C describes the proposed actions and timelines for facilitating development of the site.</p> <p>Max capacity: 2,136 units</p> <p>Assumptions:</p> <ul style="list-style-type: none"> • 70 du/acre realistic density • 10% for ROW • Assumed only two blocks would be residential (67% residential)

Site LM-2: 34015 7th Street Site



SITE DESCRIPTION

APN	87-23-11
Address	34015 7 th Street
Parcel Acres	3.45
General Plan	SEMU-(25-100 du/acre)
Zoning	RDC
Realistic Capacity/ Income Level	160 Lower-Income Units
Existing Use	Industrial/Warehouse
Non-vacant Site Factors (see Page 3-12 for more information)	A) TOD Opportunities, C) Structure/Site Conditions, D) Low FAR E) Low Improvement-to-Land Value (ILV) Ratio, F) Legal Non-Conforming Land Uses, G) Existing vs Zoned Use
Site Description	<p>This industrial/warehouse site, which used to be a storage company for shoe distribution owned by Shamrock Moving and Storage Inc., was built in 1973 and sold in 2014, and it is within the Station District Specific Plan. It is adjacent to the fully entitled 974894-unit mixed use project by Integral Communities. The existing use is similar to the adjacent industrial property to the northwest that was recently demolished and is in the process of being redeveloped into a mixed-use residential development. The site is less than one mile from the BART Station. The Station East Mixed Used Residential (SEMU-R) designation establishes a high-density residential and commercial district which allows for multi-family residential uses and mixed-use residential uses up to 100 units per acre that include ground floor commercial uses along the site's major throughfares. With the Once the adoption of the Specific Plan is adopted and the related Zoning updates approved, existing uses on this site will bear legal non-conforming and cannot be expanded or modified. The increased density allowable under the Specific Plan creates a strong financial incentive to redevelop the existing industrial warehouse into a high-density residential site. This is consistent with the surrounding new development in the Station District which has redeveloped from industrial to mixed-use residential. As the Station East Residential Mixed-Use project is built, the site will be surrounded by residential and retail uses, increasing the likelihood that the site will redevelop.</p> <p>Assumptions (based on Station District Specific Plan Buildout):</p> <ul style="list-style-type: none"> • 80 du/acre realistic density (max density = 100 du/acre) • 10% for ROW • 65% residential

Site LM-3: ANR Near BART Site



SITE DESCRIPTION

APN	87-11-7-2 and 87-11-8-2
Address	35124 and 35136 Alvarado-Niles Road
Parcel Acres	1.63
Current General Plan & Zoning	Commercial (C) (no residential) / Community Commercial (CC) (no residential)
Proposed General Plan & Zoning	Corridor Mixed-use Commercial (CMU) (17-45 du/acre)
Realistic Capacity/Income Level	73 Lower-Income Units
Existing Use	RV storage
Non-vacant Site Factors (see Page 3-12 for more information)	A) TOD Opportunities, B) Property Owner Interest, C) Structure/Site Conditions, D) Low FAR E) Low ILV Ratio, F) Legal Non-Conforming Land Uses
Site Description	<p>The site, which is currently an RV storage facility, is zoned Corridor Mixed Use Commercial (CMU) in the Station District Specific Plan. The site is made up of two parcels under common ownership. It is less than one mile from the BART Station. A for-profit affordable housing developer purchased the site (both parcels) in 2021 and has expressed interest in consolidating the parcels and developing the entire site as 100 percent affordable housing and using density bonus to exceed the maximum density. The site is expected to develop at, or above, the maximum density of 45 dwelling units per acre.</p> <p>Assumptions:</p> <ul style="list-style-type: none"> • 45 du/acre max density • 100% residential
Summary of Action	Zoning and General Plan Amendment (in conjunction with the Station District Specific Plan)

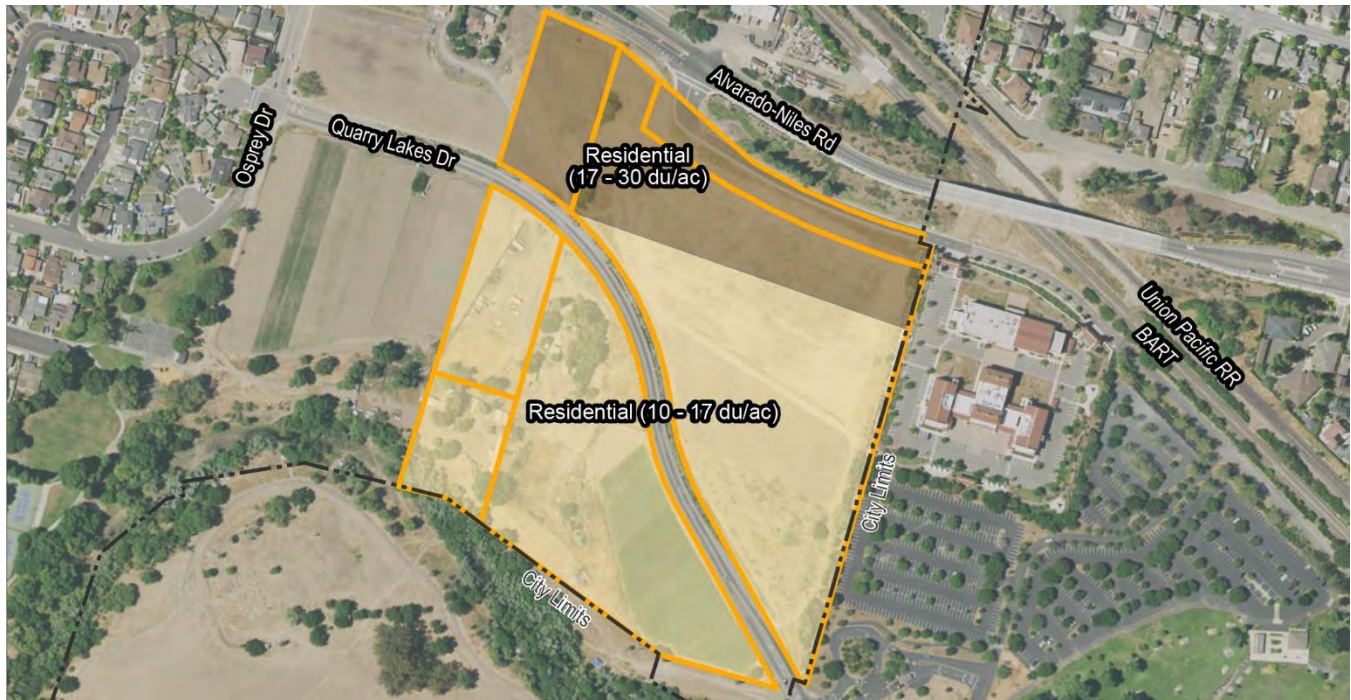
Site LM-4: Safeway Marketplace Site



SITE DESCRIPTION

APN	87-19-16
Address	1 Union Square
Parcel Acres	14.80
Current General Plan & Zoning	Commercial (C) (no residential) / Community Commercial (CC) (no residential)
Proposed General Plan & Zoning	New Marketplace Mixed Use (MMU) (30-100 du/acre) (new GP/zoning district proposed in Station District Specific Plan)
Realistic Capacity/Income Level	300 Lower Income Units 0 units at this time (may be included in the future)
Existing Use	Safeway Marketplace Shopping Center. Existing commercial space is expected to remain.
Non-vacant Site Factors	TOD opportunity, Property Owner Interest, Expiring Leases, FAR < 50% of max.
Site Description	<p>This site is within the Station District Specific Plan and is the current Safeway Marketplace Shopping Center, which also includes a Bank of America, a Rite Aid Drug store, and other small restaurant and retail uses. The area is planned for Marketplace Mixed Use (MMU), which allows a mix of high-intensity retail, office, hotels, residential uses, and public spaces creating an inviting place for locals and visitors. The existing amount of retail would need to be maintained when adding residential to the site. Discussions with the property owner indicate significant interest in redeveloping the site for residential mixed use, particularly given the challenges facing the retail market post-Covid 19, and the benefits of incorporating residential into the site. The owner has indicated that redevelopment would likely occur in phases as current leases expire and/or to allow current tenants to temporarily or permanently relocate to other available spaces within the center.</p> <p>Assumptions (based on Station District Specific Plan Buildout):</p> <ul style="list-style-type: none"> 80 du/acre realistic density (max density = 100 du/acre) 25% residential buildout during 8-year planning period
Summary of Action	Zoning and General Plan Amendment (in conjunction with the Station District Specific Plan)

Site LM-45: Gateway Site*



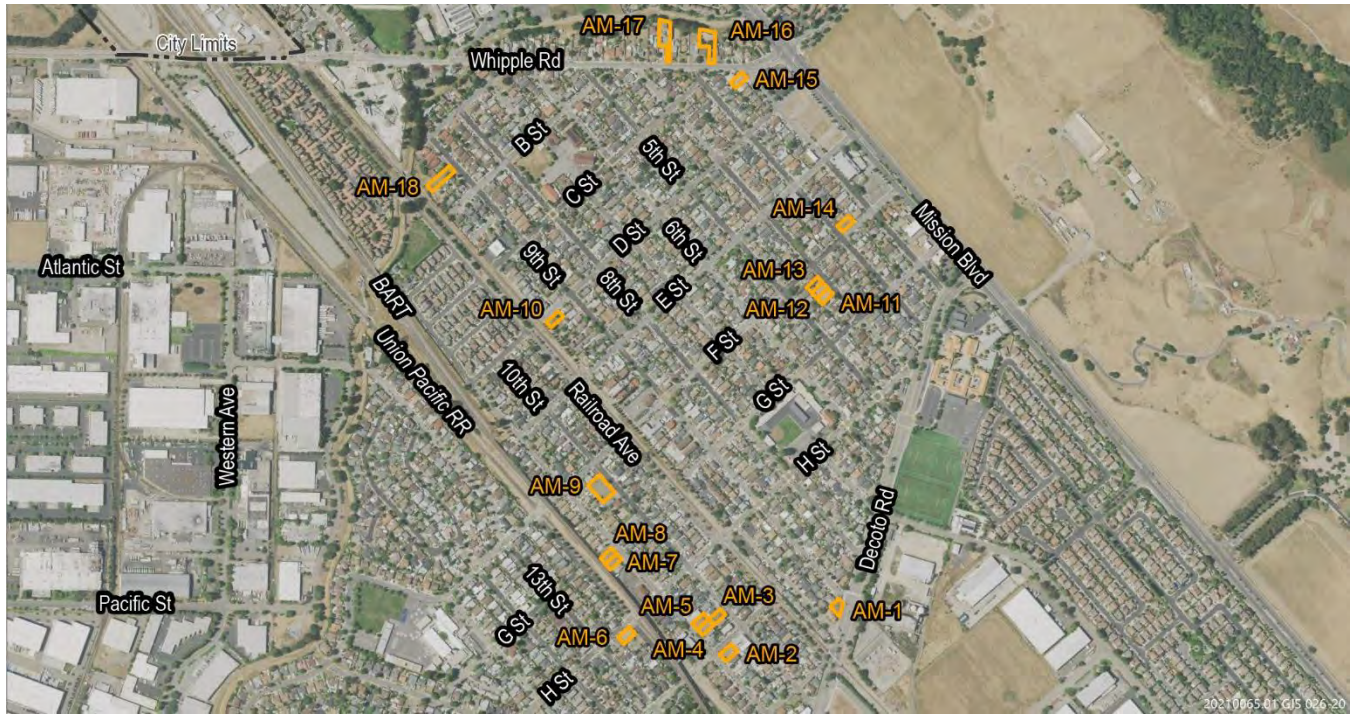
SITE DESCRIPTION

APN	87-11-15-14; 87-11-15-15; 87-11-15-3; 87-11-17-6; 87-11-17-7; 87-11-18-3
Address	Alvarado Niles Rd
Parcel Acres	25
Current General Plan & Zoning	Residential (10-17 du/ac) and Residential (17-30 du/ac) / RM 2500 (10-17 du/acre) RM 1500 (17-30 du/ac) and Private Institutional (PI)
Proposed General Plan & Zoning	Rezoning from PI to RM 1500 for consistency with the General Plan Residential 10-17, Residential 17-30
Realistic Capacity/ Income Level	135 Lower-Income Units and 200 Moderate-Income and 200 Above Moderate-Income Units
Existing Use	Vacant (City-owned)
Site Description	The Gateway Site is located in the Station District Specific Plan area. The site is an approximately 25-acre vacant site that was previously owned by Caltrans and was acquired by the City in 2021. The City currently (2022) has an Exclusive Negotiating Agreement with a developer to develop the site. The site is subject to the Surplus Lands Act giving priority to entities proposing to develop housing with at least 25 percent of the units affordable to lower-income households. Housing types are anticipated to include townhomes, duplexes and apartments, and a portion of the site is required to be developed as affordable housing. Note: This site was included in the 4 th Cycle Housing Element as above moderate-income and rezoned during 5 th Cycle to be counted as moderate- and lower-income. It is not subject to Policy HE-1.5 because the Residential 17-30 portion of the site is vacant and was included in only one previous housing element.
Summary of Action	Zoning Amendment for General Plan consistency (in conjunction with the Station District Specific Plan)

*This map is based on the General Plan land use as of January 2023. Actual development footprint may vary from the site boundary shown on this map.

Citywide Vacant and Underutilized Sites

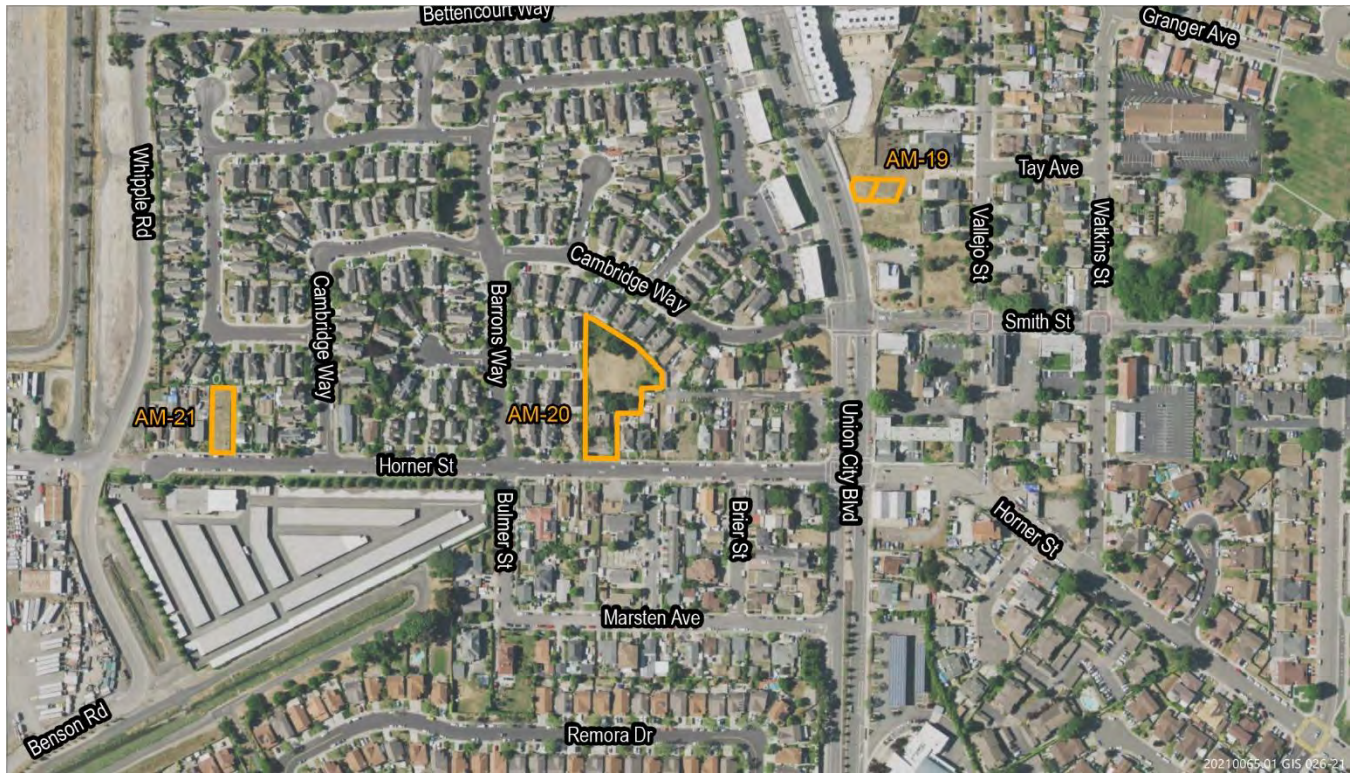
Sites AM-1 through AM-18: Decoto Neighborhood Vacant Lots



SITE DESCRIPTION

APN	486-27-138 (AM-1)	486-45-24 (AM-6)	486-9-33-1 (AM-11)	486-3-23-2 (AM-15)
	486-30-30-2 (AM-2)	486-33-58-2 (AM-7)	486-9-33-2 (AM-12)	87-91-26-3 (AM-16)
	486-30-13-3 (AM-3)	486-33-58-1 (AM-8)	486-9-32-1 (AM-13)	87-91-30-4 (AM-17)
	486-30-13-5 (AM-4)	486-33-47 (AM-9)	486-6-22 (AM-14)	486-18-75 (AM-18)
	486-30-13-4 (AM-5)	486-24-1 (AM-10)		
Address	Varies (18 vacant lots in the Decoto neighborhood)			
Parcel Acres	2.9 acres total (average lot size of 7,000 square feet)			
General Plan	Residential (6-10 du/acre) and Residential (3-6 du/acre)			
Zoning	R 5000 (6-10 du/acre) and RS 6000 (3-6 du/acre)			
Realistic Capacity/ Income Level	19 Above Moderate-Income Units			
Existing Use	Vacant			
Site Description	<p>These 18 vacant lots in the Decoto neighborhood can accommodate new single-family development. One of the parcels (AM-9) is owned by the Housing Authority. The Housing Element includes a program (HE-2.16) for the City to work with the Housing Authority to create new affordable housing on this site.</p> <p>Assumptions:</p> <ul style="list-style-type: none"> 1 single family home per lot (with the exception of the Housing Authority-owned parcel, which is large enough to accommodate at least two homes) 			

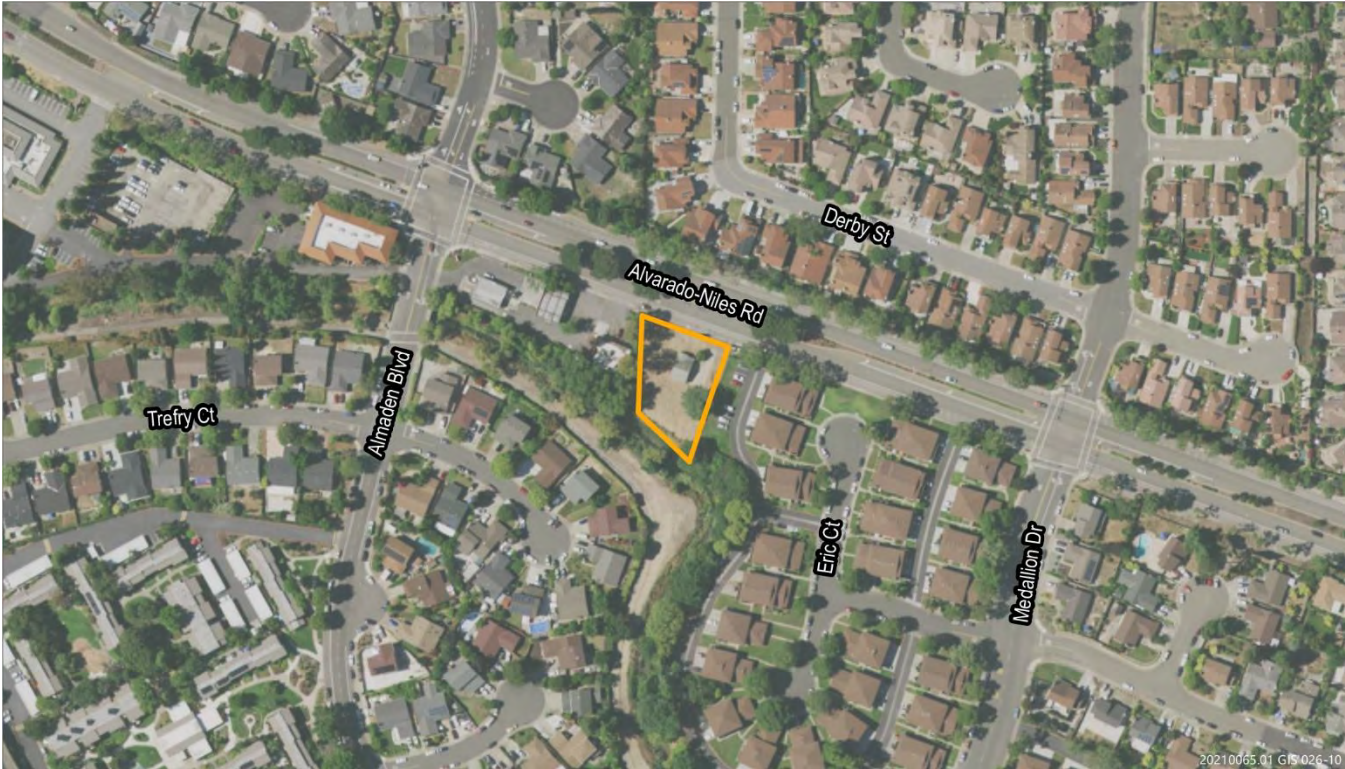
Sites AM-19 through AM-21: Historic Alvarado District Vacant Lots



SITE DESCRIPTION

APN	483-10-23; 483-10-24-2 (AM-19) 482-10-23 (AM-20) 482-15-9 (AM-21)
Address	Varies (4 vacant parcels in the Historic Alvarado District)
Parcel Acres	AM-19: 0.12 acres, AM-20: 0.52 acres, AM-21: 0.17 acres
General Plan	Residential (6-10 du/acre) and Residential (3-6 du/acre)
Zoning	RS 4500 (6-10 du/acre) and RS 6000 (3-6 du/acre)
Realistic Capacity/ Income Level	6 Above Moderate-Income Units
Existing Use	Vacant
Site Description	<p>These four parcels in the Historic Alvarado District are zoned for single-family development; and are included in the above moderate-income inventory. The <u>parcel-site</u> east of Union City Boulevard (AM 19) is <u>made up of two parcels under common ownership that would require consolidation in order to ensure access to the back parcel. Site AM 19 is</u> zoned RS 6000 and the parcels on Horner Street (AM 20 and 21) are zoned RS 4500.</p> <p>Assumptions:</p> <ul style="list-style-type: none"> • RS 4500: average density of 5.1 du/acre • RS 6000: average density of 8.5 du/acre

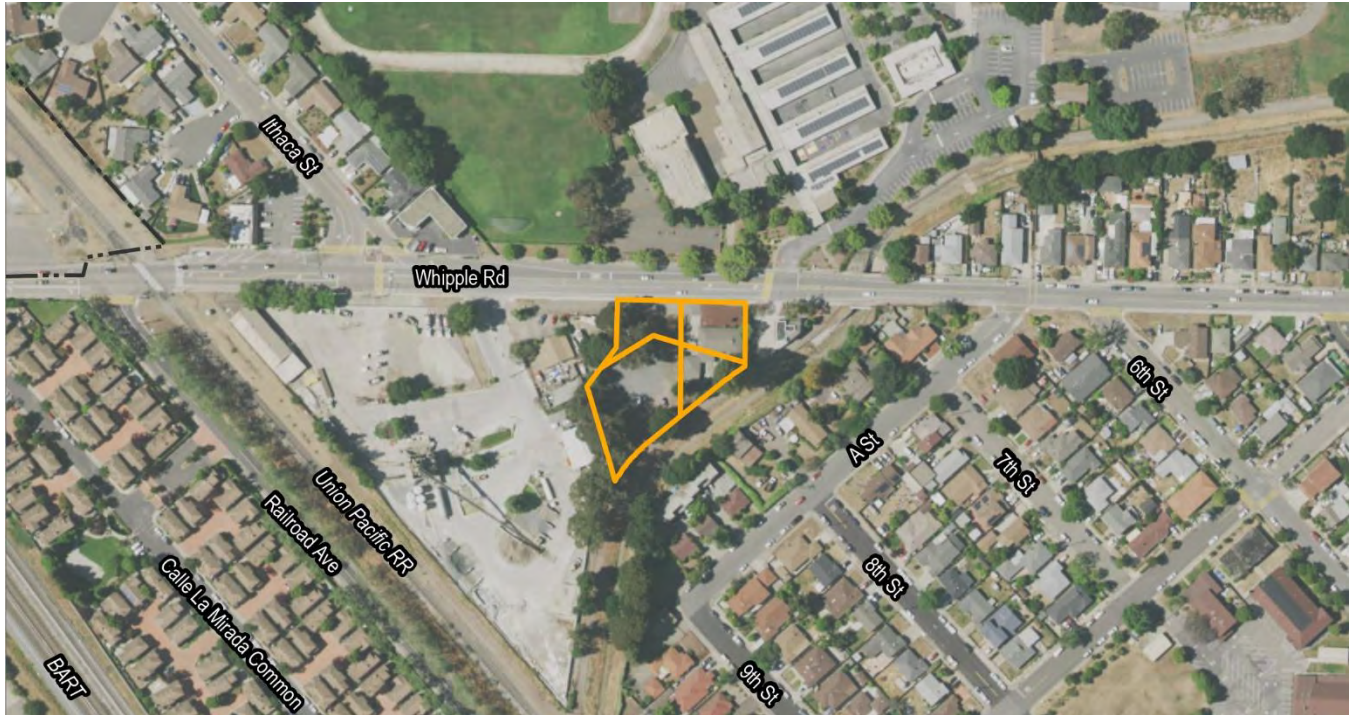
Site LM-56: Alvarado Niles Road Site



SITE DESCRIPTION	
APN	475-158-7
Address	32351 Alvarado Niles Rd
Parcel Acres	0.45
General Plan	Residential 10-17 (10-17 du/ac)
Zoning	RM 2500 (10-17 du/ac)
Realistic Capacity/ Income Level	6 Moderate-Income Units
Existing Use	Vacant (previous structure has been demolished)
Site Description	<p>This 0.45-acre vacant site contains one parcel and is located on Alvarado Niles Road between Medallion Drive and Almaden Boulevard. The site used to have a dilapidated, red-tagged house on it that has since been removed.</p> <p>Max Capacity: 8 units</p> <p>Assumptions:</p> <ul style="list-style-type: none">85% of max (14 du/acre realistic density)

Citywide Underutilized Sites

Site LM-6: 854 Whipple Rd Site



SITE DESCRIPTION

APNs	486-18-62, 486-18-63, 486-18-64, 486-18-65-2
Address	854 Whipple Rd
Parcel Acres	0.95
General Plan & Zoning	Residential (17-30 du/acre) / RM 1500 (17-30 du/acre)
Realistic Capacity/Income Level	24 Lower-Income Units
Existing Use	Single Family Home Potential Tow Company
Non-vacant Site Factors (see Page 3-12 for more information)	B) Property Owner Interest, C) Structure/Site Conditions, D) Low FAR E) Low ILV Ratio, F) Legal Non-Conforming Land Uses
Site Description	<p>This site, made up of four parcels under common ownership, contains a single-family residential home built in 1965 and a second residential or commercial structure next to underutilized lot space currently used as a parking lot or automobile storage. The site was redesignated in the 2040 General Plan to Residential 17-30 and was rezoned to RM 1500 in November 2022. A preliminary application site plan was recently submitted for one of the parcels on this site proposing new residential development and demolition of the existing single-family home. The parcels would need to be consolidated to ensure access to the southernmost parcels. Since they are owned by the same owner, this can easily occur through a ministerial lot merger.</p> <p>Max Capacity: 28 units</p> <p>Assumptions:</p> <ul style="list-style-type: none"> 85% of max density (25.5 du/acre realistic density)

Site LM-7: Whipple and Liston Way Site



SITE DESCRIPTION

APN	475-141-13-2
Address	1780 Whipple Rd
Parcel Acres	0.85
Current General Plan & Zoning	Retail Commercial (CR) / Neighborhood Commercial (CN) (no residential allowed)
Proposed General Plan & Zoning	Corridor Mixed Use (CMU) (17-45 du/acre)
Realistic Capacity/Income Level	32 Lower-Income Units
Existing Use	Two-story office building surrounded by surface parking lot
Non-vacant Site Factors (see Page 3-12 for more information)	C) Structure/Site Conditions , D) Low FAR , G) Existing vs Zoned Use
Site Description	<p>This site is located on Whipple Road between Medallion Drive and Liston Way. There is currently a two-story Class C office building surrounded by a surface parking lot. Two existing businesses are located on this site: Coker & Arias Insurance, small family business established in 1976; and Carson Consulting Corp. The existing structure is old and visibly deteriorating, has existing vacancies, and would require major improvements to attract new tenants to fully utilize the space. In conjunction with this Housing Element Update, In November 2022 the City Council rezoned this site would be redesignated and rezoned to CMU, increasing the maximum allowed density to 45 du/acre. The CMU designation allows for standalone commercial and residential as part of a mixed-use project that includes ground floor commercial on the site, which could include residential amenities or other space that activates the ground floor. With the recent action to rezone the property to a higher development potential, the site's current FAR is low and indicates that the site is being underutilized, providing a strong financial incentive to redevelop the site with residential.</p> <p>Max Capacity: 38</p> <p>Assumptions:</p> <ul style="list-style-type: none"> 85% of max density (38 du/acre realistic density)
Summary of Action	Zoning and General Plan Amendment (in conjunction with Housing Element Update)

Site LM-8: Whipple and Medallion Drive Site



SITE DESCRIPTION

APN	475-141-2
Address	1800 Whipple Rd
Parcel Acres	1.45
Current General Plan & Zoning	Retail Commercial (CR) / Neighborhood Commercial (CN) (no residential allowed)
Proposed General Plan & Zoning	Corridor Mixed Use (CMU) (17-45 du/acre)
Realistic Capacity/Income Level	55 Lower-Income Units
Existing Use	Commercial
Non-vacant Site Factors (see Page 3-12 for more information)	C) Structure/Site Conditions, D) Low FAR, G) Existing vs Zoned Use
Site Description	<p>This existing commercial strip site is located on the corner of Whipple Road and Medallion Drive, built in 1969. The site contains a donut shop, dry cleaners, liquor store, convenience store, a few restaurants, and a few hair and nail salons. The structure is showing signs of wear. In November 2022 the City Council rezoned this site to In conjunction with the Housing Element Update, this site would be redesignated and rezoned to CMU, increasing the maximum allowed density to 45 du/acre. The CMU designation allows for standalone commercial and residential uses as part of a mixed-use project that includes ground floor commercial on the site, which could include residential amenities or other space that activates the ground floor. Similar older and underutilized shopping centers have been redeveloped into mixed-use residential projects in neighboring cities like Hayward and Fremont, which is outlined in Table 3-5B.</p> <p>Max Capacity: 65</p> <p>Assumptions:</p> <ul style="list-style-type: none"> 85% of max density (38 du/acre realistic density)
Summary of Action	Zoning and General Plan Amendment (in conjunction with Housing Element Update)

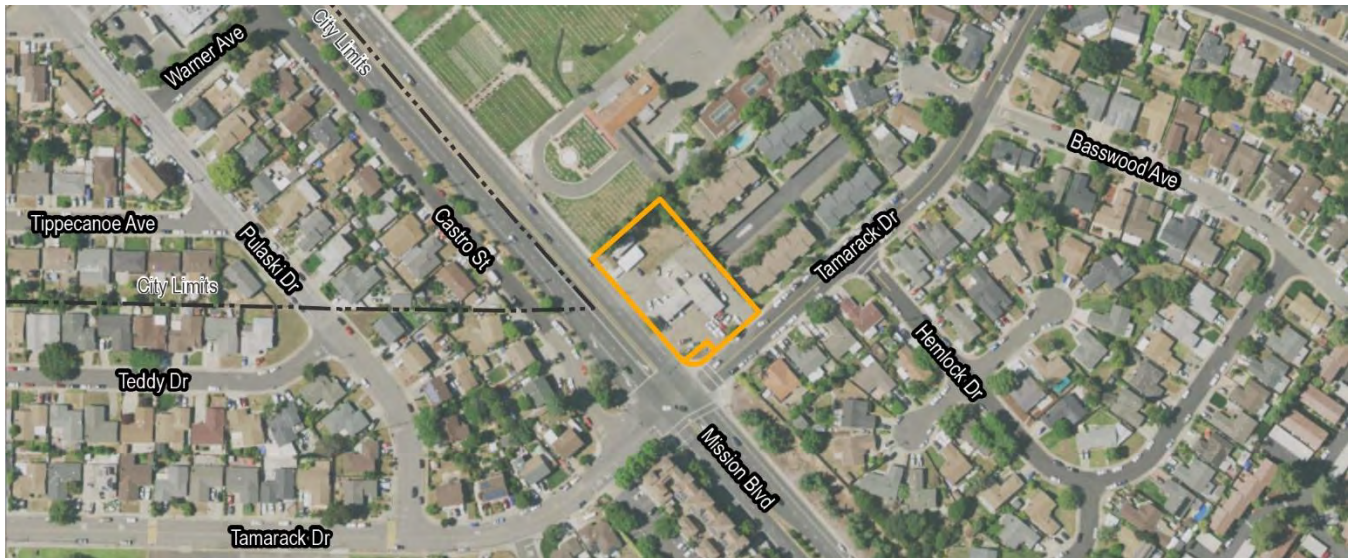
Site LM-9: Whipple/Cemex Site



SITE DESCRIPTION

APN	486-18-59; 486-18-60; 486-18-61; 486-18-62; 486-18-63 ; 486-18-69; 486-18-70; 486-18-71
Address	920, 900, 884 , 854, 884, <u>900, 920</u> Whipple Road
Parcel Acres	5.214 <u>5.8</u>
Current General Plan & Zoning	Residential (17-30 du/acre) / Neighborhood Commercial (CN) (no residential allowed) and R-5000 (6-10 du/acre)
Proposed General Plan & Zoning	Residential (17-30 du/acre) / RM 1500 (17-30 du/acre)
Realistic Capacity/Income Level	132-116 Lower-Income Units
Existing Use	Cement Plant and single-family
<u>Non-Vacant Site Factors</u> (see Page 3-12 for more information)	<u>C) Structure/Site Conditions, D) Low FAR, E) Low ILV Ratio, F) Legal Non-Conforming Land Uses, G) Existing vs Zoned Use</u>
Site Description	<p>This site, <u>made up of six parcels under common ownership</u>, contains a building occupied by Cemex, <u>which has been intermittently in operation over the past decade. The six parcels already function as a cohesive site with shared access and could easily be consolidated through a ministerial lot merger to create one singular parcel for redevelopment. The site is significantly underutilized with an improvement to land value ratio of 0.3. There have been no recent site improvements and the site, which is mostly surface parking or paved area, would not require major demolition to redevelop. There are no known environmental constraints to developing the site.</u> A portion of tThis site was included in the above moderate-income inventory and was listed in the 2002, 2010, and 2015 Housing Elements. The site was redesignated in the 2040 General Plan to Residential 17-30 and is being<u>was</u> rezoned to RM 1500 in conjunction with this Housing Element Update<u>November 2022</u>, <u>which provides a strong financial incentive to redevelop.</u> A preliminary site plan was recently submitted for one of the parcels on this site, proposing residential development. This Housing Element includes an implementation program (HE-1-E) to work with property owners to consolidate sites.</p> <p>Max Capacity: 156 <u>137</u> units</p> <p>Assumptions:</p> <ul style="list-style-type: none"> 85% of max density (25.5 du/acre realistic density)
<u>Summary of Action</u>	<u>Zoning Amendment for General Plan consistency (in conjunction with Housing Element Update)</u>

Site LM-10: Mission and Tamarack Drive Site



SITE DESCRIPTION

APN	87-36-148 and 87-36-149
Address	33090 Mission Boulevard
Parcel Acres	0.75
Current General Plan & Zoning	Commercial (C) / Neighborhood Commercial (CN) (no residential allowed outside of the Historic Alvarado District)
Proposed General Plan & Zoning	Corridor Mixed Use (CMU) (17-45 du/acre)
Realistic Capacity/Income Level	28 Lower-Income Units
Existing Use	Gas Station and Flower Stand
Non-vacant Site Factors <small>(see Page 3-12 for more information)</small>	B) Property Owner Interest. C) Structure/Site Conditions. D) Low FAR. E) Low ILV Ratio
Site Description	<p>This site, made up of two parcels under common ownership, is located on the corner of Mission Boulevard and Tamarack Drive. One of the two parcels is not large enough to be developed on its own and could easily be consolidated with the adjoining parcel through a ministerial lot merger to make a cohesive site. The site is currently home to ABE Gasoline and auto repair shop. Toms Flower Shop is also located on the site. It is a farm stand with minimal structural improvements. The property owner has expressed an intent to redevelop the site as mixed-use (residential with ground floor commercial) within the next five years. In November 2022 the City Council rezoned this site to In-conjunction with the Housing Element Update, this site would be redesignated and rezoned to CMU, increasing the maximum allowed density to 45 du/acre. The CMU designation allows for standalone commercial and residential uses as part of a mixed-use project that includes ground floor commercial on the site, which could include residential amenities or other space that activates the ground floor. The site is surrounded by residential uses on three sides. The property owner has expressed support and interest in the land changing to residential use. Max Capacity: 33</p> <p>Assumptions:</p> <ul style="list-style-type: none"> 85% of max density (38 du/acre realistic density)
Summary of Action	Zoning and General Plan Amendment (in conjunction with Housing Element Update)

Site LM-11: Mission and F Street Site



SITE DESCRIPTION

APN	486-6-30
Address	33549 Mission Boulevard
Parcel Acres	0.58
Current General Plan & Zoning	Corridor Mixed Use (30-45 du/acre) / Community Commercial (CC)
Proposed General Plan & Zoning	Corridor Mixed Use Commercial (30-45 du/acre) / Corridor Mixed Use (CMU) (30-45 du/acre)
Realistic Capacity/Income Level	22 Lower-Income Units
Existing Use	Parking Lot (not in use)
Non-vacant Site Factors (see Page 3-12 for more information)	C) Structure/Site Conditions, D) Low FAR, E) Low ILV Ratio
Site Description	<p>This site is currently an unused parking lot one block away from a recently approved 81-unit affordable housing development (Lazuli Landing). The site was redesignated under the 2040 General Plan to from Community Commercial (CC) to Corridor Mixed Use (CMU), which increased the maximum allowed density from 30 du/acre to 45 du/acre. The CMU designation allows for standalone commercial and residential uses as part of a mixed-use project that includes ground floor commercial on the site, which could include residential amenities or other space that activates the ground floor. The potential for commercial on the site is accounted for in the reduction in the realistic capacity, as noted below. This site is a non-vacant site that was included in the last Housing Element inventory as a lower-income site and is therefore subject to by-right approvals per Policy HE-1.5. The site will be rezoned for General Plan consistency, in conjunction with the Housing Element Update.</p> <p>Max Capacity: 26 units</p> <p>Assumptions:</p> <ul style="list-style-type: none"> 38.3 du/acre realistic density
Summary of Action	Zoning Amendment for General Plan consistency (in conjunction with Housing Element Update)

Site LM-12: Vallejo St. and Granger Ave. Site (~~Historic Alvarado District~~)



SITE DESCRIPTION

APN	483-10-12-1
Address	30793 Vallejo Street Union City Boulevard
Parcel Acres	1.26
Current General Plan & Zoning	Residential (3-6 du/acre) / RS-6000 (3-6 du/acre)
Proposed General Plan & Zoning	Residential (10-17 du/acre) / RM 2500 (10-17 du/acre)
Realistic Capacity/Income Level	18 Moderate-Income Units
Existing Use	Single family home
Non-vacant Site Factors (see Page 3-12 for more information)	B) Property Owner Interest, D) Low FAR, E) Low ILV Ratio
Site Description	<p>This parcel is located in the Historic Alvarado District off of Granger Avenue and Vallejo Street and is currently zoned for single-family homes with a maximum allowable density of 6 du/acre. In November 2022 the City Council rezoned this site to In conjunction with the Housing Element Update, the City is proposing to redesignate and rezone to R 10-17 to allow for higher density residential, allowing for a maximum allowable density of 17 du/acre. The property owner has expressed interest in developing this site.</p> <p>Max Capacity: 21 units</p> <p>Assumptions:</p> <ul style="list-style-type: none"> 14 du/acre realistic density
Summary of Action	Zoning and General Plan Amendment (in conjunction with Housing Element Update)

Site LM-13: Smith Street Site



SITE DESCRIPTION

APN	483-10-22-3; 483-10-21-1; 483-10-20; 483-10-19-1
Address	3995, 3969, 3955 Smith Street
Parcel Acres	1.08
Current General Plan & Zoning	Village Mixed Use Commercial (VMU) (17-30 du/acre) / Specialty Commercial (CS)
Proposed General Plan & Zoning	Village Mixed Use Commercial (VMU) (17-30 du/acre) / Village Mixed Use Commercial (VMU) (17-30 du/acre)
Realistic Capacity/Income Level	27 Lower-Income Units
Existing Use	Commercial
Non-vacant Site Factors (see Page 3-12 for more information)	B) Property Owner Interest, C) Structure/Site Conditions, D) Low FAR, E) Low ILV Ratio
Site Description	<p>This site is made up of four adjacent parcels <u>under common ownership by related family members</u>. Consolidation of the parcels would create a more economically-feasible development site and could be easily processed with a ministerial lot merger. The largest parcel, located on the corner of Union City Boulevard and Smith Street, was built in 1863 and is currently used as an office building (Farmers Insurance and Go Cab company). Based on a historic resource survey conducted in preparation of the historic overlay zone, the building is not considered a historic building/contributor of substantial value due to the extent of renovations/remodels over the years. About half of the parcel is vacant, as are the three adjacent parcels that make up the site. This site was redesignated in the General Plan from Commercial to <u>Village Mixed Use Commercial/VMU</u> and the site would be rezoned for General Plan consistency in conjunction with the Housing Element Update. The site <u>to</u> could allow the site to be redeveloped as residential mixed-use similar to the nearby Sugar Mill development and Alvarado Square just to the north of Union City Boulevard. The owners of the site are related family members, <u>which provides an opportunity for</u> and the parcels <u>would need</u> to be consolidated. <u>The City has received development interest for this site, including all four parcels</u> an application for development of the site <u>that assumes consolidation of the parcels.</u></p> <p>Max Capacity: 32 units</p> <p>Assumptions:</p> <ul style="list-style-type: none"> 25.5 du/acre realistic density
Summary of Action	Zoning Amendment for General Plan consistency (in conjunction with Housing Element Update)

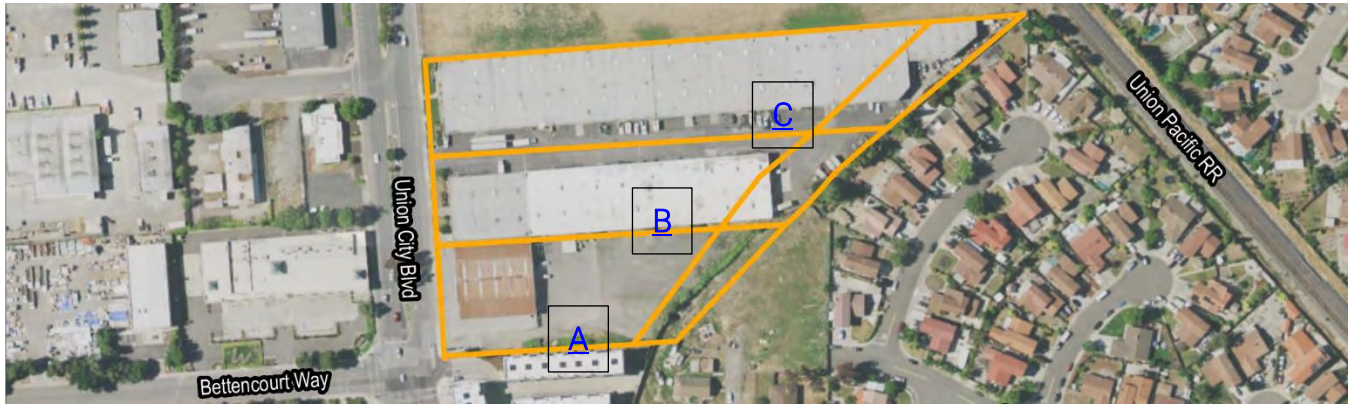
Site LM-14: Diamond Mine Mini-Storage Site



SITE DESCRIPTION

APN	482-27-16-1
Address	4400 Horner Street
Parcel Acres	5.93
Current General Plan & Zoning	Residential (10-17 du/acre) (note: Policy LU 5.9, which allows up to 20 du/acre) / Light Industrial (ML) (no residential permitted)
Proposed General Plan & Zoning	Residential (17-30 du/acre) / Multi-Family Residential (RM-1500) (17-30 du/acre)
Realistic Capacity/Income Level	151 Lower-Income Units
Existing Use	Diamond Mine Mini-Storage
Non-vacant Site Factors (see Page 3-12 for more information)	C) Structure Age/Site Conditions, D) Low FAR, F) Legal Non-Conforming Land Uses, G) Existing vs Zoned Use
Site Description	<p>This site, located in a residential neighborhood, is currently occupied by the Diamond Mine mini-storage facility built in 1988; however, the site was redesignated from Industrial to Residential 10-17 in the 2040 General Plan. Policy LU 5.9 allows for up to 20 du/ac. In November 2022 the City Council redesignated and rezoned this site to in conjunction with the Housing Element Update, the City is proposing to rezone the site to Residential 17-30 to allow for higher density residential, making the existing use on this site legal non-conforming, meaning it cannot be modified or expanded. The higher development potential of the site provides a strong financial incentive to redevelop.</p> <p>The City has initiated discussions with the property owner to gauge interest in redeveloping the site.</p> <p>Max Capacity: 178 units</p> <p>Assumptions:</p> <ul style="list-style-type: none"> 85% of max density (26 du/acre realistic density) 100% residential
Summary of Action	Zoning and General Plan Amendment (in conjunction with Housing Element Update)

Site LM-15: Union City Boulevard Site



SITE DESCRIPTION

APNs	Site A – 483-5-11-2; 483-5-12; Site B – 483-5-9-2; 483-5-10; Site C – 483-5-7-7; 483-5-8-1
Address	30500-30600 Union City Boulevard
Parcel Acres	Site A – XX 1.79 acres, Site B – XX 2.01 acres, Site C – XX 2.96 acres (6.76 acres total)
Current General Plan & Zoning	Mixed Use Employment (EMU) (no residential) / Special Industrial (MS)
Proposed General Plan & Zoning	Village Mixed Use Commercial (VMU) (17-30 du/acre)
Realistic Capacity/Income Level	172 Lower-Income Units
Existing Use	Warehouse, manufacturing, retail, auto uses.
Non-vacant Site Factors (see Page 3-12 for more information)	B) Property Owner Interest , C) Structure/Site Conditions , D) Low FAR , F) Legal Non-Conforming Land Uses , G) Existing vs Zoned Use
Site Description	<p>This industrial site is located on Union City Boulevard surrounded by industrial uses to the west, a new residential mixed-use development to the south, and single-family homes to the east off Granger Avenue. The site is composed of six contiguous parcels that are owned by three different owners; however, each of the sites A, B, and C, shown on the map are made up of two adjacent parcels under common ownership. The site is currently home to Jay's Auto Salvage, a used auto parts store, a print shop, and mattress store. A portion of the industrial buildings has been vacant for several years. The structures were all built in the 1960s and are showing signs of aging. The existing industrial uses are similar to other former industrial buildings in the Station District that have been demolished for residential mixed use redevelopment, demonstrating market demand for converting industrial to residential. In conjunction with Housing Element Update, the site would be redesignated and rezoned November 2022 the City Council rezoned and redesignated these parcels to Village Mixed Use Commercial (VMU), which would allowing stand-alone commercial uses and residential uses that are vertically integrated with ground floor commercial uses, allowing a with a density range of 17 – 30 du/acre. The new zoning designation makes the existing use on this site legal non-confirming, meaning it cannot be modified or expanded. The higher development potential of the site provides a strong financial incentive to redevelop. The site could be developed as three individual projects based on current ownership or be consolidated as one site. Property owners have expressed interest in redeveloping the sites with residential mixed use.</p> <p>Max Capacity: 203 units</p> <p>Assumptions:</p> <ul style="list-style-type: none"> 85% of max density (26 du/acre realistic density)
Summary of Action	Zoning and General Plan Amendment (in conjunction with Housing Element Update)

Future Opportunity Sites

In the process of reviewing and vetting sites to include in the Housing Element sites inventory, the City identified several sites that have additional housing potential, but based on existing uses, lease terms, and/or lack of property owner interest, the City was not able to determine that the sites would reasonably be available during the eight-year Housing Element planning period. These sites, which are listed in Table 3-7 and shown on Figure 3-1 as Future Opportunity Sites, are located within the Station District Specific Plan area, which will allow for and facilitate opportunities for significant new housing. [They are also all in high resource opportunity areas.](#) These sites could potentially be added to the Housing Element inventory in future years to address “no net loss” issues if site conditions or new information supports the feasible redevelopment of the sites for housing.

TABLE 3-7: FUTURE OPPORTUNITY SITES						
APN	Address	Acres	Existing Use (2022)	Zoning (per Draft Specific Plan)	Density Range (units/acre)	Maximum Housing Unit Capacity
87-21-4-4	33955 7 th Street	3.48	R&S Manufacturing	Station East Mixed Use	25-100	348
87-19-7-2	34704 Alvarado-Niles Road	0.80	Retail strip commercial center	Marketplace Mixed Use	30-100	80
87-19-6	34734 Alvarado-Niles Road	0.89	Tire shop (America's Tire)	Marketplace Mixed Use	30-100	89
87-2-158, 87-2-157	34650 and 34601 Alvarado-Niles Road	1.31	Retail strip commercial center	Marketplace Mixed Use	30-100	131

Projection of Accessory Dwelling Units

Per State law, a projection of the number of ADUs expected to be built within the eight-year planning period can also be considered as part of the inventory. The City has seen a dramatic increase in ADU production in recent years, particularly since 2018 when the State passed several bills to facilitate ADUs statewide. In 2021, the City adopted an ADU ordinance consistent with the requirements under State law. Table 3-8 shows the total number of ADU building permits issued by year since 2018. ADU production increased dramatically in 2021; however, over the ~~four-five~~ years since 2018, the City issued permits for about ~~14.5~~16.2 ADUs per year, on average.

TABLE 3-8: ADU BUILDING PERMITS, UNION CITY (2018-202~~12~~)

Year	ADU Permits Issued
2018	9 <u>8</u>
2019	12
2020	9 <u>7</u>
2021	23 <u>28</u>
<u>2022</u>	<u>31</u>
Average	14.5<u>16.2</u>

Source: City of Union City Housing Element Annual Progress Reports, 2020, 2021, 2022
(Draft APR)

The City anticipates that ADU production will continue at the same pace experienced since 2018, resulting in ~~116-130~~ ADUs produced within the 2023-2031 projection period. ABAG prepared the *Affordability of Accessory Dwelling Units* in September 2021 to provide jurisdictions a foundation for housing element assumptions. The report is based on a statewide survey conducted by the University of California at Berkeley's Center for Community Innovation, in collaboration with Baird + Driskell Community Planning in 2020. ABAG analyzed the raw survey data for Bay Area ADUs constructed in 2018 or 2019 to determine affordability. According to the ABAG report, 43 percent of ADUs, based on the East Bay counties surveyed, are assumed to be used as short-term rentals, home offices, or other non-residential uses. As such, of the ~~116-130~~ ADUs expected to be produced, only ~~66~~73 ADUs are assumed to be available on the market as rental housing or housing for family and friends.

Using ABAG assumptions, the sites inventory includes a projection of ~~20-22~~ ADUs affordable to very low-income households, ~~20-22~~ ADUs affordable to low-income households, ~~20-22~~ ADUs affordable to moderate-income households, and ~~67~~ ADUs affordable to above moderate-income households.

RHNA Summary

The City has had great success in recent years getting housing built on sites in the housing element inventory. Many of the sites included in the previous housing element sites inventory have either been built with new residential projects or are entitled with projects that are expected to be built during this Sixth Cycle Housing Element planning period. The City has created significant new housing capacity through the recent 2040 General Plan Update and the Station District Specific Plan, which ~~is scheduled for adoption~~was adopted in October 2022. ~~Also, in conjunction with this Housing Element Update, the City is taking action to rezone sites for consistency with the 2040 General Plan. The City also rezoned several sites in late 2022 to increase capacity in the lower-income sites inventory.~~ All of these actions taken together have helped to ensure the City has adequate housing capacity to meet the RHNA for this Housing Element planning period.

Table 3-9 provides a summary of Union City's ability to meet the 2023-2031 RHNA. Based on the housing units in approved projects, capacity on vacant and underutilized sites, and projection of ADUs, the City has a surplus of 183~~471~~ lower-income units, 674~~610~~ moderate-income units, and 93~~234~~ above moderate-income units.

TABLE 3-9: SITES INVENTORY CAPACITY SUMMARY, UNION CITY (2023-2031)				
	Lower ¹	Moderate	Above Moderate	Total
Regional Housing Needs Allocation	1,358	382	988	2,728
Approved Projects	202	378 <u>440</u>	991 <u>849</u>	1,571 <u>1,491</u>
Station District <u>Specific Plan</u> Sites	968 <u>668</u>	570	200	1,738 <u>1,438</u>
Citywide Vacant Sites	<u>0</u>	6	25	31
<u>Citywide Underutilized Sites</u>	<u>627</u>	<u>18</u>	<u>0</u>	645
<u>Sites Requiring General Plan or Zoning Amendment</u>	<u>619</u>	<u>18</u>	-	637
Accessory Dwelling Units (ADUs)	40 <u>44</u>	20 <u>22</u>	6 <u>7</u>	66 <u>73</u>
Total Capacity	1,541 <u>1,829</u>	1,056 <u>992</u>	1,081 <u>1,222</u>	3,678 <u>4,043</u>
Surplus(+)	<u>183</u> 471	<u>674</u> 610	<u>93</u> 234	<u>950</u> 1,315

¹ Lower-income includes extremely low-, very low-, and low-income.

Source: Ascent, 2022.

Infrastructure Adequacy

This section addresses the adequacy and availability of water, sewer, and dry utilities relative to the sites in the inventory. Availability of infrastructure is not expected to pose a constraint on residential development within the time frame of the Housing Element. The following paragraphs summarize the status of each of those services essential to residential development.

Water

Union City is served by the Alameda County Water District (ACWD), which obtains its water supply from both surface water and ground water sources. The district's service area also includes Fremont and Newark and covers a total area of 105 square miles. As of 2020 the population within the district's service area was about 357,000, and according to ABAG/MTC projections in Plan Bay Area 2050, the population is expected to grow to about 371,000 by 2030 and 387,000 by 2040. Sixty-seven percent of supplies are used by residential customers, with the remainder used by commercial, industrial, institutional, and dedicated landscape customers.

Long-range water planning for the ACWD service area is provided in the 2020-2025 Urban Water Management Plan (UWMP). Due primarily to water conservation efforts and plumbing code advancements, the District anticipates reduced future demands for water compared to previous forecasts as well as in comparison to demonstrated past levels of actual demand. These reductions in total demand come despite a net increase in population and total housing per City and ABAG projections. Based on the analysis in the UWMP, ACWD has sufficient supply (estimated at around 68,200-acre feet/year+/-) to meet projects demands through 2045 (estimated at 67,600-acre feet per year).

Although the ACWD has no control on water service hookups, there are no constraints on providing service in its service area relative to pipe sizes, age of pipes, or other infrastructure issues.

Sewer

The Union Sanitary District (USD) operates a 33-acre wastewater treatment facility in Union City and ~~provide~~[provides](#) wastewater collection, treatment, and disposal services to residents in Union City, Fremont, and Newark. The treatment facility has undergone several upgrades and expansions as these cities have grown. The District maintains over 830 miles of underground pipeline in its service area. On average the District treats approximately 25 million gallons per day (MGD) out of its permitted plant capacity of 33 MGD. The Union Sanitary District has capacity to meet the projected housing needs through the Housing Element Planning Period. All of the sites in the sites inventory have adequate sewer access.

Dry Utilities

Electricity and gas ~~is~~[are](#) provided to Union City by Pacific Gas and Electric (PG&E). Telephone, cable and broadband services are provided by a variety of services providers, including AT&T, Comcast, and Verizon. All of the sites identified in the inventory have access to dry utilities.

Chapter 4 | Fair Housing Assessment

Introduction

Land use policies and planning directly impact the ability of individuals and families to live in neighborhoods with opportunity, including high-performing schools, greater availability of jobs, and convenient access to transit and services. Despite the long-standing federal mandate established by the Fair Housing Act¹ (FHA) — which prohibits discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, sex, familial status, and disability status — people within protected classes continue to encounter limits in housing choice and mobility.

In 2018, the California State Legislature passed Assembly Bill (AB) 686 to expand upon the fair housing requirements and protections outlined in the Fair Employment and Housing Act (FEHA);² and, protect the requirement to affirmatively further fair housing (AFFH) as published in the 2015 U.S. Department of Housing and Community Development's (HUD) Affirmatively Furthering Fair Housing Rule.³ California's Department of Housing and Community Development (HCD) defines AFFH as taking meaningful actions to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities.⁴

As part of this, housing elements are required to include the following components:

- **Inclusive and Equitable Outreach:** Housing elements must make a diligent effort to equitably include all community stakeholders in the housing element participation process.
- **Assessment of Fair Housing:** All housing elements must include an assessment of fair housing. This assessment should include an analysis of the following four fair housing issues: integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.
- **Analysis of Sites Inventory:** Local jurisdictions must evaluate and address how particular sites available for housing development will meet the needs of households at all income levels. The housing element must analyze and conclude whether the identified sites improve or exacerbate conditions for fair housing.
- **Identification of Contributing Factors:** Based on findings from the previous steps, housing elements must identify, evaluate, and prioritize the contributing factors related to fair housing issues.
- **Priorities, Goals, and Actions to AFFH:** Local jurisdictions must adopt fair housing goals and actions that are significant, meaningful, and sufficient to overcome identified patterns of

¹ 42 U.S.C. §§ 3601-3631

² California Government Code Section 12900-12951 & 12927-12928 & 12955 - 12956.1 & 12960-12976

³ The 2015 HUD rule was reversed in 2020 and partially reinstated in 2021.

⁴ CA Department of Housing and Community Development (HCD), AFFH Guidance, 2021.

segregation and affirmatively further fair housing. The housing element should include metrics and milestones for evaluating progress and fair housing results.

Fair Housing Assessment

This section serves as an assessment of fair housing practices in Union City, pursuant to Government Code Section 65583 (c)(10). It examines existing conditions and demographic patterns including patterns of integration and segregation within the city, concentrated areas of low- and moderate-income housing, and areas of low and high opportunity. The analysis is based on data and research from the U.S. Census American Community Survey (ACS) from 2000-2020, the HCD AFFH Data and Mapping Tool, the HUD AFFH Tool, the Alameda County Assessment of Fair Housing (2020), and the AFFH Segregation Report: Union City (2022) prepared by UC Merced/STIR Labs in collaboration with the Association of Bay Area Governments (ABAG).

Notes on Geospatial Analysis

In this report, “neighborhoods” are approximated by census tracts. Census tracts are statistical geographic units defined by the U.S. Census Bureau for the purposes of disseminating data. In the Bay Area, census tracts contain on average 4,500 residents. Nearly all Bay Area jurisdictions contain at least two census tracts, with larger jurisdictions containing dozens of census tracts.

Throughout this report, neighborhood level segregation measures are calculated using census tract data. However, the racial dot maps in Figure 4-1 and Figure 4-3 use data from census blocks⁵, while the income group dot maps in Figure 4-2 and Figure 4-8 use data from census block groups (block groups).⁶ These maps use data derived from a smaller geographic scale to better show spatial differences in where different groups live. In the Bay Area, block groups contain on average 1,500 people, while census blocks contain on average 95 people.

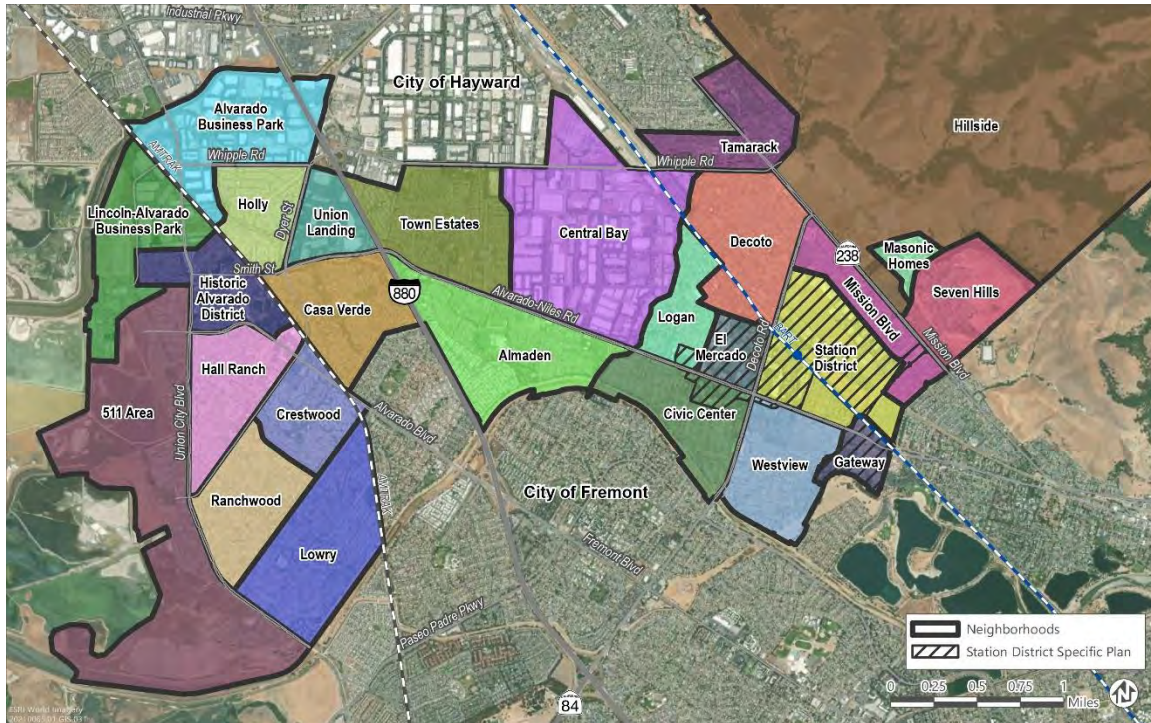
Figure 4-1 displays a neighborhood map for Union City. Throughout this document, these names will be used to categorize the census tract or block group data. It will be important to note that the Hillside area in Union City is one large census tract. Most of this area is undeveloped green space except for a small residential area near Mission Boulevard, so some data calculated using census data is misleading due to the small population size actually residing in the area. Additionally, the map shows the boundary for the Station District Specific Plan area. As will be discussed in Chapter 6, Potential Housing Constraints, the Station District has the potential to add approximately 4,000 new units with an increased population of approximately 9,400 residents. This assessment analyzes current fair housing practices as a result of specific contributing factors; however, the Station District is under significant change and can change fair housing indicators for the Station District and El Mercado neighborhoods. The potential effects of more housing development with regards to fair housing indicators will be discussed in more detail later in this chapter.

Moreover, the region is the nine-county San Francisco Bay Area, which is comprised of Alameda County, Contra Costa County, Marin County, Napa County, San Francisco County, San Mateo County, Santa Clara County, Solano County, and Sonoma County.

⁵ Census blocks are subdivisions of block groups.

⁶ Census block groups are subdivisions of census tracts.

Figure 4-1: Neighborhood Map, Union City



Source, Union City, 2022.

Fair Housing Enforcement, Education, and Outreach

Fair housing enforcement and outreach capacity relates to the ability of a locality and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are aware of fair housing laws and rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing.

Fair housing issues can arise through discrimination against an individual based on race, national origin, familial status, disability, religion, or sex when renting, selling, or financing a housing unit. Fair housing complaints can be used as an indicator to identify the severity of discrimination in a jurisdiction as well as the characteristics of households experiencing said discrimination in housing.

HUD's Office of Fair Housing and Equal Opportunity (FHEO) is the federal agency which works to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities. The laws implemented and enforced by FHEO include:

- The Fair Housing Act
- Title VI of the Civil Rights Act of 1964
- Section 109 of the Housing and Community Development Act of 1974
- Section 504 of the Rehabilitation Act of 1973
- Titles II and III of the Americans with Disabilities Act of 1990
- The Architectural Barriers Act of 1968

- The Age Discrimination Act of 1975
- Title IX of the Education Amendments Act of 1972

FHEO services and activities include investigating fair housing complaints, conducting compliance reviews, ensuring civil rights in HUD programs, and managing fair housing grants. There were 203 complaints from residents in Alameda County that were forwarded to the FHEO office between 2017 and 2020. The most common issues were discrimination due to disability status (49.8 percent), race (11.3 percent) and familial status (9.9 percent). Retaliation cases made up 12.3 percent of complaints filed by residents in Alameda County between 2017 and 2020, see Table 4-1.

TABLE 4-1: FAIR HOUSING COMPLAINTS FORWARDED TO HUD FHEO ALAMEDA COUNTY, JANUARY 2017- JUNE 2020						
Basis of Discrimination	2017	2018	2019	2020	2017-2020	
					Total	Percent of Total*
Color	1	1	1	0	3	1.5%
Disability	32	26	28	15	101	49.8%
Familial Status	10	5	3	2	20	9.9%
National Origin	4	4	0	1	9	4.4%
<i>Hispanic Origin</i>	2	2	0	0	4	2.0%
Race	7	9	5	2	23	11.3%
<i>Asian</i>	0	1	0	0	1	0.5%
<i>Black</i>	5	4	5	2	16	7.9%
<i>Black and White</i>	0	1	0	0	1	0.5%
<i>Native American</i>	1	1	0	0	2	1.0%
<i>White</i>	1	2	0	0	3	1.5%
Religion	1	2	2	0	5	2.5%
Retaliation	7	9	8	1	25	12.3%
Sex	7	5	5	0	17	8.4%
Total Cases	69	61	52	21	203	100%

* Note: These percentages do not add up to 100 due to cases containing multiple bases of discrimination.

Source: HUD FHEO, Fair Housing Annual Reports 2017-2020.

City level data is not reported by HUD's FHEO however data from a HUD representative of Region 9 reports a total of nine inquiries from residents in Union City between January 2013 and March 2021. While these inquiries are not official cases, it represents concerns that residents had about possible discrimination. Inquiries may or may not have been pursued by the resident for any number of reasons.

Table 4-2 includes a listing of local, regional, and state agencies and organizations to assist with fair housing services and outreach. Union City primarily contracts with the Eden Council of Hope and Opportunity (ECHO) to provide fair housing related outreach, counseling and education, tenant/landlord counseling and mediation, and other housing-related programs. ECHO has provided fair housing services for 527 residents from 2016 to 2020. From 2020-2021, ECHO provided the following services: 17 fair housing inquiries/complaints, 5 fair housing audits, 91

tenant/landlord cases, and 17 tenant/landlord mediations. The following is a summary of the 17 fair housing inquiries/complaints:

- **Disability** – 10 disability cases – insufficient evidence in 5 cases; counseling provided to tenant and landlord in 5 cases, counseling provided to landlord in 1 case; 1 successful mediation.
- **Familial Status** – 1 case – 1 successful mediation with education provided to landlord
- **Race** – 1 case – counseling provided to tenant
- **Religion** – 1 case – insufficient evidence in 1 case; counseling provided to tenant in 1 case
- **National Origin** – 1 case – 1 case tested and insufficient evidence
- **Source of Income** – 1 case – counseling provided to tenant and landlord

TABLE 4-2: FAIR HOUSING ASSISTANCE ORGANIZATIONS, ALAMEDA COUNTY, 2022

Organization Name	Service Area	Description of Primary Activities
Bay Area Legal Aid	San Rafael, Napa, Richmond, Oakland, San Francisco, Redwood City, & San Jose	BayLegal or BALA's mission is to provide meaningful access to the civil justice system through quality legal assistance regardless of a client's location, language or disability. They provide legal advice and representation to access healthcare and crucial safety net benefits, help families find resources and representation to fight back against housing discrimination and eviction, and help victims of violence escape intimate partner abuse.
California Rural Legal Assistance (CRLA)	State of California	CRLA's client representation focuses on the legal areas of employment and labor, housing, education, rural health, and leadership development. In addition, they have special programs that address widespread needs in rural California.
East Bay Community Law Center (EBCLC)	Berkeley, Oakland, Emeryville, Alameda	EBCLC's Housing Program focuses on defending eviction lawsuits brought against low-income tenants, as well as enforcement of local rent and eviction control ordinances. The program emphasizes defense of long-term tenancies to preserve the value of rent-controlled units. EBCLC also prioritizes subsidized tenancies such as those in Section 8 and conventional public housing programs, as well as on behalf of tenants with disabilities.
Eden Council of Hope & Opportunity (ECHO) Housing	Alameda, Contra Costa, and Monterey Counties, and the Cities of Alameda, Antioch, Concord, Hayward, Livermore, Monterey, Oakland, Pleasanton, Richmond, Salinas, San Leandro, Seaside, Union City, and Walnut Creek	ECHO provides fair housing counseling and education, tenant/landlord counseling and mediation, and other housing-related programs. To address the needs of Limited English Proficient speakers, ECHO provides services and classes in Spanish, has online information available in multiple languages, and has access to an interpretation and translation service. ECHO programs include: <ul style="list-style-type: none"> • Fair housing counseling, investigation, education, and enforcement • Tenant/landlord counseling and mediation • Rental Assistance Program • Homeseeking Services • Shared Housing Counseling & Placement • Homebuyer Education Workshops

TABLE 4-2: FAIR HOUSING ASSISTANCE ORGANIZATIONS, ALAMEDA COUNTY, 2022

Organization Name	Service Area	Description of Primary Activities
Housing and Economic Rights Advocates (HERA)	State of California	HERA is a California statewide, not-for-profit legal service and advocacy organization dedicated to helping Californians — particularly those most vulnerable — build a safe, sound financial future, free of discrimination and economic abuses, in all aspects of household financial concerns. They provide free legal services, consumer workshops, training for professionals and community organizing support, create innovative solutions and engage in policy work locally, statewide and nationally.
Housing Equality Law Project (HELP)	Northern California	HELP seeks to expand legal protections in fair housing through advocacy, leadership training, education and outreach, and enforcement of anti-discrimination laws.
Project Sentinel	Northern California	Project Sentinel's Fair Housing Center provides education and counseling to community members, housing providers, and tenants about fair housing laws. They also investigate complaints and advocate for those who have experienced housing discrimination.

Source: Organization Websites, HCD Fair Housing Organizations List, Alameda County Regional Analysis of Impediments to Fair Housing Choice, 2020.

Demographics and Residential Settlement

Defining Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. The data presented in this section describing racial and income segregation in Union City is based on the data and research presented in the AFFH Land Use Segregation Report prepared for Union City by the UC Merced/ STIR labs team in collaboration with ABAG. The report examines two spatial forms of segregation: neighborhood level segregation within a local jurisdiction and city level segregation between jurisdictions in the Bay Area.

- **Neighborhood level segregation (within a jurisdiction):** Segregation of race and income groups can occur from neighborhood to neighborhood within a city. For example, if a local jurisdiction has a population that is 20 percent Latinx, but some neighborhoods are 80 percent Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.
- **City level segregation (between jurisdictions in a region):** Race and income divides also occur between jurisdictions in a region. A region could be very diverse with equal numbers of white, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

History of Segregation in the Region

The following is a brief summary of the history of racial and ethnic segregation in the Bay Area, as written in the 2020 Regional Analysis of Impediments to Fair Housing Choice:

In 1942, during World War II and after the attack on Pearl Harbor, President Franklin D. Roosevelt signed Executive Order 9066, which allowed military commanders to exclude people of “enemy ancestry” in designated “exclusion zones.” All Japanese immigrants and Japanese Americans living on the West Coast, approximately 110,000 people, were forced into internment camps. Approximately 10,000 internees were held in the Manzanar, California, camp from 1942 to 1945. During this time, Japanese property was stolen or sold, leaving many with nowhere to live upon release (Truman Library, 2017).

The state of California enacted several Jim Crow laws between 1850 and 1947. People of color were not allowed to testify in favor of or against white men; marriage between a white person and person of color was illegal; any person who could not read English was not allowed to vote; Chinese immigrants were not allowed to vote; and Asian immigrants could not own property.

Redlining was a practice in the 1930s in which the Home Owner’s Loan Corporation (HOLC) graded 239 cities in the United States based on race and income to determine loan risk (Anti Eviction Mapping Project, 2019). This resulted in mortgage lenders denying majority black, Asian, and Hispanic neighborhoods mortgages while granting mortgages to white neighborhoods. This created a wealth disparity between white neighborhoods and neighborhoods of color. The cities of Oakland, Berkeley, Alameda, San Leandro, Piedmont, Albany, and Emeryville were all graded by HOLC. Neighborhoods fronting the San Francisco Bay received the worst scores (Richmond, 2019).

If families of color were approved for a mortgage, they would often have to buy homes in less desirable areas. In addition, restrictive covenants placed on the trust deeds in white neighborhoods contained language barring sales of homes to non-white buyers. Additionally, homes that families of color could buy would not appreciate in value in the same way that homes in white neighborhoods would, continuing the disparity of wealth.

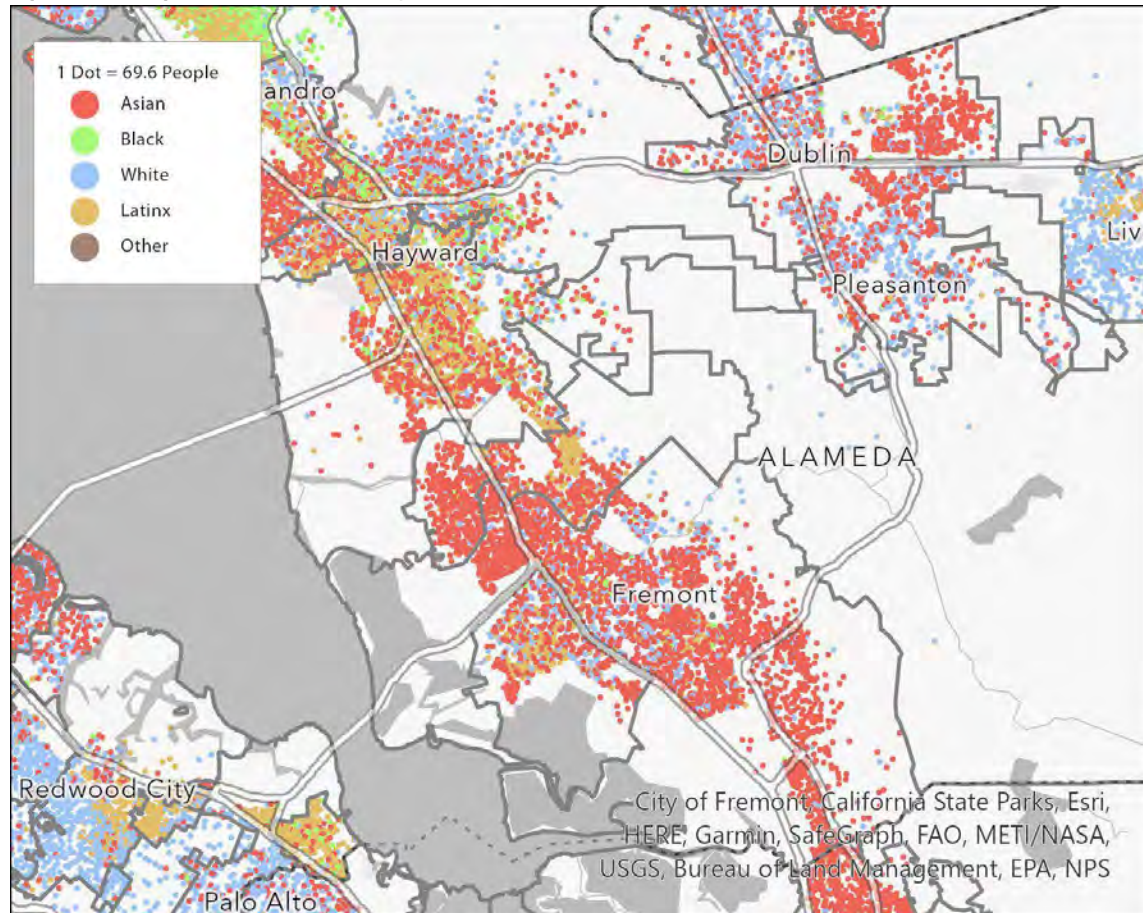
During the 1950, 1960s, and 1970s, many large cities in the country lost a significant portion of their white population and saw growth in their black and Hispanic populations. The Civil Rights Act, desegregation of schools, and white people’s access to credit and mortgages contributed to this phenomenon, which is now called “white flight.” White families were able to access mortgages that allowed them to leave diverse cities for racially homogenous suburbs. This left cities with a high population of people of color, a smaller tax base, and decreased investment leading to poor conditions. The City of Oakland is a notable example of a city deeply affected by white flight.

Gentrification is a reversal of white flight trends, where more affluent, often white families move back into the city from suburban communities. Gentrification is demarcated by renewed investment in communities and significant increases in rent. Low-income families of color find it hard to pay rent and opt to move to lower rent areas in often worse conditions and with less opportunity. The cities of Oakland and Berkeley are currently experiencing high levels of gentrification, where many black and Hispanic families are moving into outlying suburban communities while white families are moving in, per the UC Berkeley’s “Urban Displacement Project,” (2020 Regional Analysis of Impediments to Fair Housing Choice).

Current Day Patterns in the Bay Area

The AFFH Land Use Segregation Report found that across the San Francisco Bay Area, white residents and above moderate-income residents are significantly more segregated from other racial and income groups (see Figures 4-2 and 4-3). The highest levels of racial segregation occur between the Black and white populations. The analysis showed that the amount of racial segregation both within Bay Area cities and across jurisdictions in the region has decreased since the year 2000. However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups. Additionally, there is also more racial segregation between Bay Area cities compared to other regions in the state.⁷

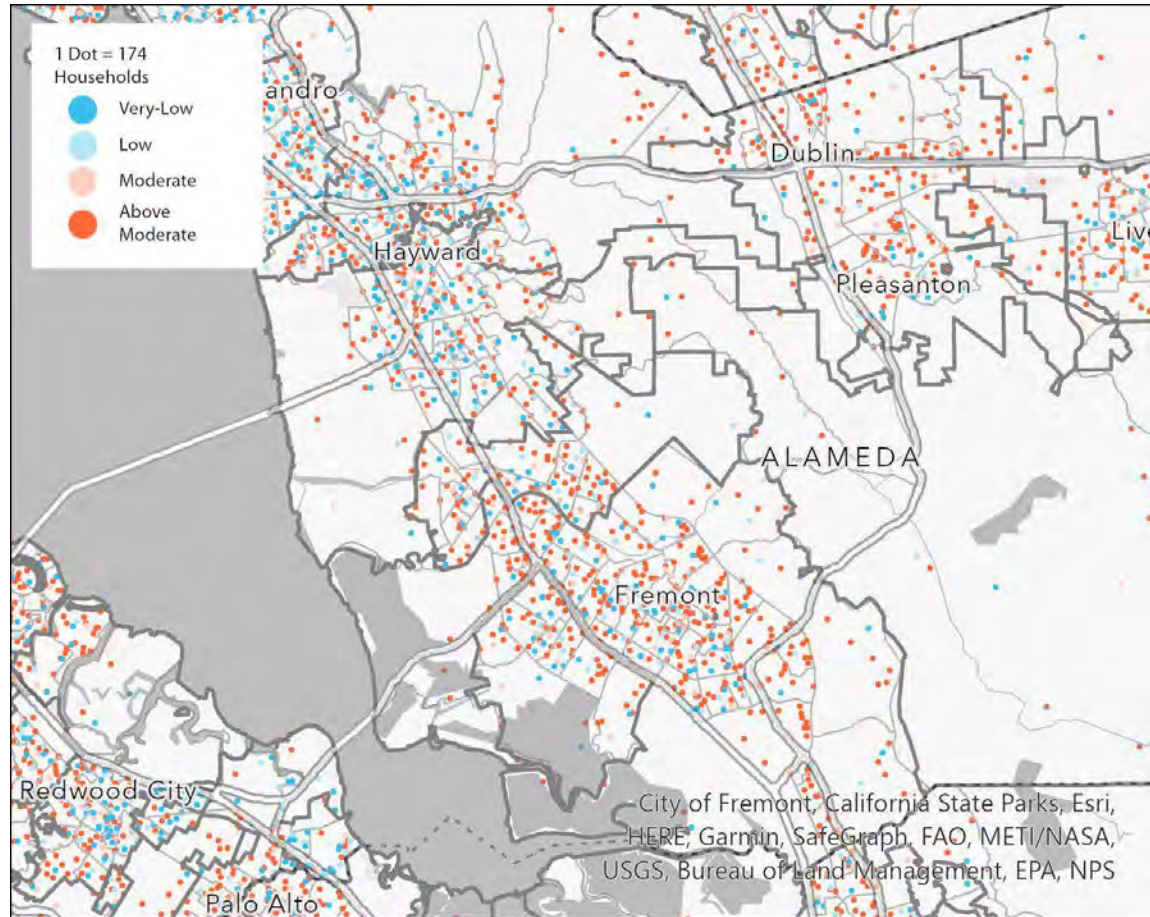
Figure 4-2 Regional Racial Dot Map, 2020



Source: UC Merced AFFH Segregation Report, 2022. U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

⁷ Ibid

Figure 4-3: Regional Income Dot Map, 2015



Source: UC Merced AFFH Segregation Report, 2022. U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Race and Ethnicity

Table 4-3 below presents the racial demographics in Union City for the years 2000, 2010, and 2019. As of 2019, Union City has a significantly lower share of white residents and slightly lower shares of Latinx residents and Black residents compared to the Bay Area as a whole. However, there is more than twice the proportion of Asian/Pacific Islander residents in Union City than the Bay Area as a whole.

The racial dot map of Union City in Figure 4-4 below offers a visual representation of the spatial distribution of racial groups within the jurisdiction. Generally, when the distribution of dots does not suggest patterns or clustering, segregation measures tend to be lower. Conversely, when clusters of certain groups are apparent on a racial dot map, segregation measures may be higher.

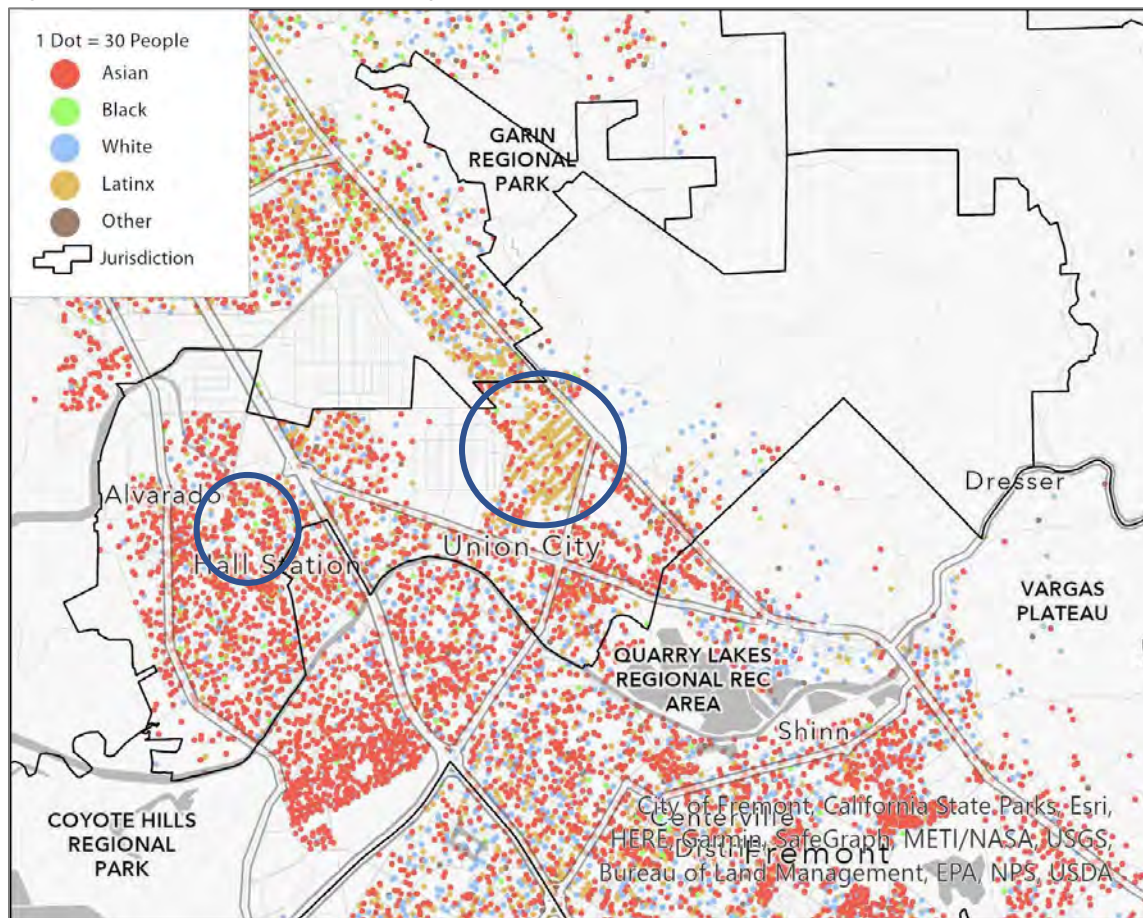
Figure 4-4 shows that most racial groups are distributed relatively evenly throughout the city, although households in the Decoto neighborhoods are predominantly Latinx. Additionally, there is a small concentration of Latinx households in the Crestwood neighborhood. Both of these areas are circled on the map as they are the only predominant concentrations for any racial/ethnic group.

TABLE 4-3: POPULATION BY RACIAL GROUP UNION CITY, 2000-2019

Race	Union City			Bay Area Average
	2000	2010	2019	2019
Black	6.5%	6.0%	4.9%	5.8%
Asian/Pacific Islander	43.0%	51.6%	54.6%	26.7%
Latinx	24.0%	22.9%	20.2%	23.5%
White	20.4%	14.4%	15.4%	39.3%
Other or Multiple Races	6.2%	5.1%	4.8%	4.7%

Source: UC Merced AFFH Segregation Report, 2022. IPUMS National Historical Geographic Information System (NHGIS). Data for 2019 is from U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 4-4: Racial Dot Map, Union City



Source: UC Merced AFFH Segregation Report, 2022. U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Segregation Indices

There are three indices described below that measure segregation and integration at a local and regional level. The isolation index measures the segregation of a single group, and the dissimilarity index measures segregation between two different groups. The Theil's H-Index can be used to measure segregation between all racial or income groups across the city at once. HCD's AFFH guidelines require local jurisdictions to include isolation indices and dissimilarity indices in the Housing Element. Theil's H index is provided in addition to these required measures. The indices range from 0 to 1. Higher values indicate that groups are more unevenly distributed.

Table 4-4 shows the measures of segregation for all racial groups in Union City for the years 2000, 2010, and 2019 compared to averages for all 109 Bay Area jurisdictions in 2019. Table 4-5 shows the measures of racial segregation for the region for the year 2015.

TABLE 4-4: NEIGHBORHOOD RACIAL SEGREGATION MEASURES UNION CITY, 2000-2019					
Index	Race	Union City			Bay Area Average
		2000	2010	2019	2019
Isolation Index	White	0.242	0.175	0.189	0.538
	Black/African American	0.073	0.065	0.062	0.060
	Asian/Pacific Islander	0.512	0.575	0.592	0.234
	Latinx	0.411	0.376	0.348	0.243
Dissimilarity Index	Black/African American vs. White	0.161	0.145	0.305	0.359
	Asian/Pacific Islander vs. White	0.271	0.254	0.209	0.214
	Latinx vs. White	0.324	0.310	0.344	0.240
	People of Color vs. White	0.206	0.190	0.199	0.191
Theil's H Multi-racial	All	0.099	0.087	0.093	0.054

Source: UC Merced AFFH Segregation Report, 2022. IPUMS National Historical Geographic Information System (NHGIS). Data for 2019 is from U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

According to the index, within Union City the most isolated racial group is Asian residents. Union City's isolation index of 0.592 for Asian residents means that the average Asian resident lives in a neighborhood that is 59.2 percent Asian. This is largely reflective of the fact that nearly 55 percent of Union City's population is Asian. It should also be noted that the racial category of "Asian" encompasses a diversity of cultures represented in Union City, including Filipino, Indian, Chinese, and many other Asian cultures.

The index shows that other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. Among all racial groups in this jurisdiction, the Asian population's isolation index has changed the most over time, becoming more segregated from other racial groups between 2000 and 2019. Notably this pattern is different than the region, where the most isolated racial group is White households with Latinx and Asian following (see Table 4-5). Again, this trend reflects the growth in Union City's population of Asian residents over this time period.

TABLE 4-5: REGIONAL RACIAL SEGREGATION MEASURES, 2015

Index	Race	Value
Isolation Index Regional Level	White	0.463
	Black/African American	0.124
	Asian/Pacific Islander	0.284
	Latinx	0.358
Dissimilarity Index Regional Level	Black/African American vs. White	0.460
	Latinx vs. White	0.299
	Asian/Pacific Islander vs. White	0.368
	People of Color vs. White	0.290

Source: UC Merced AFFH Segregation Report, 2022. IPUMS National Historical Geographic Information System (NHGIS). Data for 2019 is from U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

Table 4-4 also provides the dissimilarity index between white residents and all residents of color in the jurisdiction. Note, the dissimilarity index does not directly measure segregation between two minority groups (e.g., Black and Hispanic/Latino segregation). All dissimilarity index values are shown across three time periods (2000, 2010, and 2019). The dissimilarity index at the jurisdiction level can be interpreted as the share of one group that would have to move neighborhoods to create perfect integration for these two groups.

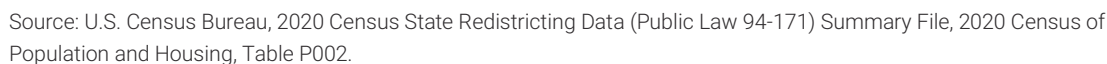
In Union City the highest segregation is between Latinx and white residents (see Table 4-4). Union City's Latinx/White dissimilarity index of 0.344 means that 34.4 percent of Latinx (or white) residents would need to move to a different neighborhood to create perfect integration between Latinx residents and white residents. The average Latinx/white dissimilarity index for a Bay Area jurisdiction is 0.240, so on average 24.0 percent of Latinx (or white residents) in a Bay Area jurisdiction would need to move to a different neighborhood within that jurisdiction to create perfect integration between Latinx and white residents in that jurisdiction. For the region as a whole, the Latinx/White dissimilarity index value is 0.299 (see Table 5-5). These findings show that there is slightly higher levels of segregation between Latinx residents in Union City (0.344) compared to the Bay Area as a whole (0.299).

Lastly, Table 4-4 shows the Theil's H Index values for 2000, 2010, and 2019. The Theil's H Index can be used to measure segregation between all groups within a jurisdiction. This index measures how diverse each neighborhood is compared to the diversity of the whole city. Neighborhoods are weighted by their size, so that larger neighborhoods play a more significant role in determining the total measure of segregation. Between 2000 and 2010, the Theil's H Index for racial segregation in Union City decreased and then increased slightly by 2019, suggesting that there is less neighborhood level racial segregation in Union City now compared to 2000. In 2019, the Theil's H Index for racial segregation in Union City was higher than the average value for all Bay Area jurisdictions, indicating there is more neighborhood level racial segregation in Union City than in the average Bay Area city.

Figure 4-5 below illustrates regional racial segregation between Union City and other jurisdictions. This map demonstrates how the percentage of people of color in Union City and surrounding jurisdictions compares to the Bay Area as a whole:

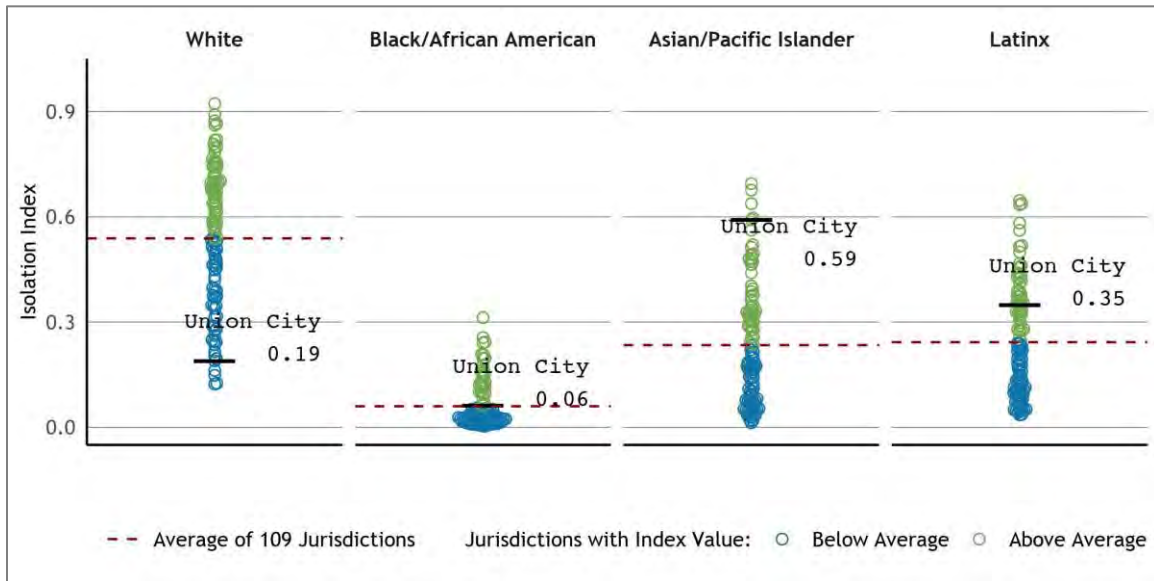
- Jurisdictions shaded orange have a share of people of color that is less than the Bay Area as a whole, and the degree of difference is greater than five percentage points.

- Figure 4-5: Comparing the Share of People of Color in Union City and Vicinity to the Bay Area, 2020



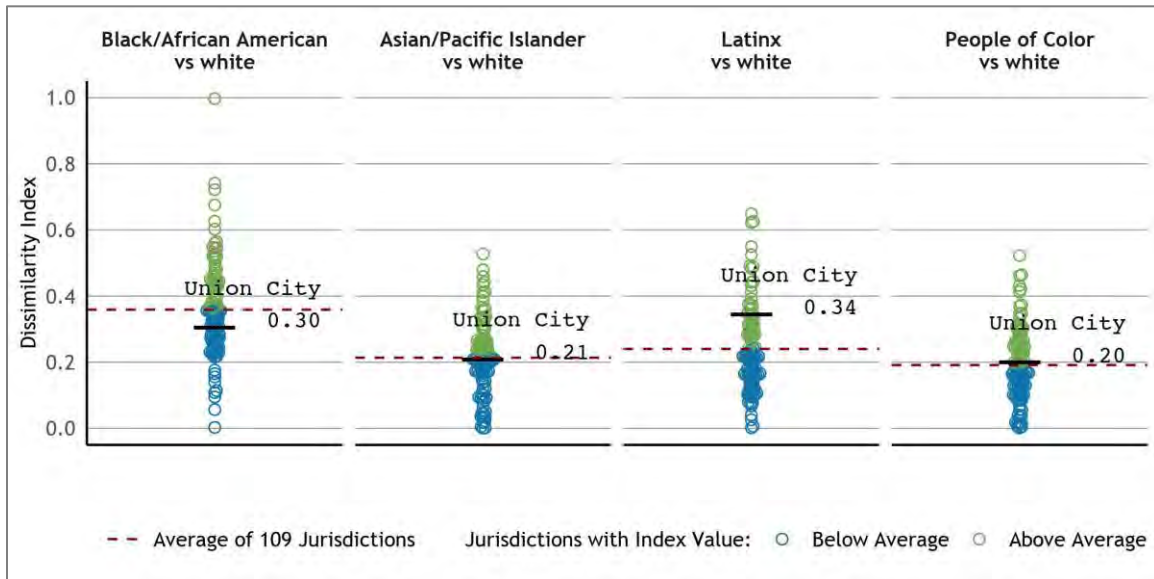
FAIR HOUSING ASSESSMENT | 4-13

Figure 4-6: Comparison of Racial Isolation Index Values, Union City and all Bay Area Jurisdictions, 2019



Source: UC Merced AFFH Segregation Report, 2022. IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

Figure 4-7: Comparison of Racial Dissimilarity Index Values, Union City vs All Other Bay Area Jurisdictions, 2019



Source: UC Merced AFFH Segregation Report, 2022. IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

Income

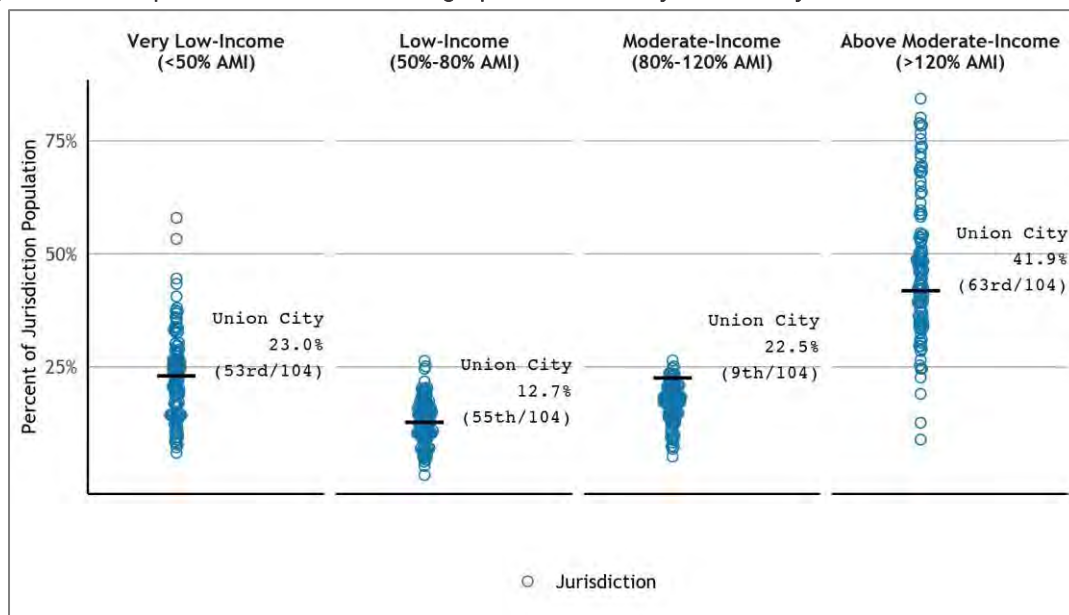
Income segregation can be measured using similar indices as racial segregation. Table 4-6 below shows the income demographics in Union City for the years 2010 and 2015 compared to the nine-county Bay Area in 2015. As of 2015, Union City had lower shares of very low- and low-income residents than the Bay Area as a whole and higher shares of moderate- and above moderate-income residents.

TABLE 4-6: POPULATION BY INCOME GROUP UNION CITY, 2010 AND 2015			
Income Group	Union City		Bay Area Average
	2010	2015	2015
Very Low-Income (<50% AMI)	18.2%	22.95%	28.7%
Low-Income (50%-80% AMI)	13.19%	12.69%	14.3%
Moderate-Income (80%-120% AMI)	20.95%	22.5%	17.6%
Above Moderate-Income (>120% AMI)	47.66%	41.86%	39.4%

Source: UC Merced AFFH Segregation Report, 2022. Data for 2015 is from Housing U.S. Department of and Urban Development, American Community Survey 5-Year 2011- 2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 4-8 provides a visual comparison of the income demographics in Union City to those of all 109 Bay Area jurisdictions. Each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of that group's representation among Bay Area jurisdictions. The smallest range is among jurisdictions' moderate-income populations, while Bay Area jurisdictions vary the most in the share of their population that is above moderate-income.

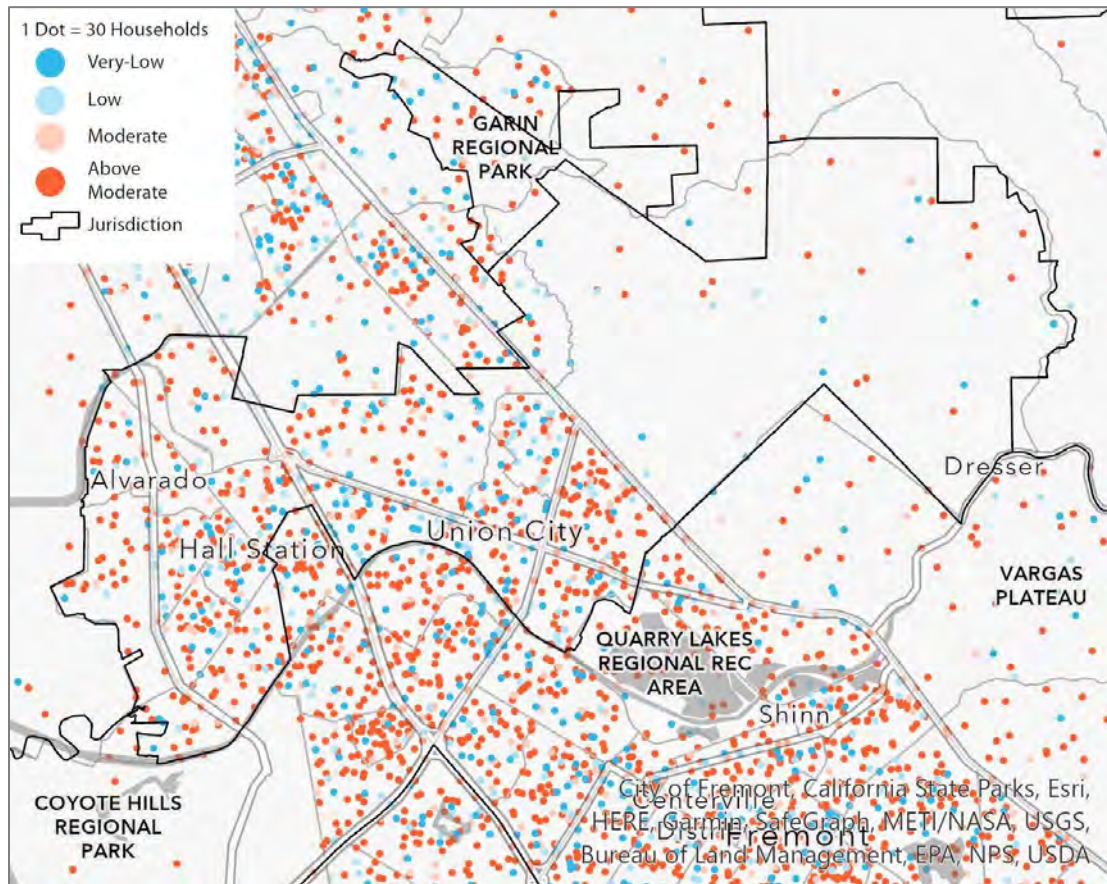
Figure 4-8: Comparison of Income Demographics, Union City and All Bay Area Jurisdictions, 2015



Source: UC Merced AFFH Segregation Report, 2022. U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

The dot map in Figure 4-9 offers a visual representation of the spatial distribution of income groups in Union City in 2015.

Figure 4-9: Income Dot Map, Union City, 2015



Source: UC Merced AFFH Segregation Report, 2022. U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Segregation Indices

Income segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Similar to the racial segregation measures shown in Tables 4-4 and 4-5, Table 4-7 presents segregation index values for income segregation for Union City and the entire nine-county Bay Area in 2010 and 2015 and Table 4-8 presents the same for the region.

The dissimilarity index and isolation index are calculated by comparing the income demographics of Union City and local jurisdictions to the regional income group composition. For example, Table 4-8 shows that the regional isolation index value for very low-income residents is 0.315, meaning that on average very low-income Bay Area residents live in a jurisdiction that is 31.5 percent very low-income. The regional dissimilarity index for lower-income residents (below 80 percent AMI) and other residents is 0.193, which means that across the region 19.3 percent of lower-income residents would need to move to a different jurisdiction to create perfect income group integration in the Bay Area as a whole.

In Union City, above moderate-income residents are the most isolated income group. Union City's isolation index of 0.466 for these residents means that the average above moderate-income resident in Union City lives in a neighborhood that is 46.6 percent above moderate-income. This aligns with the averages for Bay Area jurisdictions, 0.507, which means that the average above moderate-income resident lives in a neighborhood that is 50.7 percent above moderate-income.

Among all income groups, the above moderate-income population's isolation index has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.

On the other end of the income spectrum, the isolation index shows that the average low-income resident in Union City lives in a neighborhood that is only 15.1 percent low-income.

According to the dissimilarity index, segregation between lower-income residents and residents who are not lower-income increased between 2010 and 2015 in the city. In 2015, the income segregation in Union City between lower-income residents and other residents was higher than the average value for all Bay Area jurisdictions.

Table 4-7 also shows the Theil's H Index values for neighborhood income group segregation in Union City for the years 2010 and 2015. In 2015, the Theil's H Index value for income segregation in Union City was less than it had been in 2010. In 2015, the Theil's H Index value for income group segregation in Union City (0.046) was similar to the average value for all Bay Area jurisdictions (0.043).

**TABLE 4-7: NEIGHBORHOOD INCOME SEGREGATION MEASURES
UNION CITY, 2010 AND 2015**

Index	Income Group	Union City		Bay Area Average
		2010	2015	2015
Isolation Index	Very Low-Income (<50% AMI)	0.225	0.267	0.269
	Low-Income (50%-80% AMI)	0.157	0.151	0.145
	Moderate-Income (80%-120% AMI)	0.229	0.233	0.183
	Above Moderate-Income (>120% AMI)	0.537	0.466	0.507
Dissimilarity Index	Below 80% AMI vs. Above 80% AMI	0.217	0.267	0.198
	Below 50% AMI vs. Above 120% AMI	0.287	0.310	0.253
Theil's H Multi-racial	All	0.060	0.046	0.043

Source: UC Merced AFFH Segregation Report, 2022. Income data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

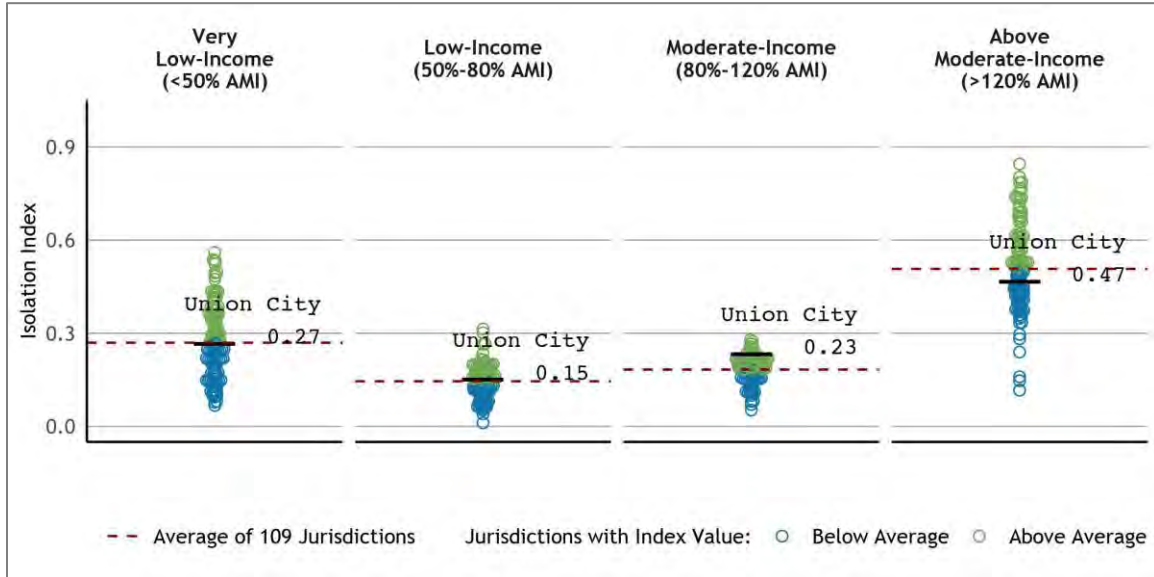
TABLE 4-8: REGIONAL INCOME SEGREGATION MEASURES, 2015

Index	Income Group	Value
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.315
	Low-Income (50%-80% AMI)	0.154
	Moderate-Income (80%-120% AMI)	0.180
	Above Moderate-Income (>120% AMI)	0.434
Dissimilarity Index Regional Level	Lower-Income (Below 80% AMI) vs. Non-Lower-Income (Above 80% AMI)	0.193

Source: UC Merced AFFH Segregation Report, 2022. U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate- Income Summary Data.

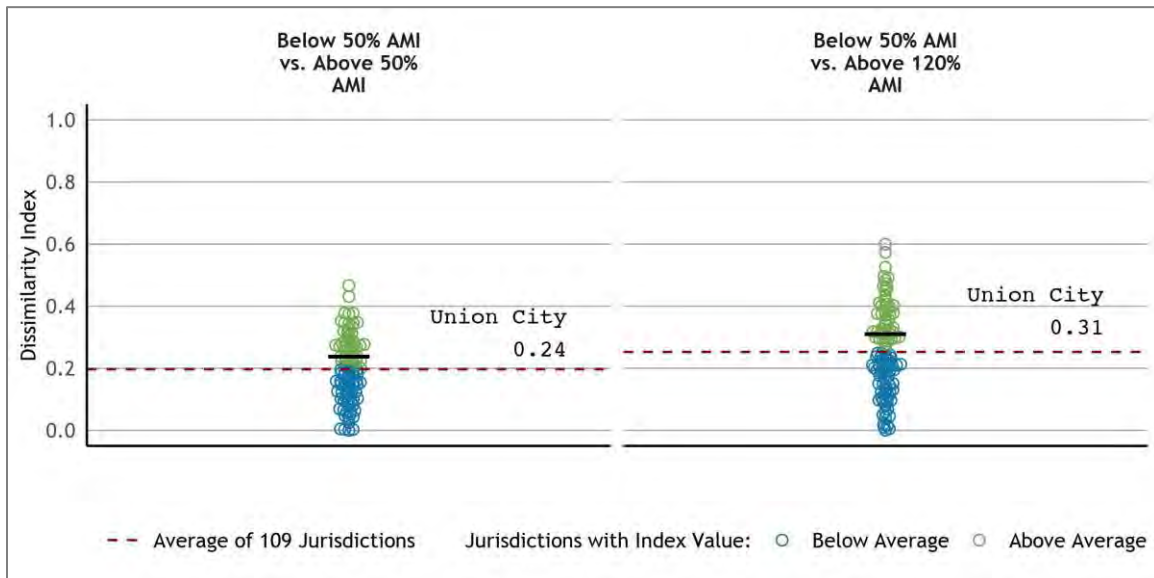
Figures 4-10 and 4-11 provide a visual comparison of how income segregation index values in Union City compare to values in all other Bay Area jurisdictions. Figure 4-10 compares isolation index values and Figure 4-11 compares dissimilarity index values. In these charts, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of index values among Bay Area jurisdictions. Each dashed red line represents the Bay Area average.

Figure 4-10: Comparison of Income Isolation Index Values, Union City and all Bay Area Jurisdictions, 2015



Source: UC Merced AFFH Segregation Report, 2022. U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate- Income Summary Data.

Figure 4-11: Comparison of Income Dissimilarity Index Values, Union City vs All Other Bay Area Jurisdictions, 2015

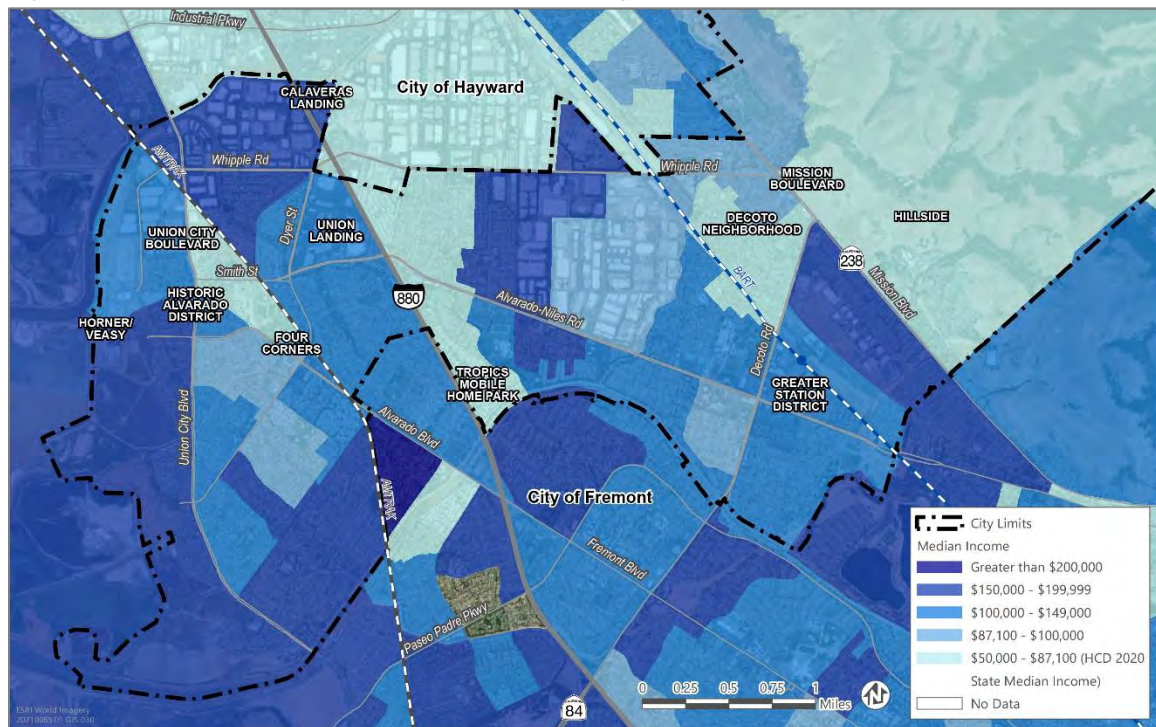


Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate- Income Summary Data.

Patterns of Income Distribution

Figure 4-12 provides a representation of the distribution of household median incomes in Union City based on data from the 2015-2019 American Community Survey from the U.S. Census. It is consistent with the patterns found above from 2015. As shown in the figure, many neighborhoods in the city have higher than average median incomes, indicated in blue. Above moderate-income households are specifically located in the 511 area, Lowry neighborhood, neighborhoods surrounding the Alvarado Business Park, neighborhoods surrounding Central Bay, and in the Mission Boulevard neighborhoods near the Station District. Neighborhoods in the areas bifurcated by major transportation ways generally make lower incomes, in the range of \$87,100 (the 2020 State Median Income) to \$125,000. The tracts with the lowest incomes (less than \$55,000) are in the Decoto neighborhoods, Town Estates, and Almaden neighborhoods along Highway 880 including the Tropics Mobile Home Park. There are also lower median incomes in the Historic Alvarado District along Smith Street and Hillside area.

Figure 4-12: Distribution of Median Income, Union City, 2019



Source: CA Department of Housing and Community Development (HCD). AFFH Data and Mapping Tool, 2021.

Familial Status

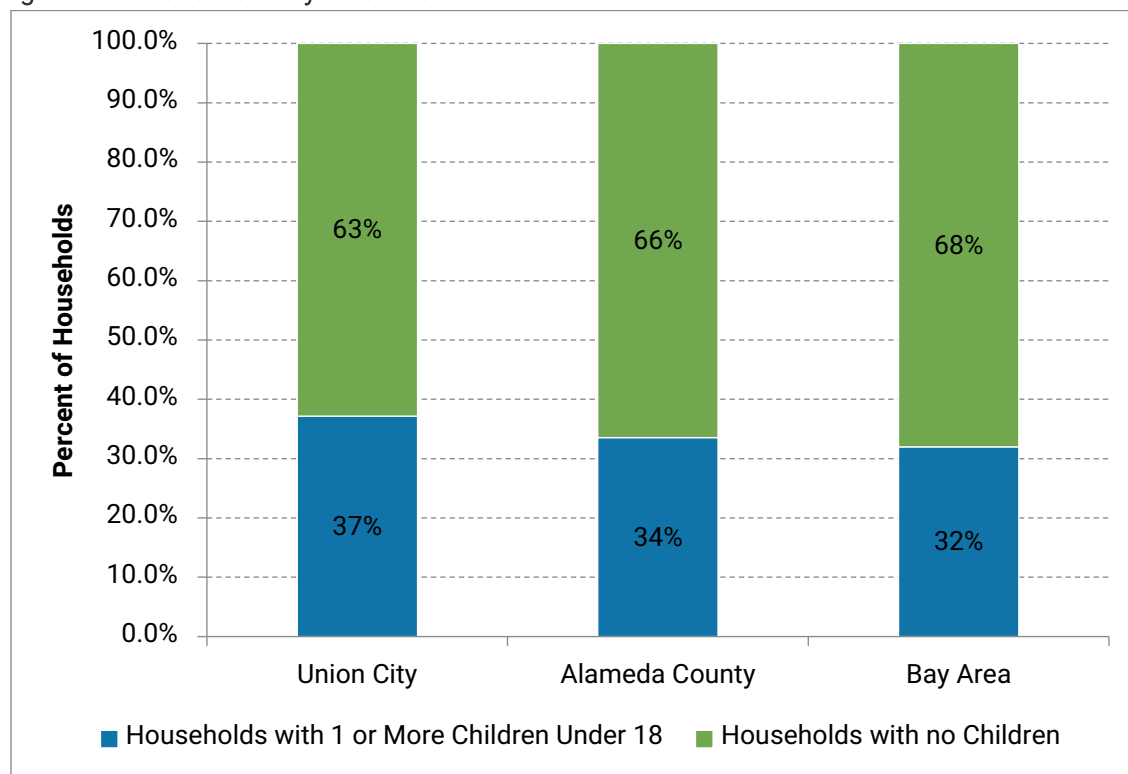
The Fair Housing Act (FHA) bans discrimination based on certain protected classes, including "familial status," which refers to the presence of at least one child under 18 years old. Under the FHA, familial status discrimination occurs when a landlord, property manager, real estate agent, or property owner treats someone differently because they have a family with one or more individuals who are under 18 years of age. A "family" also includes people who are pregnant and people who are in the process of securing legal custody of a person under 18 years of age, including a family that is in the process of adopting a child, or foster parents. All families with children are protected by the FHA against familial status discrimination, including single-parent households and same-sex couples with children.

Rules that unreasonably restrict children or limit the ability of children to use their housing or the common facilities at the property may violate the FHA. Moreover, enforcing certain rules only against families with children may also violate the FHA. The following are examples of the types of conduct that may violate the FHA:

- Refusing to rent, sell, or negotiate with a family because the family has one or more children under 18 years of age.
- Advertising a preference for households without children or otherwise discouraging such families.
- Telling an individual with children no unit is available even though a unit is in fact available.
- Forcing families into housing units that are larger than necessary.
- Designating certain floors or buildings for families with children or encouraging families with children to reside in particular areas.
- Charging additional rent, security deposit, or fees because a household has children under 18 years of age.

This assessment examines the spatial distribution of households by familial status to determine the potential of familial status discrimination in the city. As shown in Figure 4-13, about 37 percent of households in Union City have one or more children under the age of 18 according to the 2015 to 2019 ACS. The city's share of households with children is higher than that of the county (34 percent) and the Bay Area region (32 percent). These patterns are indicative of the suburban nature of the city compared to the surrounding region.

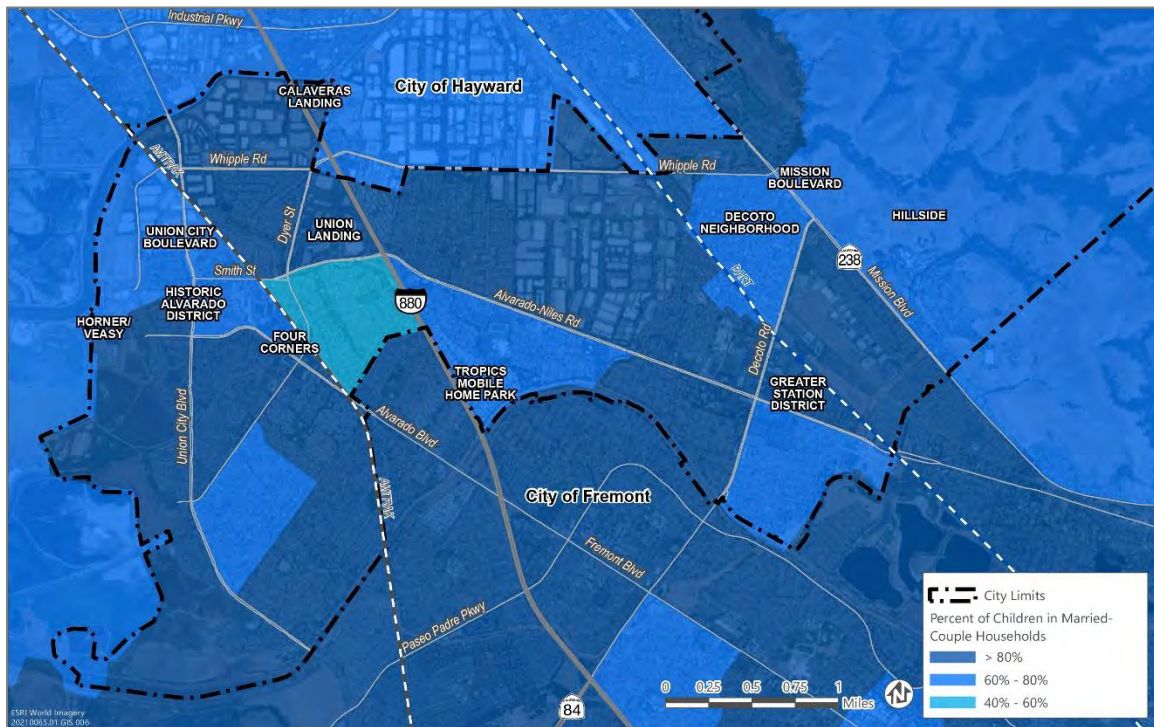
Figure 4-13: Households by Presence of Children



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11005

Figure 4-14 shows the distribution of children in married couple households, while Figure 4-15 shows the distribution of children in female-headed households with no partner or spouse present.

Figure 4-14: Percent of Children in Married Couple Households, Union City, 2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 American Community Survey data.

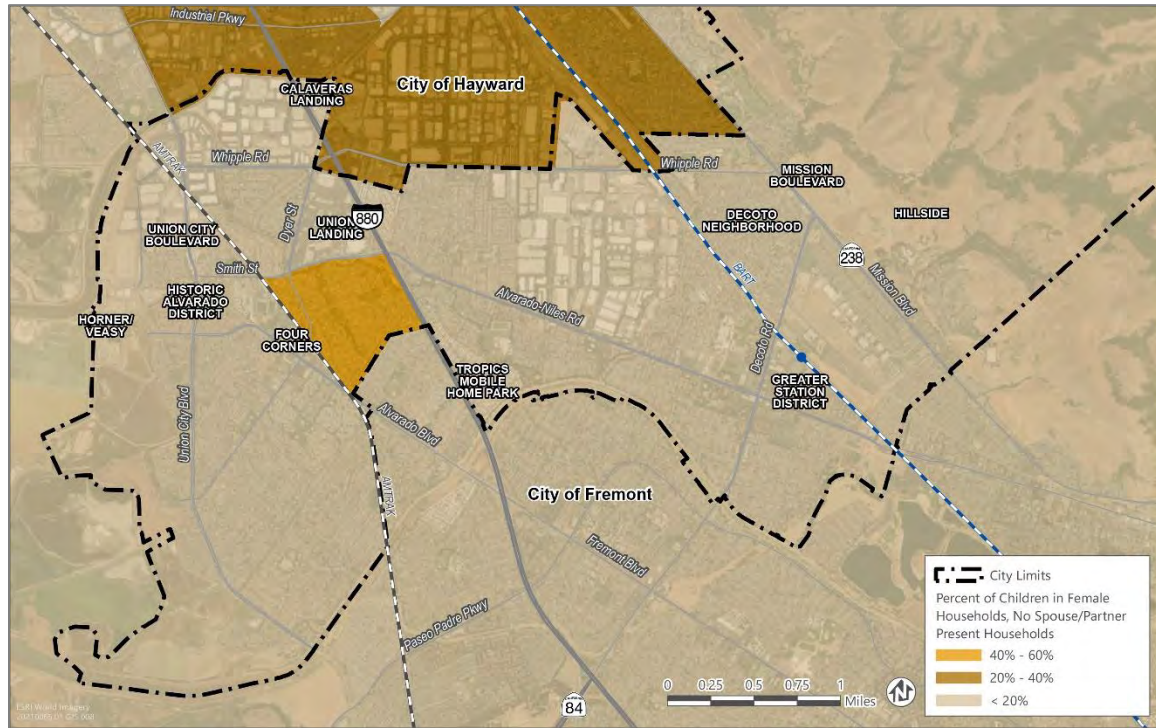
Married Couple Households

More than 80 percent of children in most census tracts of the city live in married couple households. This is highest in the eastern half of the city where residential neighborhoods are mostly built out with single-family homes. These areas are also where most of the schools are located in the city. In several census tracts throughout the city, only 60 to 80 percent of children are living in married couple households except once census tract east of Highway 880 showing 40 to 60 percent of children in married couple households. On average, Union City has more children in married couple households than Hayward to the north and is similar to the household makeup of census tracts in Fremont to the south.

Female Headed Households, No Partner Present

As described in Chapter 2, single-female headed households tend to receive unequal treatment in the rental housing market and are more likely to experience difficulties in finding affordable, decent, and safe housing because of their relatively lower single-wage household incomes. As shown in Figure 4-15, 40 to 60 percent of children in single female headed households live in the Casa Verde neighborhood as of 2019. This is a relatively high concentration compared to the rest of the city. Notably, this Casa Verde has a 140-unit affordable housing development called Los Robles that provides larger apartments for very low- and low- income families.

Figure 4-15: Percent of Children in Single-Female Headed Households, Union City, 2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2015-2019 American Community Survey data.

Population with Disabilities

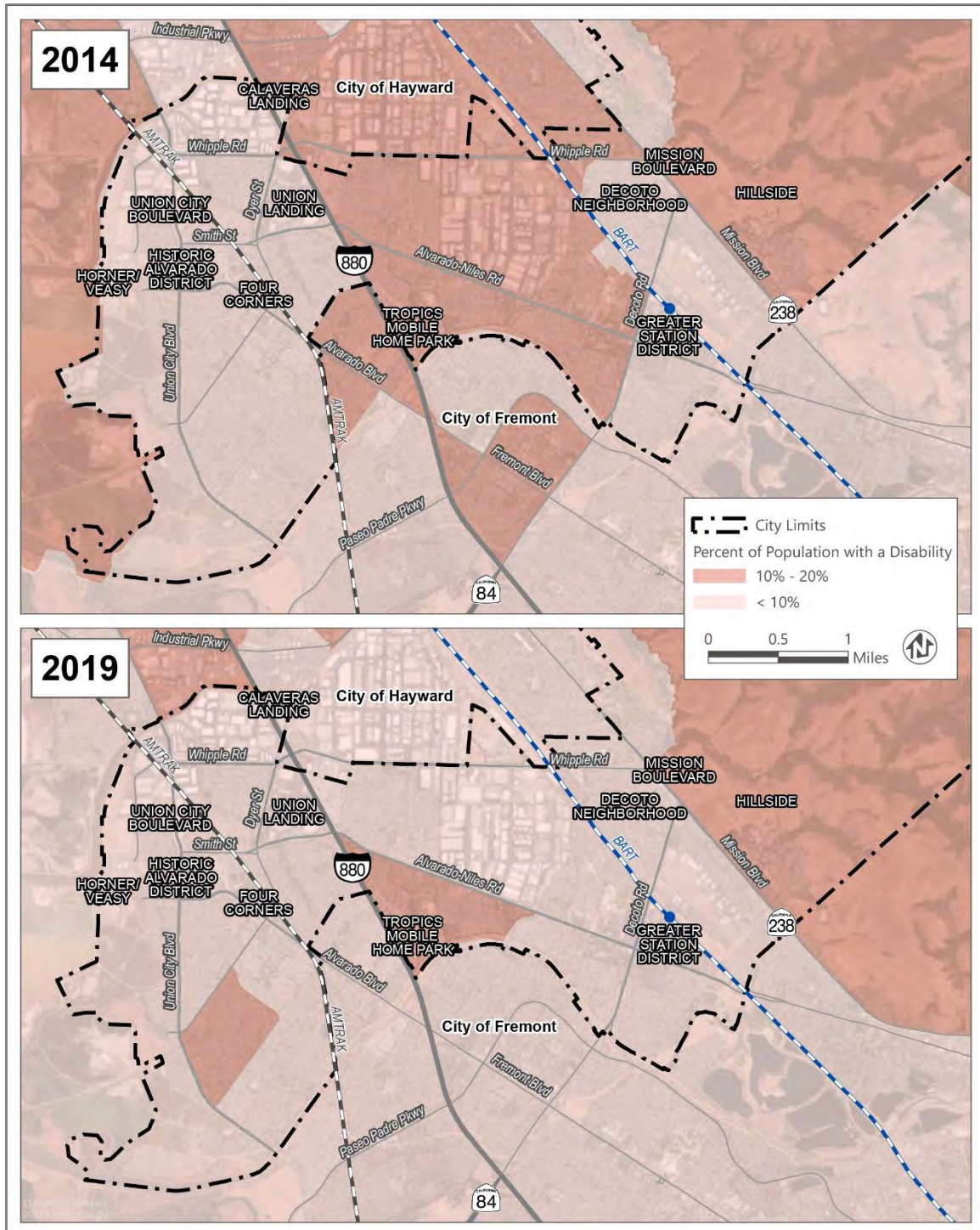
The U.S. Census Bureau defines disability as one of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Persons with disabilities tend to have lower fixed-incomes, higher health care costs, and special housing needs. As described in Chapter 2 and shown below in Table 4-9, 8 percent of people in Union City had a disability of any kind in 2019 and 2020. This is only slightly lower than the percentage in Alameda County (9 percent) and the Bay Area (10 percent).

TABLE 4-9: DISABILITY STATUS BY RACE AND ETHNICITY, UNION CITY, 2020						
Race or Ethnicity	2010		2015		2020	
	Number with a Disability	Percent with a Disability	Number with a Disability	Percent with a Disability	Number with a Disability	Percent with a Disability
White Alone, not Hispanic or Latino	1,608	15.7%	1,728	17.5%	1,640	14.0%
Black or African American Alone*	550	9.9%	373	9.8%	421	12.4%
Asian Alone*	1,741	4.9%	2,374	6.2%	2,787	6.7%
Hispanic or Latino (of any race)	842	5.9%	1,140	7.3%	1,013	6.9%
Total Non-Institutionalized Population	4,850	7.4%	6,188	8.5%	6,161	8.2%

Source: American Community Survey 2015-2020 Estimates, Table S1810

Persons with disabilities typically have special housing needs because of their physical and/or developmental capabilities, fixed or limited incomes, and higher health costs associated with their disabilities. Figure 4-16 shows the population of persons with a disability by census tract in the city using ACS data from 2015-2019. The map shows higher concentrations of residents with disabilities throughout the Hillside area. Much of this area is undeveloped, however the Acacia Creek Retirement Community is located in this census tract accounting for the higher percentage of residents reporting a disability in this area. The second tract identified with a higher percentage of residents with disabilities is the Almaden neighborhood where the Tropics Mobile Home Park is located. The third tract in the city showing higher concentrations of residents with a disability is in the Ranchwood neighborhood off of Union City Boulevard. This census tract includes more households with above moderate-incomes and is near multiple schools, parks, transit, and other services. The 2015-2019 American Community Survey data indicates that this census tract has only 11.6 percent of the population with a disability with a 3.23 percent margin of error. Notably this is not that much higher than the citywide average of 8 percent (shown as less than 10 percent on the figure below) and could also be within the margin of error. By comparison, the population of residents with disabilities in the other two census tracts is closer to 15 percent indicating a higher concentration.

Figure 4-16: Population with a Disability, Union City, 2014 and 2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2010-2014 and 2015-2019 American Community Survey data.

Concentrated Areas of Race/Ethnicity and Income

Racially/Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD's definition of a R/ECAP is:

- A census tract that has a non-white population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the county, whichever is lower.

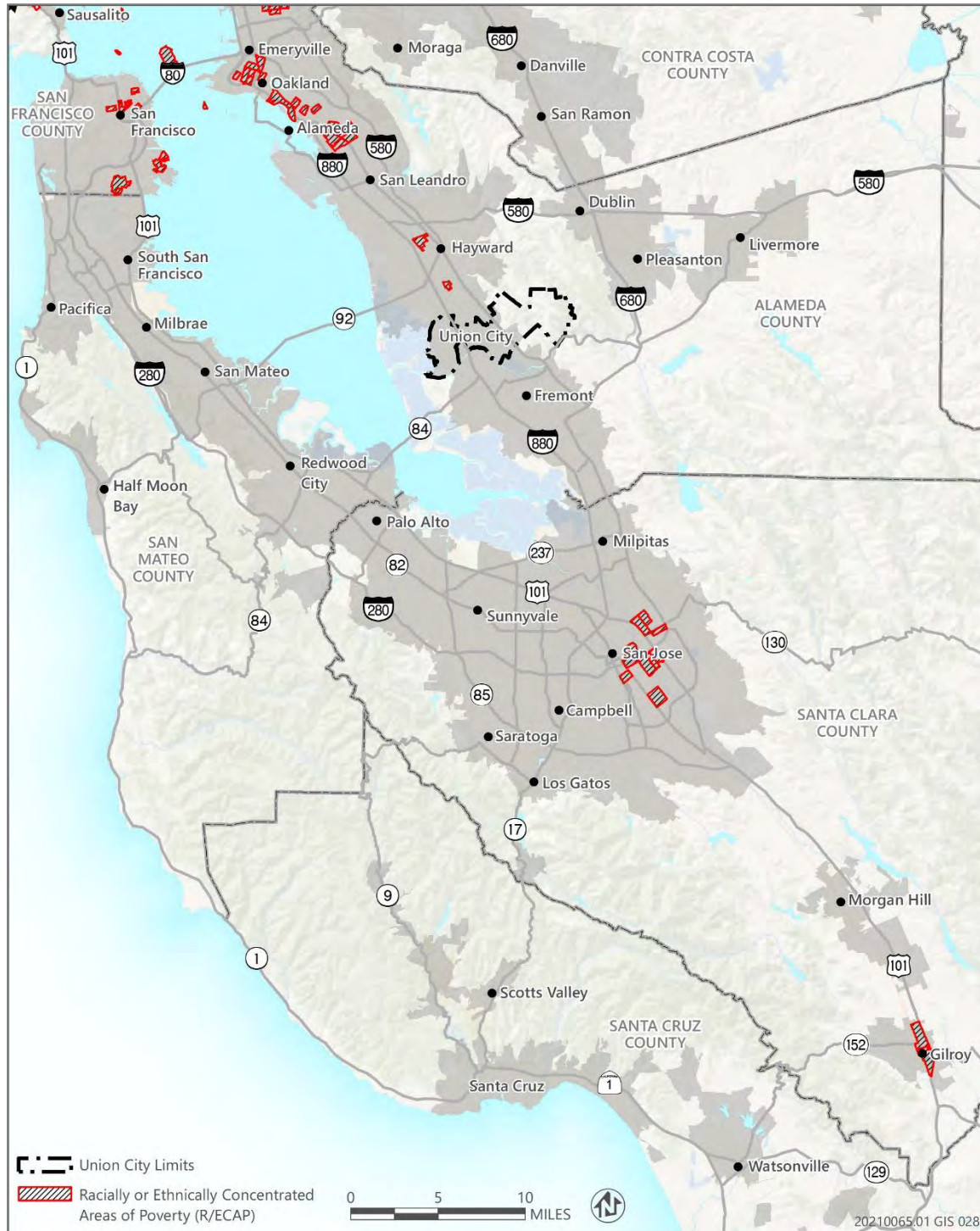
Households within R/ECAP tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. R/ECAPs are meant to identify where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity. While there are several R/ECAPs in Alameda County, the majority are concentrated in the City of Oakland with a few in Berkeley, one in Hayward, and one in the unincorporated county (see Figure 4-16). No R/ECAPs were identified in Union City.

Racially/Ethnically Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are neighborhoods in which there are both high concentrations of non-Hispanic white households and high household income rates. HCD has not yet established one standard methodology for determining RCAAs in California, but for the purpose of this analysis an RCAA is defined as a census tract with: 1) an average total White population that is 1.25 times higher than the average total White population in the Bay Area region and 2) a median household income of \$141,996 or higher (1.5 times higher than the Bay Area AMI in 2019). Based on this methodology, there are RCAAs throughout the eastern county spanning from Dublin, Livermore, and the unincorporated eastern county up through Castro Valley and Contra Costa County area. There are also RCAAs in the City of Alameda and Oakland. There are no RCAAs within Union City based on this methodology.

However, there are several areas with relatively concentrated "affluence" in the city. As described previously, above moderate-income residents are the most segregated compared to other income groups in Union City. As shown in Figure 4-17 (Distribution of Median Income, 2019), above-moderate-income residents mostly reside in the Lowry neighborhoods and 511 area off of Union City Boulevard. There are also higher incomes in the neighborhoods surrounding the Alvarado Business Park and Central Bay. Not one of these tracts, or any census tract in the city, is recognized as a RCAA because the population in these neighborhoods is predominantly Asian or another community of color (shown in Figure 4-4) and does not meet the HCD definition.

Figure 4-17: Racially/Ethnically Concentrated Areas of Poverty, Bay Area, 2017



Source: Data download from the HCD AFFH Mapping tool in 2021. Based on R/ECAP data from HUD 2013-2017.

Access to Opportunity

HCD defines access to opportunity as a concept to approximate place-based characteristics linked to critical life outcomes. Improving access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to “high resource” neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food, and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).⁸

TCAC/HCD Opportunity Areas

In collaboration, the California Tax Credit Allocation Committee (TCAC) and HCD developed the TCAC/HCD Opportunity Maps, a mapping tool that identifies areas of higher and lower resources to evaluate access to opportunity. The tool maps areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource and high segregation and poverty. The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide good access to opportunity for residents or, conversely, provide low access to opportunity. They can also help to highlight areas that are rapidly changing (potentially creating risk of displacement for lower-income households) and areas where there are high levels of segregation and poverty. The Opportunity Maps include three domains: economic, environmental, and education. Each domain uses a number of indicators to determine its individual score. Table 4-10 shows the full list of indicators.

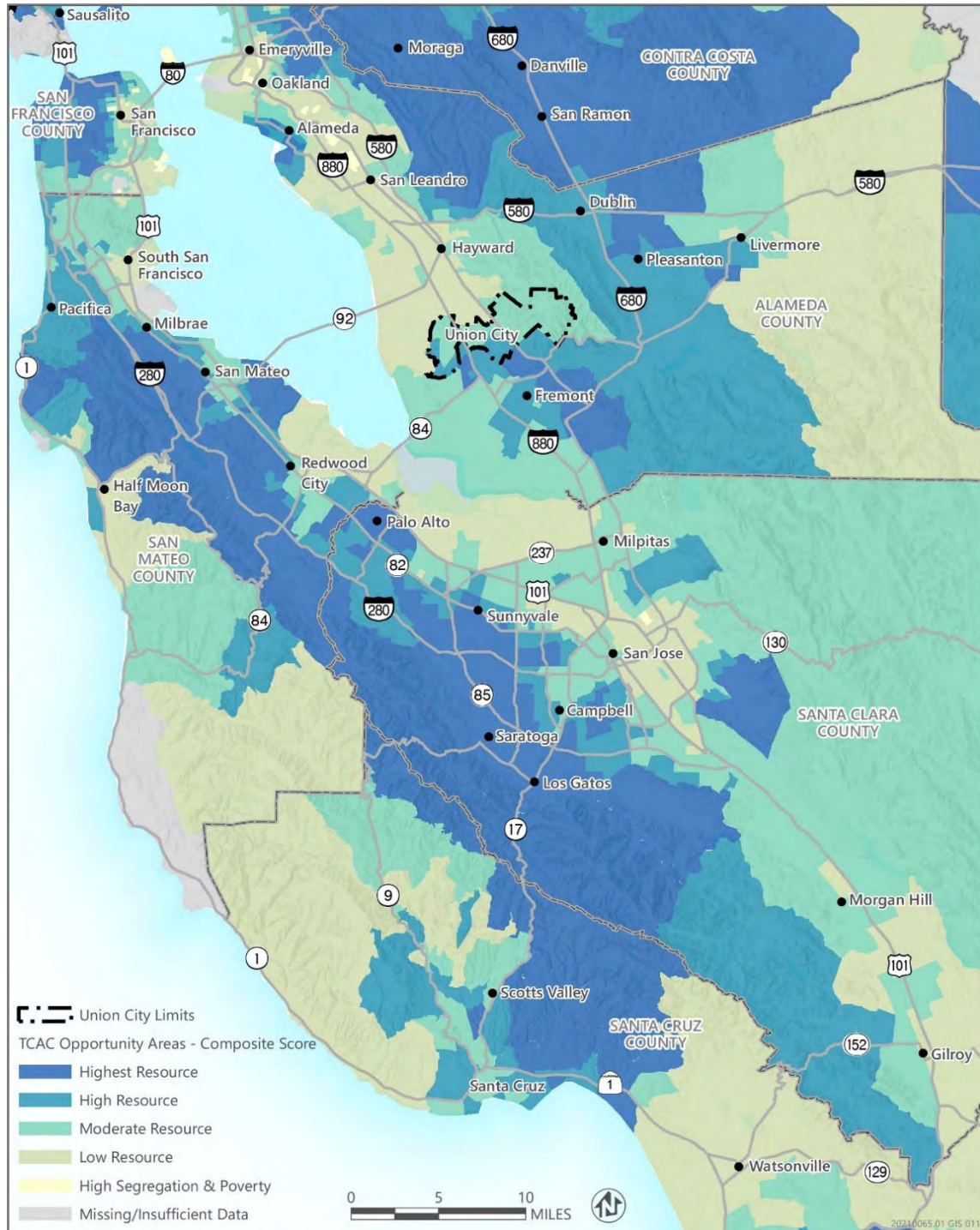
TABLE 4-10: DOMAINS AND LIST OF INDICATORS FOR OPPORTUNITY MAPS	
Domain	Indicators
Environmental	<ul style="list-style-type: none"> CalEnviroScreen 4.0 pollution indicators and processed values
Economic	<ul style="list-style-type: none"> Poverty Adult education Employment Job proximity Median home value
Education	<ul style="list-style-type: none"> Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	<ul style="list-style-type: none"> Poverty: tracts with at least 30 percent of population under federal poverty line Racial Segregation: Overrepresentation of people of color relative to the county (i.e., Tracts with a racial location quotient higher than 1.25 for Black, Hispanic, Asian, or all people of color in comparison to the county)

Source: CA Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2021.

Figure 4-18 shows the composite score of the 2022 TCAC Opportunity Areas in the Bay Area region. As shown in the figure, large swaths of the county — from Oakland to Hayward and east of Livermore — are categorized as low resource with some tracts in Alameda and near Oakland showing high segregation and poverty. Higher resource tracts are in Berkeley, San Leandro, and Castro Valley in

Alameda County. These high resource tracts in the northern part of the county are the location of several regional park and recreation areas (not shown on the map below). Other higher resource areas are near the city of Fremont and most of the eastern portion of the County. Notably, lower resource tracts correspond with a higher number of Latinx and Black residents (as shown in Figure 4-4). White and Asian/Pacific Islander residents in the region tend to live in areas with high opportunity including greater access to jobs, proficient schools, and lower rates of poverty.

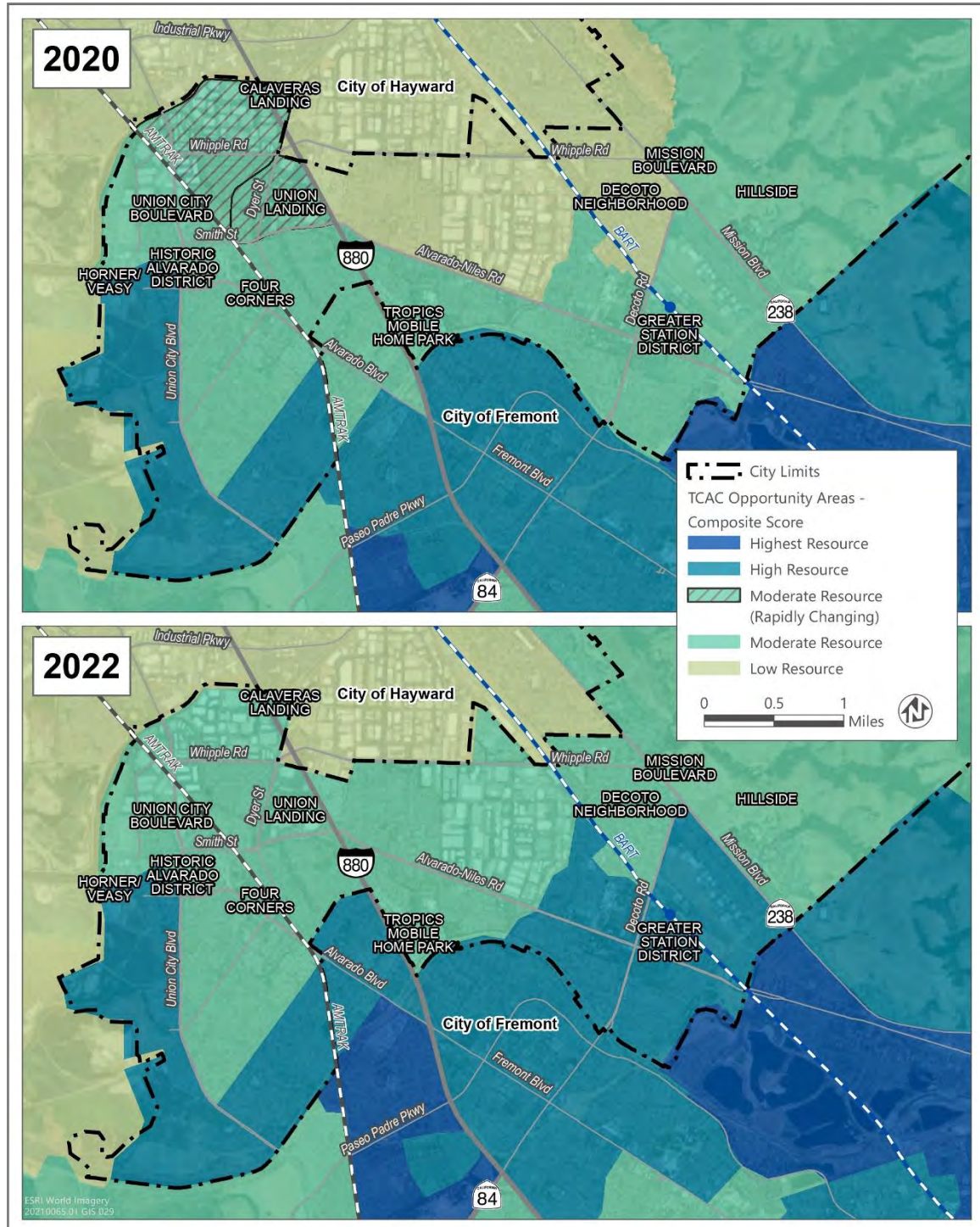
Figure 4-18: TCAC Opportunity Areas - Composite Score, Region, 2022



Source: Data downloaded from the California State Treasurer TCAC/HCD Opportunity Area Maps in 2022.

Figure 4-19 shows a closer look at the TCAC Opportunity Areas in Union City. All census tracts within the city are categorized as either moderate or high resource. Since 2020, two census tracts in the city have increased from low to moderate resource. These census tracts are in the Decoto neighborhood, the Tamarack neighborhoods, the Town Estates neighborhood between Alvarado-Niles Road and Whipple Road, and neighborhoods surrounding Central Bay.

Figure 4-19: TCAC Opportunity Areas- Composite Score, Union City, 2020 and 2022

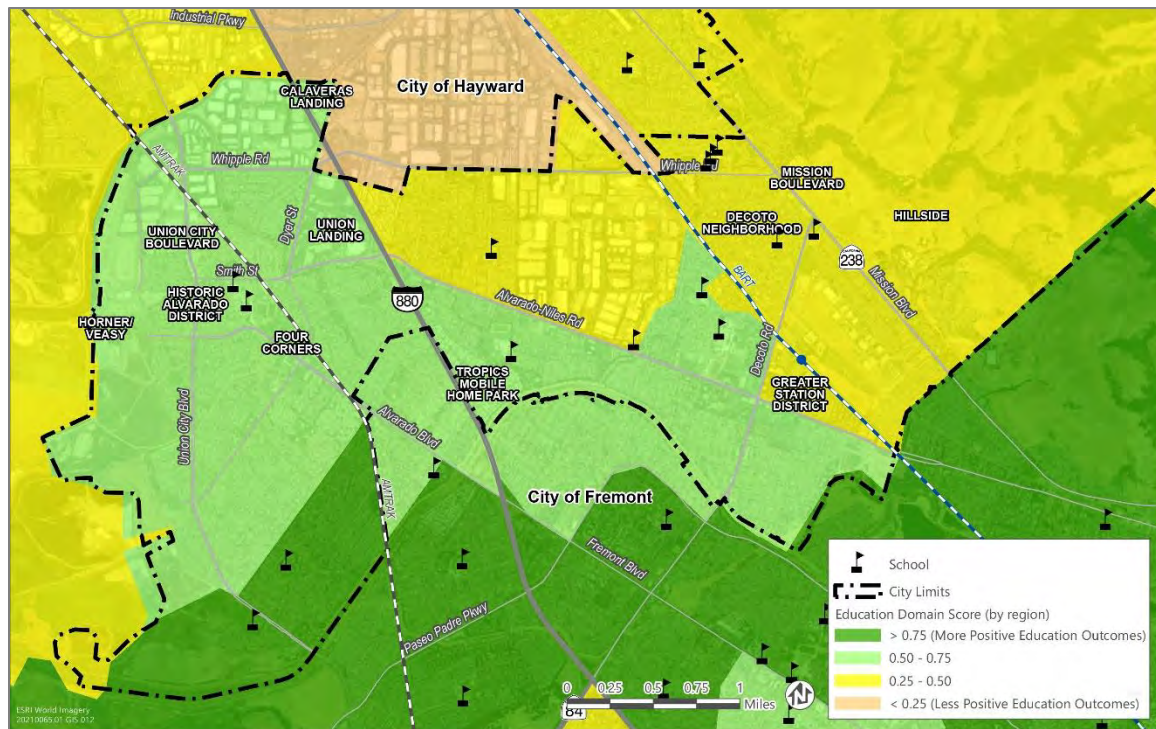


Source: Data downloaded from the California State Treasurer TCAC/HCD Opportunity Area Maps in 2022.

Educational Opportunity

Figure 4-20 shows domain scores for the education indicator of the TCAC/HCD Opportunity Maps. Educational scores are determined based on elementary math and reading proficiency rates, high school graduation rates, and student poverty rates. The best opportunities for positive educational outcomes in Union City are in the Lowry neighborhoods and the southern 511 area. Most of the city, however, has moderate education scores. Neighborhoods surrounding Town Estates, Central Bay, and Tamarack neighborhoods have the lowest scores (0.25-0.50). There is only one school located near the neighborhoods surrounding Town Estates and Central Bay overall, while the Tamarack neighborhood is the most disproportionately impacted by lower educational opportunity. The Decoto neighborhood, the Station District, and Mission Boulevard neighborhoods also received low education domain opportunity scores (0.25-0.50) as there is only one elementary school located in each of the described census tracts.

Figure 4-20: TCAC Opportunity Areas- Education Score, Union City, 2021



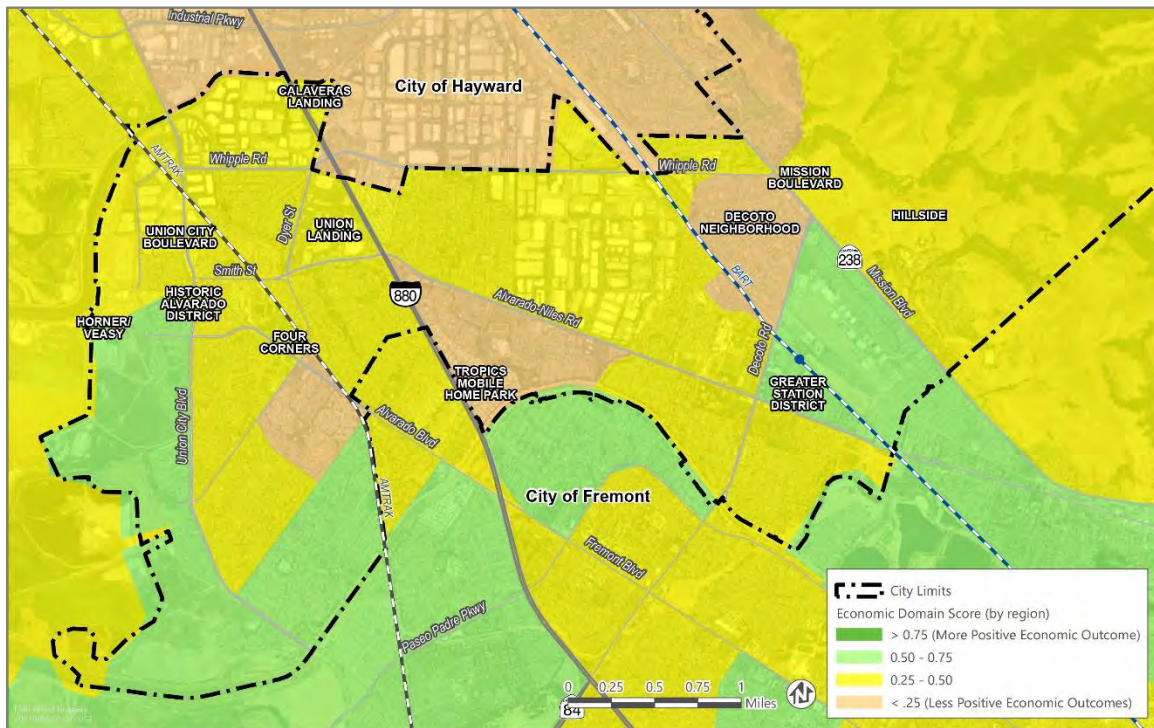
Source: Data downloaded from the HCD AFFH Data Tool in 2021. Note that this data is based on 2021 TCAC Opportunity Areas as the 2022 data by indicator is not yet available through the HCD AFFH Tool.

The 2020 AI found that across the region, there is a greater concentration of Black, Hispanic/Latinx, and Asian or Pacific Islander residents in areas of low school proficiency — similar to the Decoto neighborhood. Areas with a greater concentration of White residents tend to have higher levels of school proficiency across the region. In Union City, most students are likely to receive a good quality education. According to the index, southern neighborhoods have the greater chance of the most positive educational outcomes while students residing in the Tamarack and in Decoto neighborhoods are more likely to have poorer educational outcomes. As shown in Figure 4-4 (Racial Dot Map, Union City) the Tamarack and Decoto neighborhoods are largely occupied by Hispanic/Latinx households. In fact, it is one of the city's only concentrated areas. This indicates that Hispanic and Latinx students are more likely to have poor educational outcomes.

Economic Opportunity

In the context of economic opportunity, Union City has below average economic outcomes. Most of the city ranks between 0.25 and 0.50, indicating fewer positive outcomes. The lowest scoring census tracts (shown in Figure 4-21) are in the Decoto, Crestwood, and Almaden neighborhoods. According to ACS 2010-2014 data, there were higher rates of poverty and unemployment in the same census tracts with the lowest scoring domain scores. By 2019, the severity of poverty in these areas decreased. The highest scoring tracts for economic outcomes are in the 511 area, Historic Alvarado, and Lowry neighborhoods. On the east side of the city, the highest economic outcomes are in the Station District and Mission Boulevard neighborhoods.

Figure 4-21: TCAC Opportunity Areas - Economic Score, Union City, 2022



Source: Data downloaded from the HCD AFFH Data Tool in 2021. Note that this data is based on 2021 TCAC Opportunity Areas as the 2022 data by indicator is not yet available through the HCD AFFH Tool.

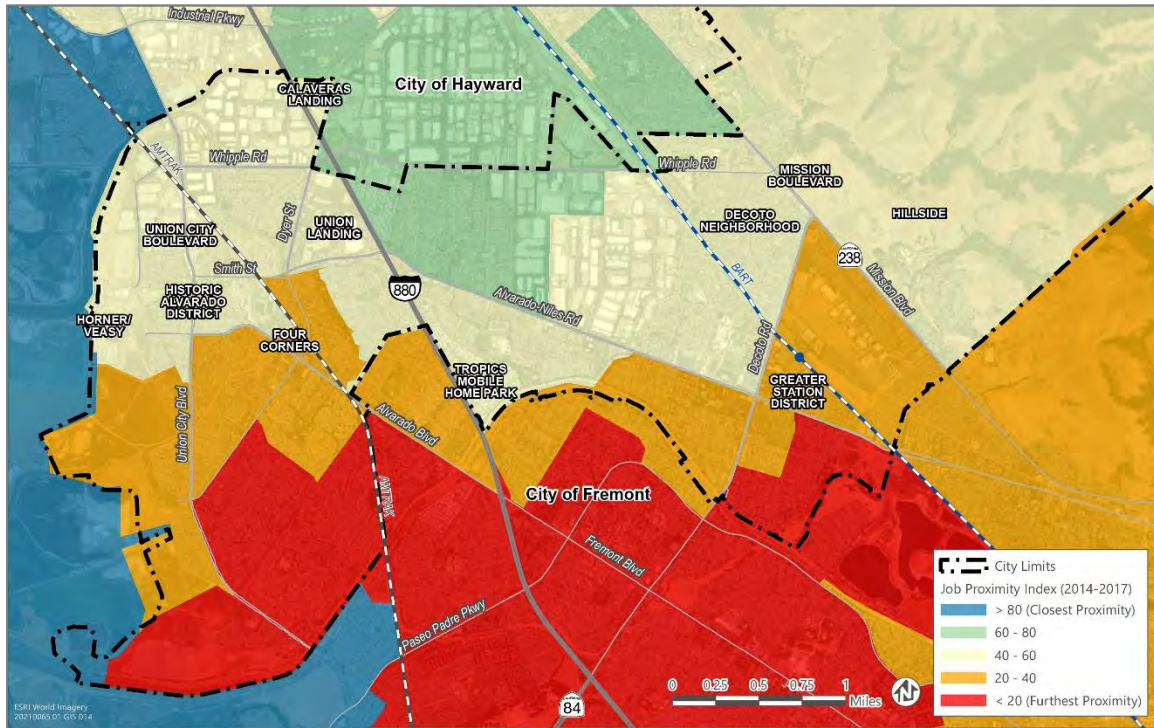
Economic domain scores for Union City are comparable to scores in Fremont, however, Fremont has more positive economic outcomes on average. Domain scores are also comparable to Hayward, although Hayward has less positive economic outcomes. Regionally, economic domain scores are lower going north and higher in the south in Silicon Valley, except for the eastern areas of the county where there are more positive economic outcomes indicated even though these areas are mostly undeveloped regional park space.

Proximity to Jobs

HUD prepared the job proximity index using 2014-2017 data to quantify the accessibility of a given neighborhood to all jobs within a core-based statistical area. Figure 4-22 shows the Jobs Proximity Index values for Union City. Most of the city's neighborhoods depict average access and opportunity to jobs (index scores are 40-60). Proximity to jobs decreases spanning from north to south. The census tracts containing Town Estates and neighborhoods around Central Bay, in the

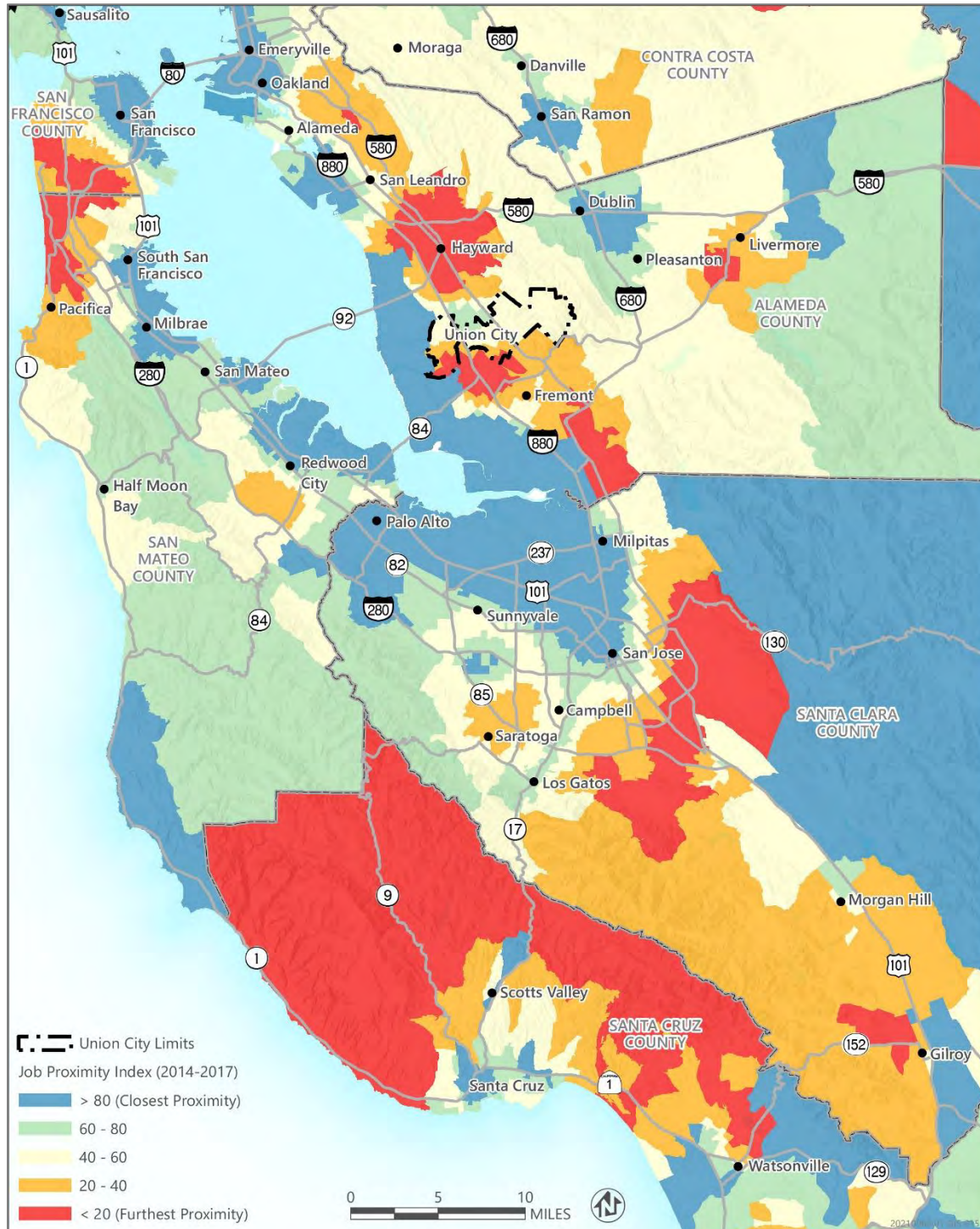
north of the city, ranked the highest in proximity to jobs, receiving index values of 60-80). The Lowry, Ranchwood, and the south end of the 511 area received the lowest scores on the index (20-40). The block groups bordering the City of Fremont received an index score less than or equal to 20, which means that those residents have the furthest proximity to major employment centers. In comparison to the region (shown in Figure 4-23), Union City has greater proximity to major employment centers than the neighboring cities of Fremont and Hayward, but is further than Oakland, Alameda, Milpitas, and Sunnyvale.

Figure 4-22: Jobs Opportunity Index, Union City, 2022



Source: Data downloaded from the HCD AFFH Data Tool in 2021. Based on 2013-2017 HUD Jobs Proximity Index.

Figure 4-23: Jobs Opportunity Index, Bay Area, 2022



Source: Data downloaded from the HCD AFFH Data Tool in 2021. Based on 2013-2017 HUD Jobs Proximity Index.

Transportation Access

There is not a significant disparity in Union City in terms of access to transportation. Figures 4-24 and 4-25 below display the system maps for Bay Area Rapid Transit (BART), AC Transit, and Union City Transit. These transit services provide transit throughout the county as well as providing connections to the greater region. Union City is generally well-served by transit.

The Low Cost Transportation Index, developed by HUD, estimates the percentage of income that residents use to pay for transportation, measured at the census tract scale. The higher an index score, the lower the cost of transportation. Index scores can be influenced by factors such as access to public transportation, housing density, and proximity of employment centers and other services. As shown in Figure 4-26, the cost for transportation in Union City is relatively low for the entire city (scoring 80-90 in the index). The lowest transportation costs align with the BART line in the city and the highest transportation costs, or the lowest scoring tract (71-79), is south of Horner Veazy on Union City Boulevard.

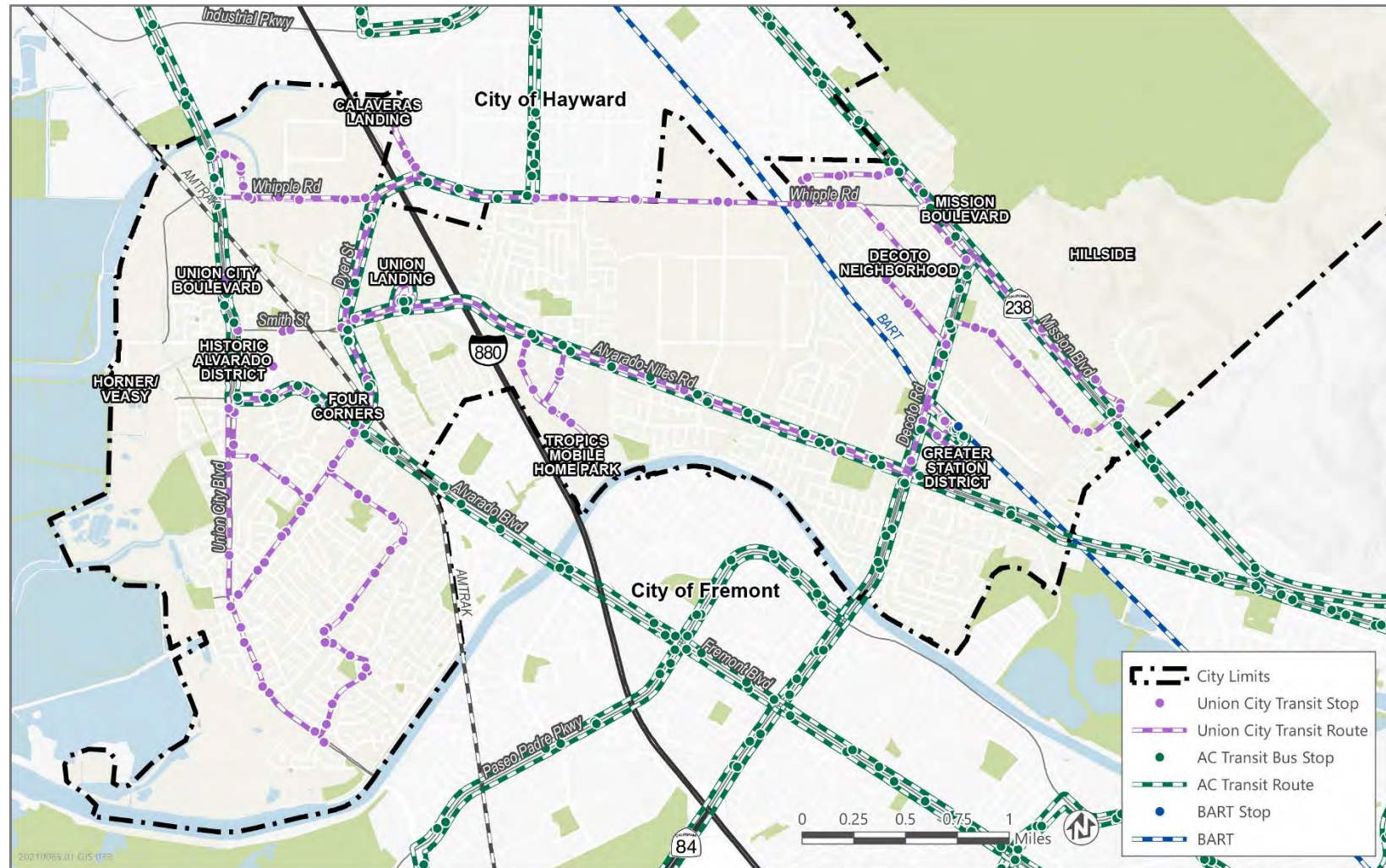
The regional public transportation system has resulted in low cost transportation options for the entire region, as shown in Figure 4-27. Similar to what is shown in Union City, most cities serviced with public transportation display scores of 80-90 and 90-99 in the inner city cores of Fremont, Union City, Hayward, San Leandro, Alameda, and Oakland.

Figure 4-24: Bay Area Rapid Transit (BART) Weekday System Map



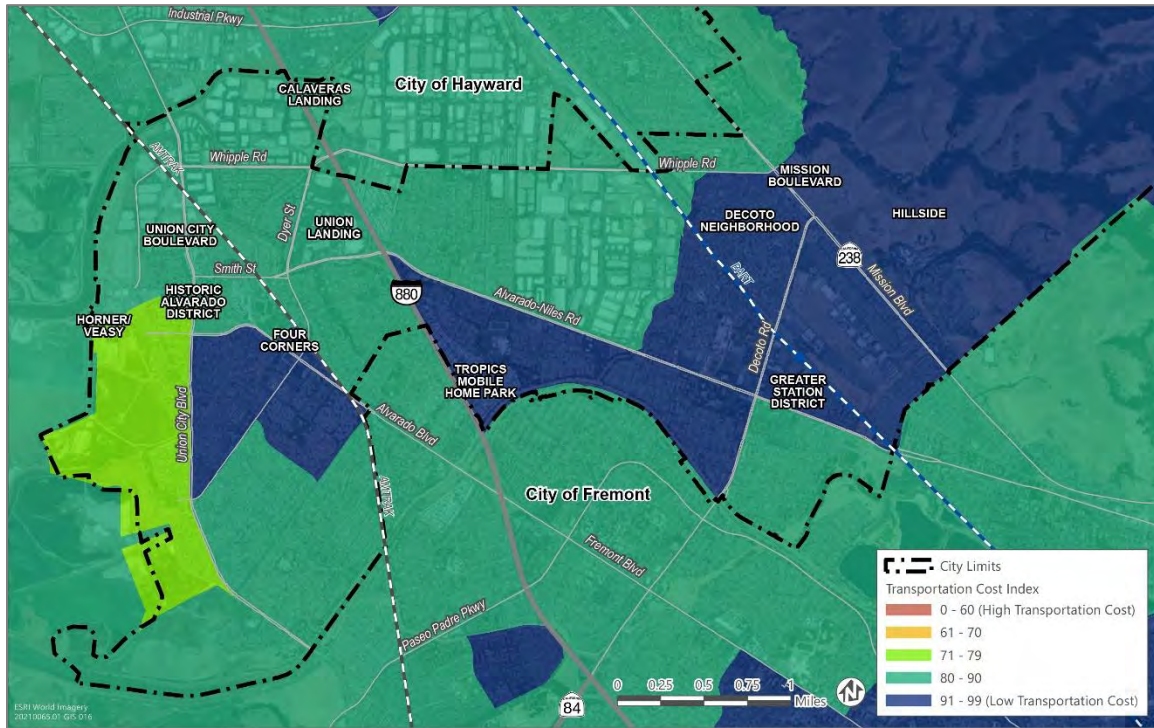
Source: BART, 2022.

Figure 4-25: Transit System Map – Union City



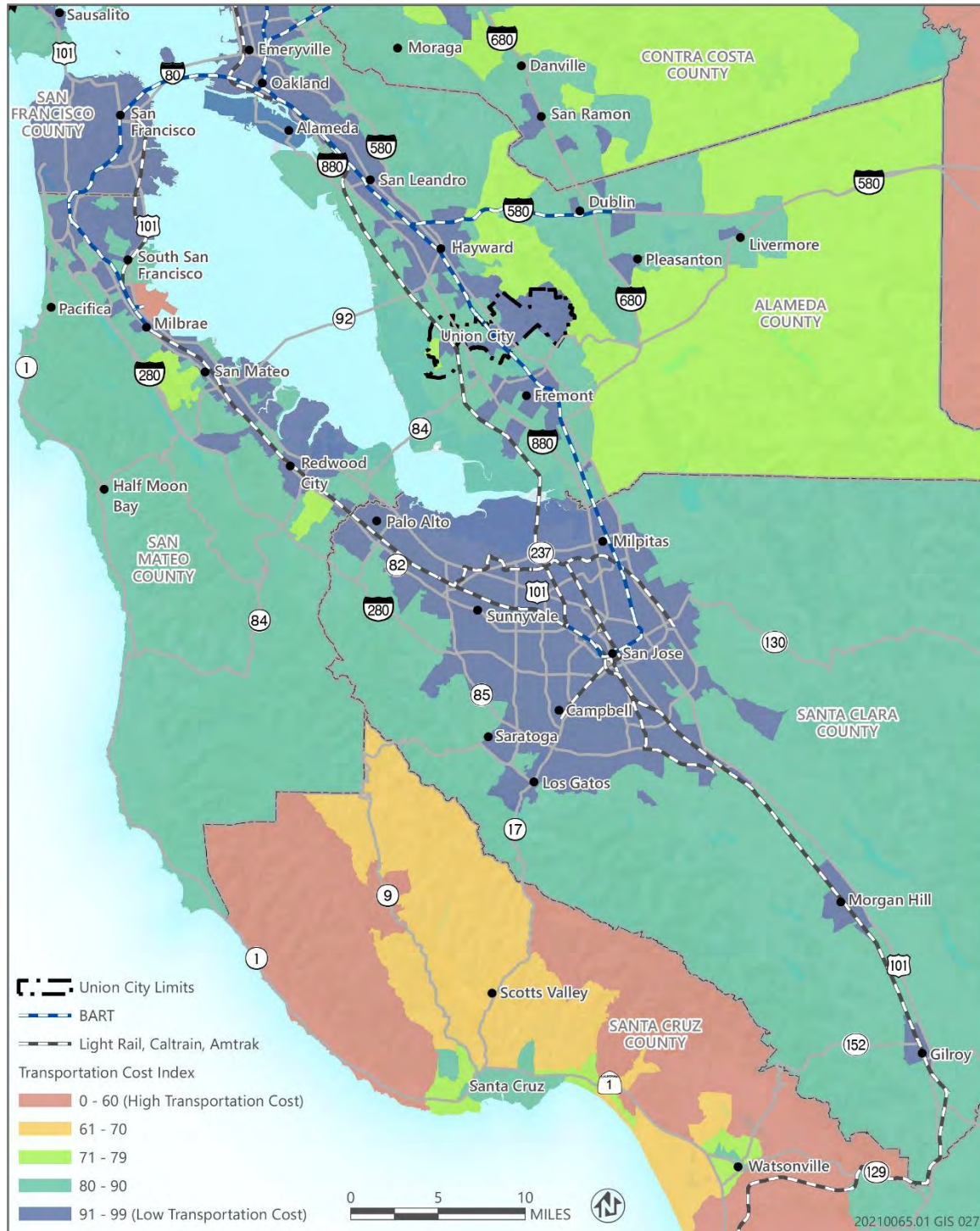
Source: Union City, 2022. AC Transit, 2022.

Figure 4-26: Transportation Index, Union City, 2017



Source: Data downloaded from the HCD AFFH Data Tool in 2021. Based on 2013-2017 HUD Low Cost Transportation Index.

Figure 4-27: Transportation Index, Bay Area Region, 2017



Source: Data downloaded from the HCD AFFH Data Tool in 2021. Based on 2013-2017 HUD Low Cost Transportation Index.

Environmental Opportunity

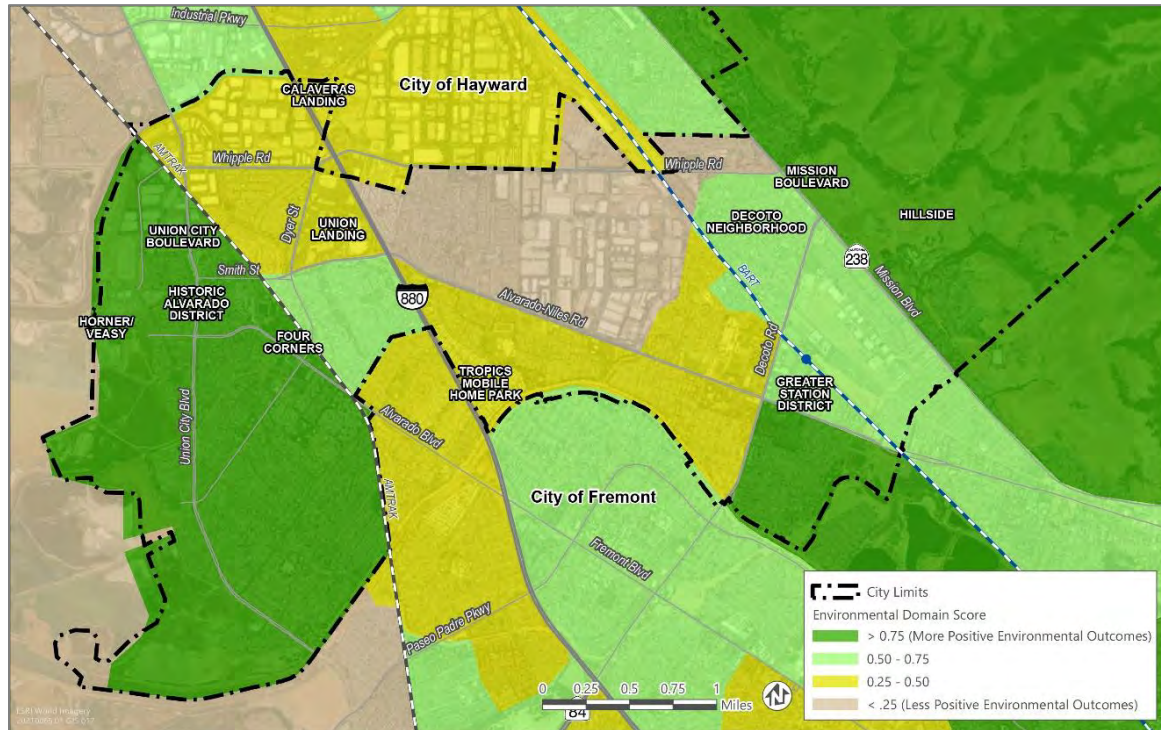
Generally, lower-income housing and racially segregated communities are disproportionately impacted by a combination of locational factors such as proximity to landfills, freeways, industrial areas, and other toxins and pollutants. A 2016 report entitled “Poverty Concentration and the Low-Income Housing Tax Credit (LIHTC): Effects of Siting and Tenant Composition” studied whether nationally the LIHTC affects the concentration of poverty. The study examined who lives in tax credit developments in different neighborhoods, and how neighborhoods and metropolitan areas change after LIHTC developments are built. The study concluded that the distribution of affordable housing has been disproportionately developed in minority neighborhoods with poor environmental conditions and high poverty rates, thereby reinforcing poverty concentration and racial segregation in low opportunity and low resource areas. The links between health and housing strongly indicate that improved housing and neighborhood environments could lead to reductions in health disparities. TCAC and HCD measured environmental opportunity using the exposure, pollution burden, and environmental effect indicators used in California’s Office of Environmental Health Hazard Assessment CalEnviroScreen 4.0 tool (CalEnviroScreen). CalEnviroScreen is a statewide risk assessment tool that measures the cumulative impacts of multiple sources of pollution.

The most positive environmental conditions in the city are west of the Amtrak rail line. This includes all of the 511 planning area, the Historic Alvarado District, Lowry, Ranchwood, and Crestwood neighborhoods. Although these census tracts were ranked [poorly](#) in the social determinants categories (i.e., they ranked highly for asthma, cardiovascular disease, and linguistic isolation), these areas have higher housing costs and lower rates of housing burden, poverty, and unemployment rates [which increased their overall index score](#). Environmental conditions are also positive east of the BART rail line in the Decoto, Mission Boulevard, and the Hillside areas.

As shown in Figure 4-28, the poorest environmental outcomes within Union City are in the northern neighborhoods of Town Estates, neighborhoods surrounding Central Bay, and Tamarack (less than 0.25). Environmental index values are also low (0.25-0.50) in the south-central area of the city in the Logan, El Mercado, Civic Center and Almaden neighborhoods. Scores from CalEnviroScreen show that the northern neighborhoods score high on multiple pollution indicators including diesel particulate matter, cleanup sites, and hazardous waste facilities. In population indicators, the area scores highest in low birth weight infants, but also scores relatively high in asthma, cardiovascular disease, and linguistic isolation. In the south, CalEnviroScreen scores were high in the categories of groundwater threats and cleanup sites also.

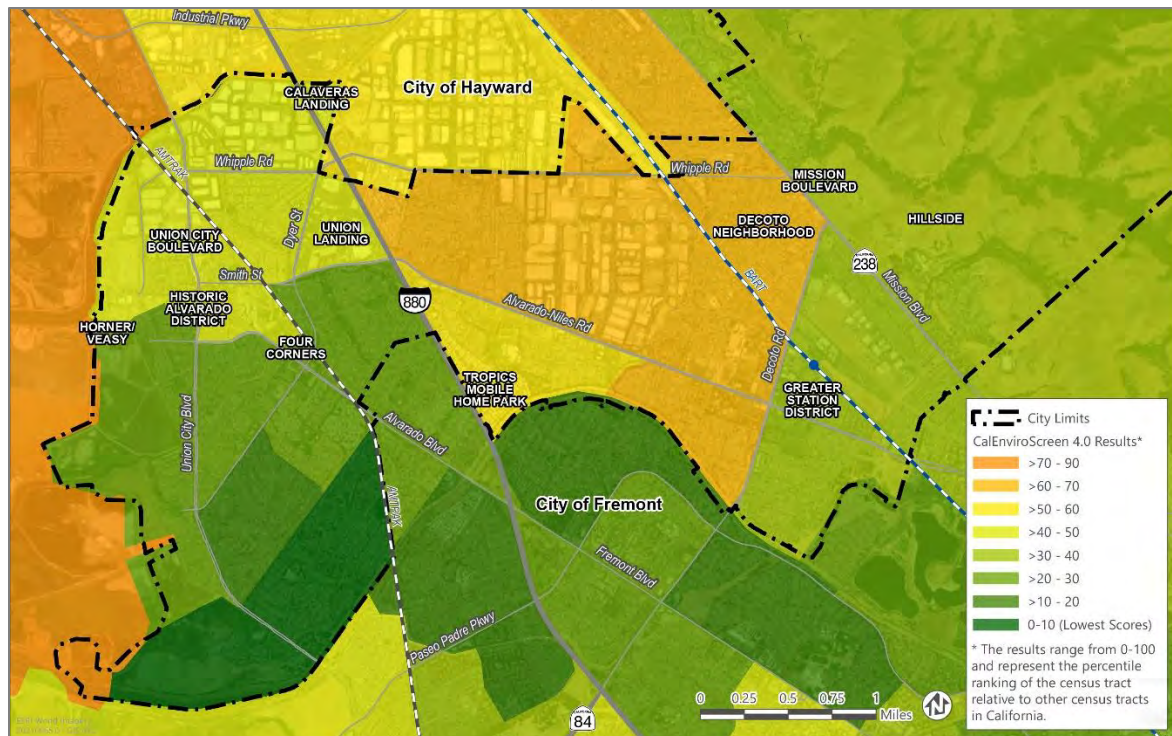
Neighborhoods in Union City located close to major roads and highways, such as those along Highway 880, are also impacted by air pollutants and noise from automobile traffic on the roadways. CalEnviroScreen scores, shown in Figure 4-29, in the central census tracts of the city are consistent with historical patterns of industrial development and locations of previous industrial warehouses containing hazardous materials. For example, the Union Flats and the Station District area included sites of previous iron mills and PG&E corporation yards. Both locations also included brownfield remediation because any leak from a container or tank can contaminate soil and pollute groundwater, taking many years to clean up. Common pollutants of soil and groundwater include gasoline and diesel fuel from gas stations, solvents, heavy metals, and pesticides. People who live near contaminated groundwater may be exposed to chemicals moving from the soil into the air inside their homes.

Figure 4-28: TCAC Opportunity Areas – Environmental Score, Union City, 2022



Source: Data downloaded from the HCD AFFH Data Tool in 2021. Note that this data is based on 2021 TCAC Opportunity Areas as the 2022 data by indicator is not yet available through the HCD AFFH Tool.

Figure 4-29: CalEnviroScreen 4.0 Scores, Union City



Source: Data downloaded from the Office of Environmental Health and Hazard Assessment in 2022

Disproportionate Housing Needs

An analysis of disproportionate housing needs identifies how access to the housing market differs for members of protected classes and whether such differences are related to or the effects of discriminatory actions. For the disproportionate housing need analysis, a “housing problem” is defined as units having incomplete kitchen or plumbing facilities, more than one person per room, and households with cost burdens greater than 30 percent (where costs include utilities, insurance, HOA fees, and property taxes). “Severe” housing problems include all the above except that the cost burden is greater than 50 percent.

High housing costs in the region create a challenging predicament for many individuals and families. Households with lower wages, which are disproportionately people of color, may have to choose between paying rent or mortgage (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine) and paying for other basic needs (e.g., healthier food, healthcare, insurance, other bills). Others are forced into overcrowded or substandard housing conditions. Severe burden from any of these issues can increase the risk of homelessness. The 2020 Regional AI describes that across the region, and in each jurisdiction, Black/African American and Latinx households experience housing problems and an increased risk of displacement at the highest rates. Disproportionate housing needs is shown for Union City and the region in Table 4-11 below.

TABLE 4-11: DISPROPORTIONATE HOUSING NEEDS, UNION CITY AND BAY AREA REGION, 2010

	Union City			Total Region		
	Number of Households	# with housing problems	% with housing problems	Number of Households	# with housing problems	% with Problems
Households Experiencing Any of 4 Housing Problems						
Race /Ethnicity						
White, Non-Hispanic	4,255	1,630	38.31%	841,640	316,225	37.57%
Black or African American (Non-Hispanic)	1,365	650	47.62%	141,095	79,090	56.05%
Hispanic or Latinx	3,798	1,925	50.68%	248,785	148,135	59.54%
Asian / API (Non-Hispanic)	10,122	4,578	45.23%	347,022	155,414	44.79%
Native American (Non-Hispanic)	143	29	20.28%	4,841	2,302	47.55%
Other Race or Multiple Races (Non-Hispanic)	764	275	35.99%	43,760	20,950	47.87%
Total	20,440	9,095	44.50%	1,627,125	722,110	44.38%
Household Type and Size						
Family households less than 5 people	12,385	4,485	36.21%	856,140	331,070	38.67%
Family households, 5 or more people	4,249	2,560	60.25%	159,025	99,495	62.57%
Non-family households	3,820	2,050	53.66%	611,960	291,550	47.64%
Households Experiencing Any of 4 Severe Housing Problems						
Race/Ethnicity						
White, Non-Hispanic	4,255	820	19.27%	841,640	156,775	18.63%
Black or African American (Non-Hispanic)	1,365	408	29.88%	141,095	46,125	32.69%
Hispanic or Latinx	3,798	1,054	27.75%	248,785	94,990	38.18%
Asian / API (Non-Hispanic)	10,122	2,405	23.76%	347,022	87,749	25.29%
American Indian or Alaska Native (Hispanic and Non-Hispanic)	143	14	9.79%	4,841	1,448	29.91%
Other Race or Multiple Races (Non-Hispanic)	764	145	18.98%	43,760	12,134	27.73%
Total	20,440	4,880	23.87%	1,627,125	399,195	24.53%

Source: Alameda County Regional Analysis of Impediments to Fair Housing Choice, 2020. HUD AFFH Tool. Based on demographic data from 2010.

Homeownership Rates

Homeownership is the largest asset of most households in the U.S. and, for many low-income households, provides an opportunity for future generations to attain homeownership by increasing the family's wealth. One of the most prevalent consequences of residential segregation is the intergenerational inaccessibility of homeownership. However, with the high housing costs in the Bay Area, homeownership is practically out of reach for low- and moderate-income households. As mentioned earlier, the median home value in Union City is just under \$1 million. This is about \$238,000 more than what is considered affordable to a moderate-income family that could afford to buy a home priced at around \$750,000. The gap for low-income families is even greater. A low-income family can afford a home priced at about \$470,000, which is a difference of over \$520,000 from the median home value.

As was discussed in Chapter 2, Needs Assessment, the rate of homeownership in Union City (64 percent) is higher than in Alameda County (54 percent) and the Bay Area region (56 percent). This is reflective of the suburban nature of Union City relative to the region. However, rates of homeownership vary for different racial and ethnic groups, as shown in Table 4-12. For most groups, homeownership is high relative to the total population living in the city. Asian/API and American Indian or Alaska Native residents have the highest rates of homeownership (71.5 percent and 72.0 percent respectively). The highest disparity is for Black and African American households. While only accounting for 5.4 percent of the total household population, Black and African American households have the lowest rates of homeownership (40.9 percent) in the city followed by householders identifying as either Multiracial or Other not listed in the Census American Community Survey (48.9 percent).

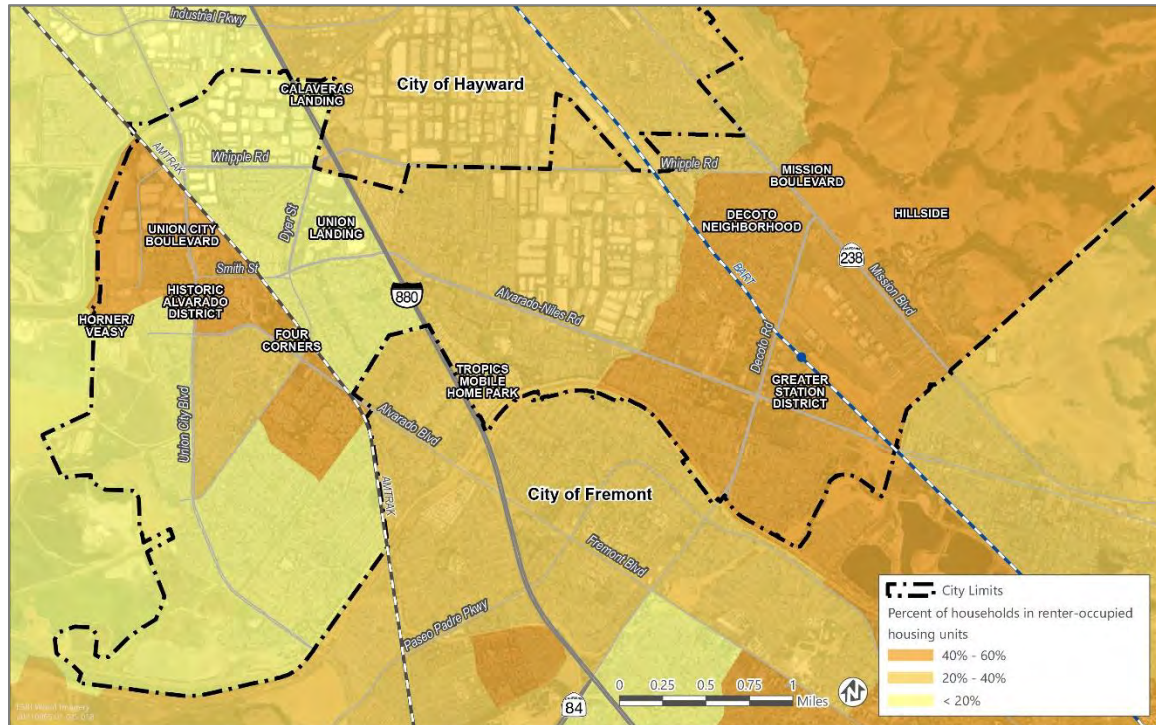
TABLE 4-12: HOUSING TENURE BY RACE/ETHNICITY OF HOUSEHOLDER, UNION CITY, 2019

Race or Ethnicity	Owner Occupied		Renter Occupied		Total	
	Number of Households	Percent of Total	Number of Households	Percent of Total	Number of Households	Percent of Total
American Indian or Alaska Native (Hispanic and Non-Hispanic)	95	72.0%	37	28.0%	132	0.5%
Asian / API (Hispanic and Non-Hispanic)	8,309	71.5%	3,307	28.5%	11,616	47.0%
Black or African American (Hispanic and Non-Hispanic)	541	40.9%	783	59.1%	1,324	5.4%
Hispanic or Latinx	2,140	56.1%	1,673	43.9%	3,813	15.4%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	1,687	48.9%	1,760	51.1%	3,447	14.0%
White, Non-Hispanic	2,952	67.7%	1,407	32.3%	4,359	17.7%
Total	15,724	63.7%	8,967	36.3%	24,691	100.0%

Source: ABAG Data Needs Packet, 2021. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I)

Figure 4-30 shows the distribution of renter households in Union City. Renters are slightly more concentrated in the neighborhoods surrounding the Lincoln-Alvarado Business Park and Historic Alvarado District (40-60 percent). There is also a concentration of renters in the Crestwood neighborhood. Around 45 percent of all households in the Civic Center, Logan, El Mercado, and the Station District are renters. There is also a high concentration of renter households in the Decoto neighborhood.

Figure 4-30: Percent of Households in Renter-Occupied Units, Union City, 2016



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2012-2016 American Community Survey data.

Mortgage Loan Access

Another contributing factor to the disparities in the ability to own a home is access to fair mortgage loans. Despite efforts to reform long-standing practices of discrimination in the housing credit system, patterns of inequality still exist and are nearly inevitable for generations of households. During the Great Recession and subsequent housing crisis, it became apparent that there was an overconcentration of non-white residents with subprime mortgages⁹ and property foreclosures across the country.

While reasons for a loan application denial can vary, most low-income residents are at a higher risk of a subprime loan. This is even more true if the low-income resident is a person of color or foreign-born.

The table below presents data provided via the Home Mortgage Disclosure Act by race and ethnicity for 2018-2019 in Union City. During this time, there were 3,005 mortgage applications, of which 62.2 percent were approved. Asian and white applicants had the highest rates of approval at

⁹ Subprime mortgages are a type of housing loan most often given to individuals that have weak credit history. Subprime mortgages carry higher interest rates, and are thereby more expensive, because there is a pre-determined higher risk of default.

65.2 and 65.5 percent respectively. This is similar to patterns in the region. The 2020 Regional AI found that, Asian applicants had the highest rate of approval at 70.7 percent and white applicants had the second highest at 70 percent. Black applicants had the lowest at 59.1 percent, and Hispanic applicants had the second lowest at 61.5 percent. In Union City, Latinx households have the highest rates of denial (30.3 percent) out of any racial/ethnic group except American Indian or Alaska Native residents which had a denial rate of 44.4 percent. It is important to note that there were only 9 applications filed by American Indian or Alaska Native householders and the 44.4 percent denied is equal to 4 applications. There were similar rates of approval.

TABLE 4-13: MORTGAGE APPLICATIONS BY RACE, 2018-2019

Racial / Ethnic Group	Total Number of Applications	Action Type		
		Approved (a)	Denied (b)	Other (c)
American Indian or Alaska Native, Non-Hispanic	9	44.4%	44.4%	11.1%
Asian / API, Non-Hispanic	1,768	65.2%	18.6%	16.3%
Black or African American, Non-Hispanic	72	51.4%	23.6%	25.0%
White, Non-Hispanic	304	65.5%	20.1%	14.5%
Hispanic or Latinx	297	51.9%	30.3%	17.8%
Unknown	555	58.2%	19.8%	22.0%
Totals	3,005	62.2%	20.3%	17.5%

Notes: (a) includes loans originated and applications approved but not accepted; (b) includes application denied by financial institution; and (c) includes applications withdrawn by applicant and incomplete applications.

Source: ABAG Data Needs Packet, 2021. Federal Financial Institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act loan/application register (LAR) files, 2018 and 2019 applications.

Cost Burden

As previously described in Chapter 2, Existing Housing Needs Assessment, overpayment or “housing cost burden” occurs when households are paying more than 30 percent of their gross annual income on housing-related expenses. This includes rent, mortgage payments, and utilities.

In Alameda County, a three-person household with a gross annual income of \$98,650 or less is considered a low-income household. A household at this income level can afford to pay about \$2,400 for housing each month. A one-person household earning \$76,750 also falls into the low-income bracket and they can afford to pay roughly \$1,900 for housing each month.

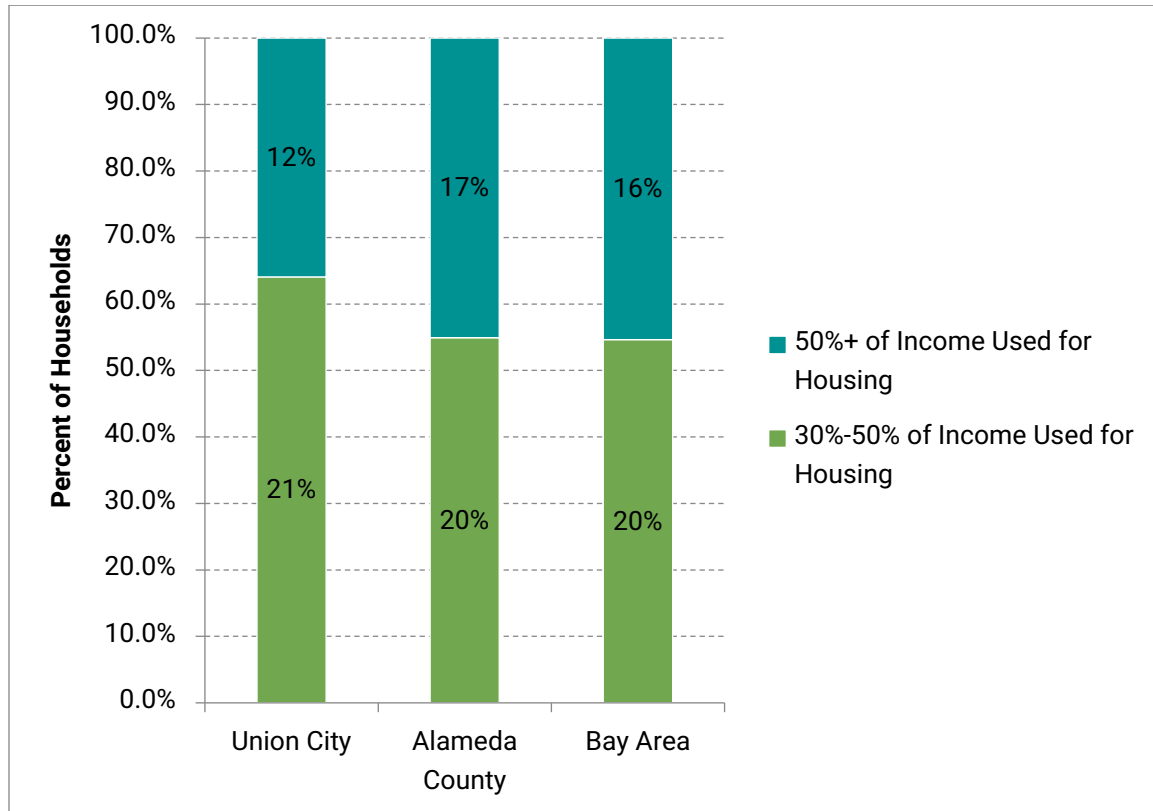
In Union City, the county, and the region, home values have increased in the past two decades. Since 2001, the typical home value has increased 155 percent in Union City from \$388,830 (2001) to \$991,870 (2020).¹⁰ There was a substantial decrease in home values during the Great Recession, so the most substantial growth happened between 2011 and 2020. During this time, the median home value in the Bay Area nearly doubled.

Rents have also increased in recent years. Since 2009, the median rent in Union City increased by 72.8 percent, from \$1,420 to \$2,050 per month – a faster rate than the countywide (36.0 percent)

¹⁰ Median home values are from the Zillow Home Value Index from 2001-2020.

and regional (54 percent) averages.¹¹ Across the city, 21 percent of households are experiencing cost burden (i.e., spending more than 30 percent of their income on housing) and 12 percent are experiencing severe cost burden (i.e., spending more than 50 percent of their income on housing). These patterns are similar to the severity of cost burden in the county and the region although the rates of severe cost burden are higher throughout the county (17 percent) and region (16 percent), as shown in Figure 4-31.

Figure 4-31: Cost Burden Severity, Union City, Alameda County, and the Bay Area, 2019



Source: ABAG Data Packet, 2021. U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

When looking at the cost burden across tenure in Union City, 44.7 percent of renters are cost burdened, spending more than 30 percent of their income on housing compared to 22.3 percent of homeowners spending more than 30 percent of their incomes on housing.¹²

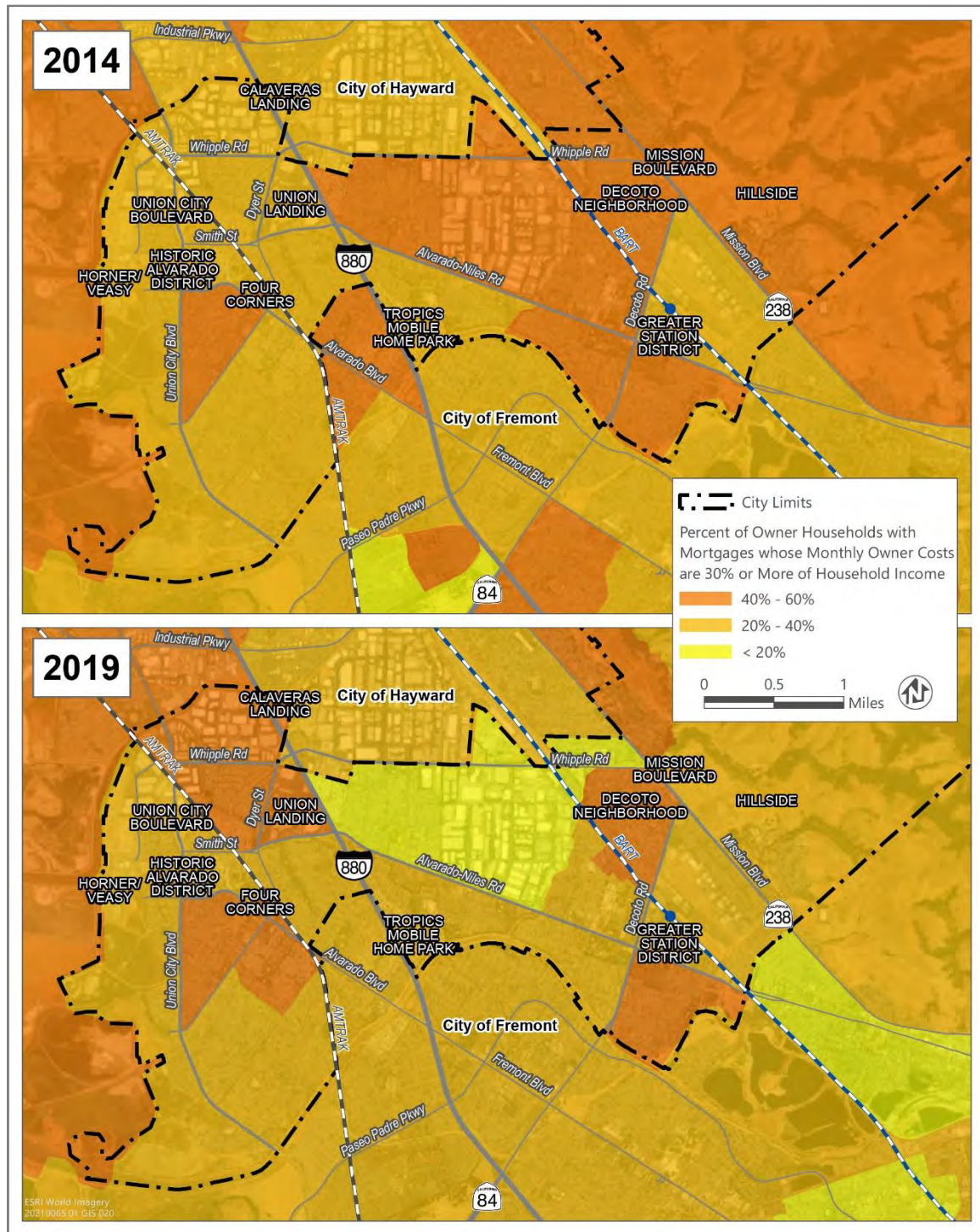
Figure 4-32 shows the trends of overpayment for renters in Union City between 2014 and 2019. In 2014, more renters were cost burdened in the Decoto and Westwood neighborhoods. Renter cost burden was also high in the neighborhoods surrounding the Lincoln-Alvarado Business Park, Historic Alvarado District, and Casa Verde neighborhoods. Each of these tracts were also identified as having the highest proportion of renters in the city. However, renters were also significantly cost burdened in the surrounding jurisdictions; see Hayward and Fremont in 2014. By 2019, the rates of overpayment in the renter population became much more evenly dispersed in the city rather than concentrated in a few specific neighborhoods.

¹¹ Rental data is from the U.S. Census Bureau's American Community Survey 2015-2019 5-year Data Estimates.

¹² U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

one neighborhood. In each neighborhood there is about 20-40 percent of homeowners cost burdened by housing costs. Trends in overpayment for homeowners have stayed relatively the same in surrounding jurisdictions between 2014 and 2019.

Figure 4-33: Overpayment by Homeowners, Union City, 2014 and 2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2010-2014 and 2015-2019 American Community Survey data.

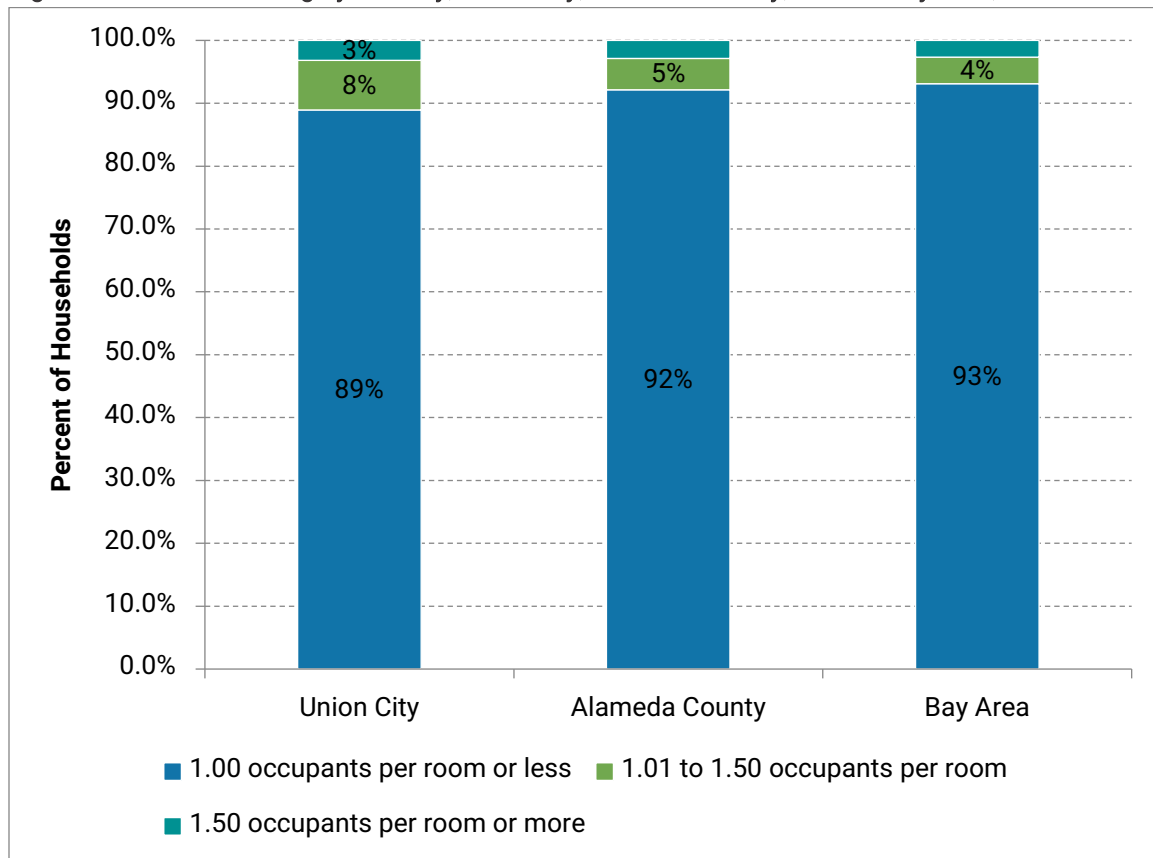
Overcrowding

As of 2020, the average household size in Union City is 3.36 persons. Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. Notably, it is important to be aware that data in overcrowding can also reflect cultural differences, as some cultures are more likely to live in larger, multigenerational households.

According to data from HUD's Comprehensive Housing Affordability Strategy (CHAS) 2013-2017 tabulation, shown in Figure 4-34, overcrowding is more common in Union City (average equal to 8 percent) than the county (5 percent) and the region (4 percent). Figure 4-34 shows that the cities of Fremont and Hayward have similar but slightly less prominent rates of overcrowding.

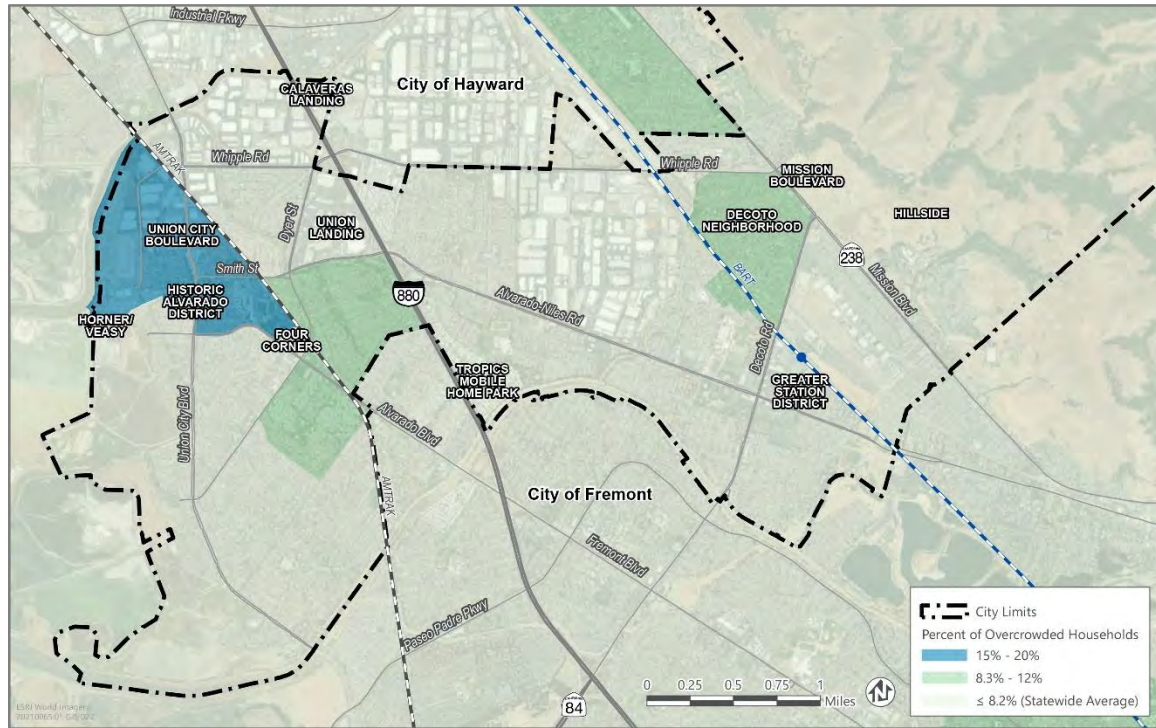
Figure 4-35 shows the trends of overcrowded households in the city by census tract. Most tracts in the City are less than or equal to the statewide average of 8.2 percent except for the neighborhoods surrounding the Lincoln-Alvarado Business Park and Historic Alvarado District (12.01-15 percent). There were also higher rates of overcrowding in the Crestwood, Casa Verde, and Decoto neighborhoods (8.3-12 percent).

Figure 4-34: Overcrowding by Severity, Union City, Alameda County, and the Bay Area, 2017



Source: ABAG Data Needs Packet, 2021. U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Figure 4-35: Overcrowded Households, Union City



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on 2013-2017 CHAS data.

Substandard Housing

High housing costs can often result in households, particularly renters, living in substandard conditions to afford housing. As described in Chapter 2, Existing Needs Assessment, housing that is in need of rehabilitation and/or replacement tends to be concentrated within the Decoto neighborhood and Historic Alvarado District, the two oldest neighborhoods in the city. In 1999 the City conducted a survey of dilapidated or substandard housing in both areas. The City identified 40 units in the Decoto area and 10 units in the Historic Alvarado District in need of significant rehabilitation. The City's rehabilitation program, which has been around since 1974, has been enormously successful for many households in these areas in particular and for the community as a whole. The City has assisted in the rehabilitation of over 1,170 homes since its inception.

The Housing Element includes a program to continue to target funding for housing rehabilitation in the Decoto neighborhood and Historic Alvarado District.

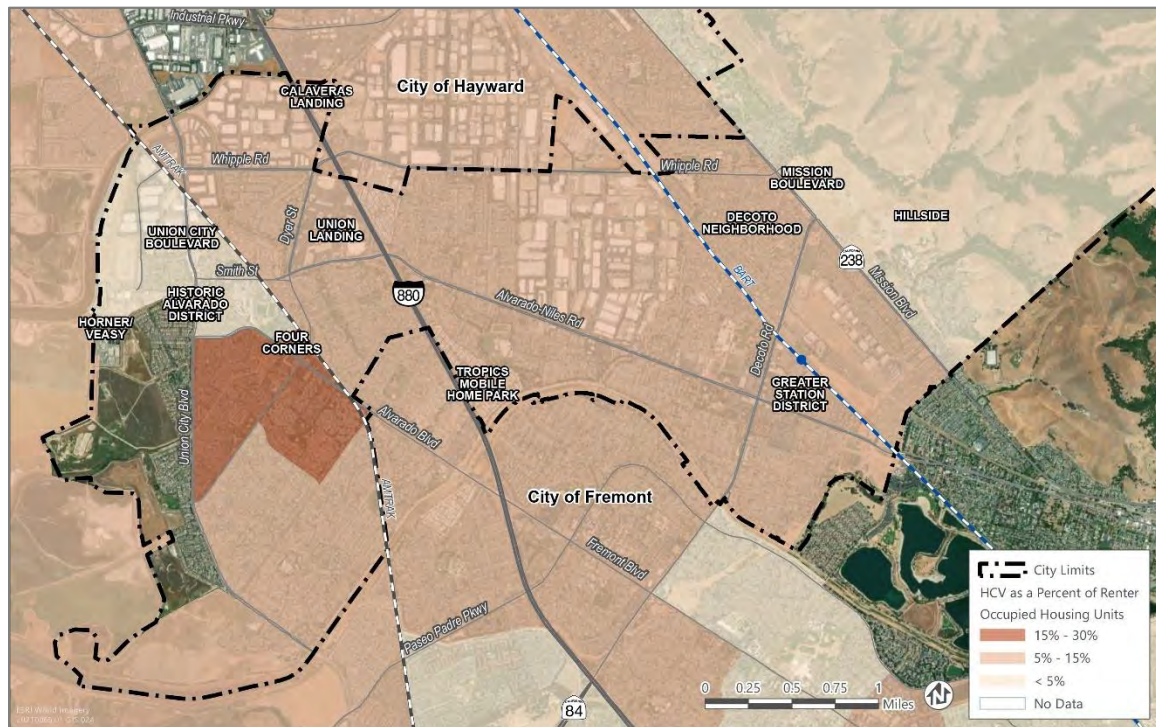
Use of Housing Choice Vouchers

Fair housing choice means that individuals and families have the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, disability, or other protected characteristics. Fair housing choice encompasses: (1) actual choice, which means the existence of realistic housing options; (2) protected choice, which means housing that can be accessed without discrimination; and (3) enabled choice, which means realistic access to sufficient information regarding options so that any choice is informed. Households participating in the Housing Choice Voucher (HCV) Program have enabled choice when they are provided with sufficient information regarding their housing options so that any choice is informed. For example, researchers found

that, “if given the appropriate information and opportunities, more voucher families would move to better schools when their children reach school age.”¹³

Figure 4-36 shows the spatial distribution of households using HCVs by census tract. In most census tracts in the city, 5-15 percent of renter occupied households are using an HCV. HCV usage is highest in the Hall Ranch and Crestwood neighborhoods (28 percent and 23 percent of renter households respectively). Rates of HCV usage in Union City are generally comparable to the surrounding cities of Hayward, Fremont, Newark, and San Leandro. The two census tracts in Union City have a much higher concentration than any other census tract within the surrounding cities. HCV concentration in these neighborhoods is most comparable to HCV usage in Oakland and East Palo Alto.

Figure 4-36: Housing Choice Vouchers by Census Tract, Union City, 2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021.

Displacement Risk

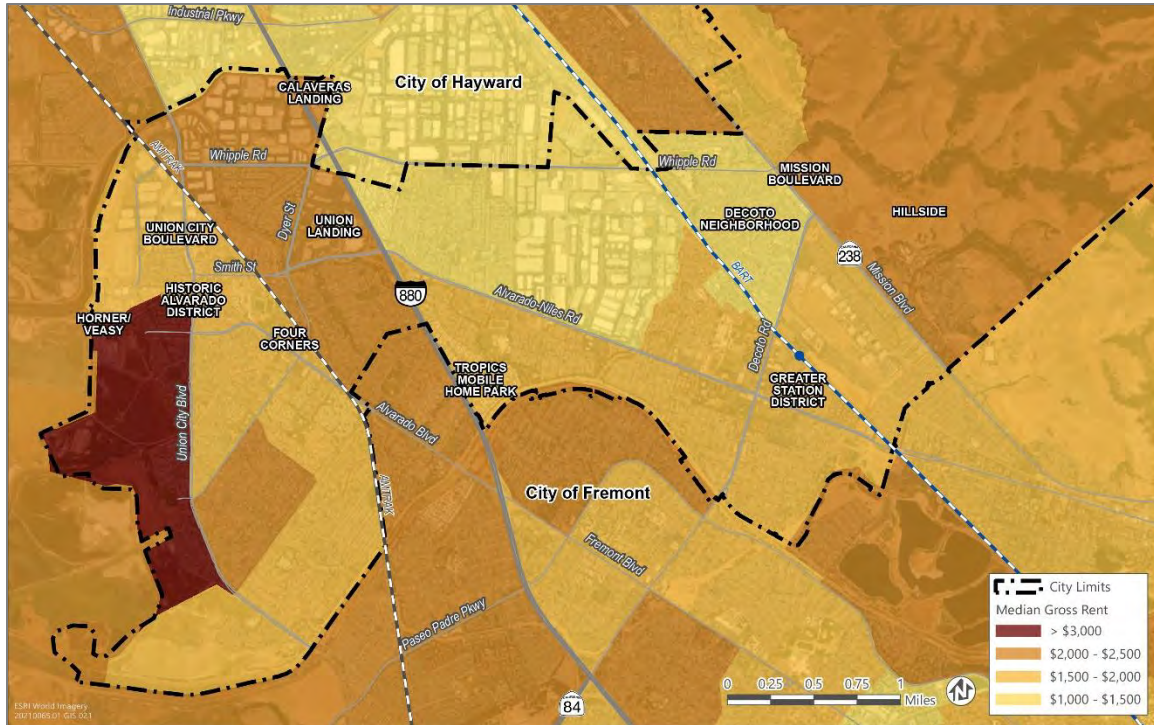
As the region's economy has reached new heights in recent years — with high-paying job growth in San Francisco, Silicon Valley, and beyond — displacement risk has become an increasingly regional problem. Bay Area residents already face some of the highest housing costs in the nation and as costs continue to rise individuals and families are being forced to relocate.

The location affordability index, developed by HUD, measures standardized household housing and transportation cost estimates. As shown in Figure 4-37, the location affordability index found that the majority of the city had median gross rents between \$1,500 and \$3,000 a month (based on 2012-2016 ACS data). The lowest rents are in the Decoto and Mission Boulevard neighborhoods and on Alvarado Niles Road (\$1,000-1,500). The highest rents (greater than \$3,000) are located on

¹³ NYU Furman Center, “Why Don’t Housing Choice Voucher Recipients Live Near Better Schools? Insights from Big Data” published in June 2016.

the western end of Union City Boulevard south of the Historic Alvarado District and Horner Veazy neighborhood. Besides the one tract on the western side of the city, rents in Union City are generally comparable to the surrounding cities of Hayward and Fremont. Rents stay on the lower spectrum going north towards Hayward, San Leandro, and Oakland, while they increase in the southern portions of the county in Fremont closer to Milpitas.

Figure 4-37: Location Affordability Index, Union City, 2016



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021. Based on ACS data from 2012-2016.

Displacement has become a serious regional concern over the past few decades and the San Francisco Bay Area Metropolitan Transportation Commission (MTC) has established an innovative monitoring initiative to track trends related to transportation, land and people, the economy, the environment, and social equity.

As recently as 1990, MTC's Vital Signs team found that San Francisco was the only Bay Area county with more than 30 percent of its lower-income residents at risk for displacement.¹⁴ Displacement risk refers to the share of lower-income households living in neighborhoods that have been losing lower-income residents over time, thus earning the designation "at risk." For most Bay Area counties, the Great Recession coincided with a bump in displacement risk, as low-income homeowners bore the brunt of the negative effects of the mortgage lending crisis. By 2017, every county in the region had more than 30 percent of its lower-income residents at risk of being displaced.¹⁵

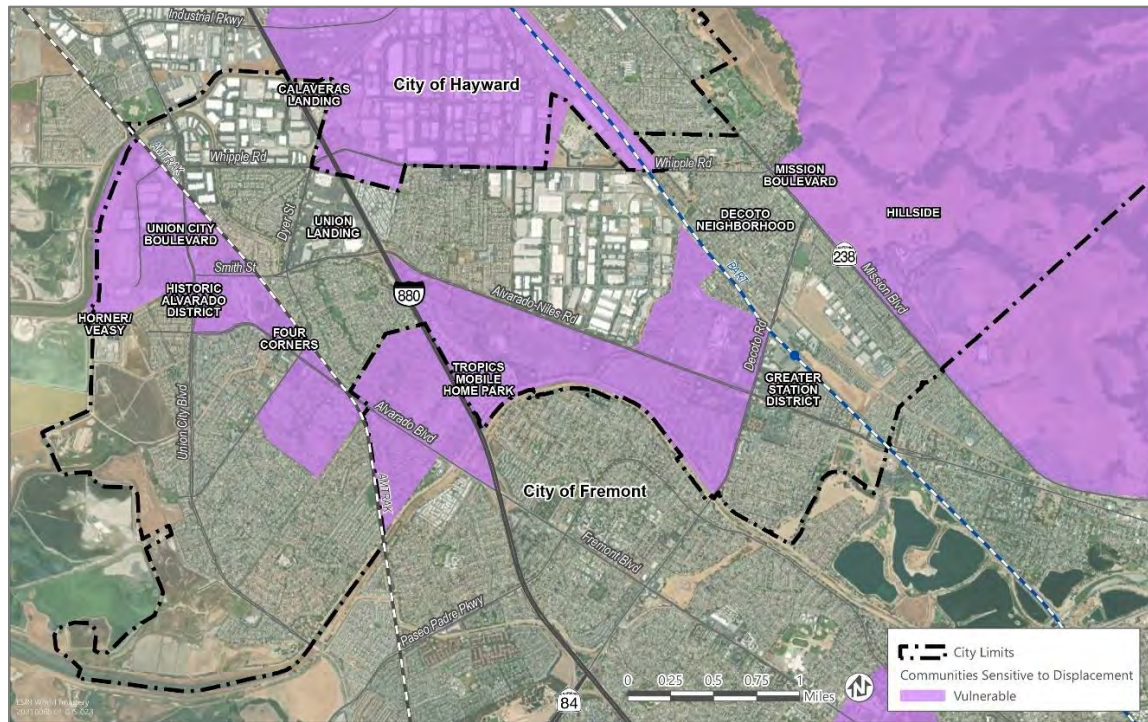
Figure 4-38 shows the communities in Union City that are sensitive to displacement as of 2017, according to the Urban Displacement Project. Sensitive communities include areas where a high

¹⁴ The Vital Signs initiative is led by the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) and relies on extensive collaboration with the Bay Area Air Quality Management District, the San Francisco Bay Conservation and Development Commission and the Bay Area Regional Collaborative.

¹⁵ Vital Signs, 2017. Displacement Risk – Regional Performance. <https://www.vitalsigns.mtc.ca.gov/displacement-risk>. Accessed May 2022.

proportion of residents may be vulnerable to displacement due to rising housing costs and market-based displacement pressures present in and/or near the community. In total, 27 percent of census tracts in the state of California are identified as areas that are sensitive to displacement.

Figure 4-38: Communities Sensitive to Displacement, Union City, 2017



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021. Based on data from the Urban Displacement Project, 2017.

Communities were designated “sensitive” if they met the following criteria:

- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as:
 - ▶ Share of very low-income residents is above 20 percent in 2017; and,
 - ▶ The tract meets two of the following criteria:
 - Share of renters is above 40 percent in 2017
 - Share of people of color is above 50 percent in 2017
 - Share of very low-income households that are severely rent burdened households is above the county median in 2017
- They, or areas in proximity, have been experiencing displacement pressures. Displacement pressure is defined as:
 - ▶ A percent change in rent above the county median for rent increases between 2012 and 2017; or
 - ▶ A difference between census tract median rent and median rent for surrounding tracts above median for all tracts in the county (rent gap) in 2017.

Based on this analysis, five census tracts in the city were found to be sensitive to displacement. These tracts include the Horner Veazy and Historic Alvarado areas as well as the Contempo and Tropics Mobile Home Park neighborhoods. The census tract containing the Hillside area is also shown to be sensitive to displacement although it is important to note that there are few existing residents within this area.

Homelessness

As described in Chapter 2, homelessness is a critical issue in the Bay Area and in Alameda County. In recent years the issue has been even further exacerbated by the economic impacts of the ~~of the~~ coronavirus-COVID-19 pandemic. Since ~~2009~~ 2017, the number of people experiencing homelessness in Alameda County has nearly doubled. Of those residents interviewed for the 2022 point in time homeless count (PIT), 31 percent were experiencing homelessness for the first time and 75 percent had been experiencing homelessness for over a year or more. The primary causes of homelessness for residents interviewed were eviction/foreclosure, job loss, and disputes with family, friend(s), or roommate(s).

In ~~2021~~ 2022, the ~~point in time (PIT) homeless count~~ found a total of ~~7,135~~ 8,022 individuals experiencing homelessness in Alameda County. ~~and 406~~ 489 unsheltered individuals were found in Union City representing 7 percent of the total homeless population in the county. In comparison, in 2019, 106 individuals were identified in Union City. According to the PIT, there was a 78 percent increase in the population experiencing homelessness in Union City between 2019 and 2022. During the 2022 PIT, increases in individuals experiencing homelessness were seen throughout the City, with the concentrations in the following areas: Decoto neighborhood, Logan neighborhood, Civic Center Neighborhood, El Mercado Area, Station District, Mission Boulevard neighborhood, Central Bay neighborhood, Union Landing neighborhood, Casa Verde neighborhood, Historic Alvarado District, and the Lincoln-Alvarado Business Park. The majority of the estimated unsheltered population (69 percent, or 337 estimated individuals) were staying in cars/vans for shelters and 18 percent (86) in RVs for shelters. The City is still, as of 2023, researching why the PIT shows such a dramatic increase. Some of this increase in the number of persons sleeping in cars, vans, and RVs may be attributed to the CAREvan program, which offers families and/or individuals who are temporarily homeless and living in their vehicles, a safe place to park overnight at specified locations that rotate around the city. Since the program started in 2016, more than 275 participants have enrolled in the program with an average of 30 cars/50 people using the program per night. This program may draw others from the region to Union City who are parking in the City at night and not enrolled in the program.

~~In 2022, 7,135 unsheltered homeless individuals were counted in Alameda County and 489 were in Union City. Additionally, As as~~ discussed in Chapter 2, people of color are disproportionately impacted by homelessness in Alameda County. Black or African American (Hispanic and Non-Hispanic) residents accounted for 47.3 percent of the homeless population in 2019, while making up 10.6 percent of the overall population. Latinx residents represent 17.3 percent of the population experiencing homelessness in the county, while comprising 22.5 percent of the general population. Asian/ API (Hispanic and Non-Hispanic) made up the lowest proportion of the population experiencing homelessness (3.17 percent) and made up the second highest share of the overall population (30.98 percent) after white residents (40.46 percent).

The City will continue to collaborate with the organizations and jurisdictions described in Chapter 2 to provide housing and supportive services to people experiencing homelessness.

Assessment of Sites Inventory and Fair Housing

State housing element law, Government Code Section 65583(c)(10), requires that the sites inventory (see Chapter 3) be analyzed with respect to AFFH to ensure that affordable housing is dispersed equitably throughout the city rather than concentrated in areas of high segregation and poverty or low resource areas that have historically been underserved. By comparing the sites inventory to the fair housing indicators in this assessment, this section analyzes whether the sites included in the Housing Element sites inventory improve or exacerbate fair housing conditions, patterns of segregation, and access to opportunity throughout the city. This section starts with a summary of the sites inventory capacity relative to each fair housing indicators by census tract and then provides a more in-depth look at several of the key indicators.

Summary Analysis of Sites Inventory and Fair Housing

Union City was allocated a total of 2,728 new housing units to plan for during the Sixth Ceycle Housing Element planning period. This RHNA allocation includes 862 very low-, 496 low-, 382 moderate-, and 988 above moderate-income units. Using data and research from the HCD AFFH Data and Mapping Tool 1.0, Table 4-14 presents the housing unit capacity and existing conditions as they relate to indicators of fair housing analyzed in this assessment for each census tract in the city. For more information about the indicators, refer to the local assessment discussed previously in this chapter. The census tracts and sites inventory are mapped and shown in Figure 4-39. Union City has several physical constraints that present unique challenges in developing the sites inventory and planning for future growth. These constraints include sensitive wetland habitat and flood plains (designated as open space and agriculture in the General Plan) along the western city limits (i.e., the western portion 511 Area); steep, hillside topography (designated as open space and agriculture in the General Plan) on the eastern half of the city (i.e., the Hillside area) that is restricted by a lack of utilities, access constraints, and environmental constraints; and a limited amount of vacant land elsewhere. Because of these constraints, sites included in the 2023-2031 Housing Element inventory are largely located on the eastern side of the city with several additional sites located near the Historic Alvarado District.

Union City is a diverse city and racial groups are distributed relatively evenly throughout the city. As shown in the table below, residents identifying as Asian (representing a mix of different ethnicities) compose the largest segments of the population in most census tracts except in census tract 4380 (Tamarack) which data is not available for, census tract 4401 (Hillside) which has a predominant White population, and census tract 4402 (Decoto) which has a predominant Hispanic/Latinx population. While the sites inventory provides some opportunity to balance the distribution of the various racial/ethnic groups in the city and the infill single-family lots in the Decoto, Tamarack, and Hillside neighborhoods may provide some opportunity to diversify the area and slightly increase the population, overall, the sites included in the inventory are not likely to significantly influence segregation by race and ethnicity throughout the city.

Median household incomes in Union City are higher than average median incomes as compared to the greater region and state. The table below indicates that census tracts 4403.32 (511 Area), 4403.33 (Alvarado Business Park/ Holly/ Union Landing), 4403.37 (Mission Blvd/Station District), and 4415.01(Lowry/511 Area) have the highest median incomes. Census tracts 4401 (Hillside), 4402

(Decoto), 4403.01 (Town Estates/Central Bay), 4403.07 (Almaden), and 4403.01 (Historic Alvarado District/Lincoln Alvarado Business Park) have the lowest median incomes. The majority of above moderate-income housing sites are scattered in the Decoto and Historic Alvarado neighborhoods which are on the lower side of the income spectrum. These sites make up some of the few remaining areas that can be utilized for infill single-family housing on vacant lots, which tends to be affordable to above moderate-income households. This provides an opportunity to increase the median income in these lower income neighborhoods. Also, to support income integration and a balanced availability of housing opportunities for lower-income households, the lower-income inventory is dispersed relative to plans for infill and transit-oriented development. These areas include the Station District and Mission Boulevard. The City will also, through Program HE-2.B, support the development of affordable housing and continue to provide incentives and funding, as available.

Several sites and projects will help to diversify income levels and promote income integration throughout the city. The Station East Residential/Mixed Use project, which is located in census tracts with median incomes between \$150,000 to \$200,000, accounts for 60 percent of the lower-income capacity, 48 percent of the moderate-income capacity, and a majority (559 units) of the above-moderate income capacity. The sites in the Station District allow for a variety of housing options to be built, which will in turn help to diversify income levels in the area. The Gateway site is a City-owned site in a census tract with median incomes between \$100,000 to \$149,000. Program HE-1.E states that the City shall facilitate development of a mix of housing types on the Gateway site and it is anticipated that the site will be developed with market rate townhomes, duplexes, triplexes, and apartments that would provide housing at a variety of income levels and improve income integration in the city.

All census tracts within the city are categorized as either moderate, high, or highest resource. There are no low resource areas in the city. The majority (86 percent) of the housing capacity is in high resource areas (i.e., Historic Alvarado District/Lincoln-Alvarado Business Park, Westview/Gateway-, Mission Blvd and Station District), while only 14 percent is in moderate resource areas (i.e., Decoto, Tamarack, Central Bay and Town Estates/Central Bay). The highest resource areas are made up of a portion of the 511 Area and the Lowry neighborhood; however, several environmental constraints including sensitive wetland habitat and flood plains in the 511 Area (designated as open space and agriculture in the General Plan), have limited the availability of land for residential development and the inclusion of sites in the sites inventory. The portion of the 511 Area classified as highest resource is also mostly owned by the Alameda County Flood Control District for the purpose of flood control. Furthermore, the Lowry neighborhood is built out with no vacant or underutilized sites remaining.

However, beyond the capacity shown in the inventory, there is still additional capacity for “missing middle housing” that is affordable by design to middle-income households. The City intends to facilitate more of these housing types — including ADUs, duplexes, and SB9 lot splits — in higher opportunity and higher income single-family neighborhoods, for lower-income and moderate-income households. The Housing Element includes actions to establish development standards that facilitate “missing middle housing” that is affordable by design to middle-income households in higher opportunity and higher income single-family neighborhoods (Program HE-1.H). In addition, through Program HE-2.D, the City will promote ADU creation. The objective for this action is to build at least 120 new ADUs, by 2031, with approximately 25 percent in high resource areas, to

improve housing mobility. Encouraging ADUs and other middle-income housing opportunities in established neighborhoods can increase diversity in these areas.

As shown in Figure 4-39, the Station District Specific Plan area comprises the majority of capacity for new residential development throughout the Housing Element Sixth Cycle planning period. About 75 percent of the housing capacity in the inventory for the Housing Element is in census tracts 4403.36 (Westview/Gateway), 4403.37 (Mission Blvd/Station District), and 4403.38 (Station District). These tracts generally represent the City's priority areas for high density development and for transit-oriented development (TOD). With plans for future regional connections to Silicon Valley, the Altamont Commuter Express (ACE) commuter rail, and the Capital Corridor, the City has been planning and investing in the Station District area over the last several decades to maintain opportunities for residents, accommodate new growth, and to make this a high resource area. Census tracts 4403.37 and 4403.38 are the two primary census tracts included in the official Station District Specific Plan area boundary, although the Plan area also includes portions of tracts 4403.36 and 4403.08. The inventory includes an identified capacity for 135 lower-income units in census tract 4403.36 (Westview/Gateway), 282 lower-income units in 4403.37 (Mission Blvd/Station District), and 373 units in 4403.38 (Station District). More affordable housing will be available in these areas improving access to opportunity for lower-income residents. Additionally, to inform residents of opportunities to access affordable housing, the City will continue to provide outreach to community residents and develop a multilingual strategy to reach non-English speaking households (Program HE-4.E).

TABLE 4-14: DISTRIBUTION OF HOUSING CAPACITY BY CENSUS TRACT															
Census Tract	Neighborhood	Housing Unit Capacity (Vacant and Underutilized Sites + Approved Projects)				Integration and Segregation Indicators			Access to Opportunity			Disproportionate Housing Needs/Displacement Risk			
		Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Percent of Total Housing Unit Capacity	Predominant Racial/Ethnic Group ¹	Median Income ²	Disability Rate ³	TCAC Opportunity Designation ⁴	Jobs Proximity Index ⁵	CalEnviroscreen Score ⁶	Overcrowded Households ⁷	Renter Overpayment ⁸	Homeowner Overpayment ⁸	UDP Displacement Risk ¹⁰
4380	Tamarack	28	0	0	0.78%	Data Not Available	\$87,100-\$100,000	<10%	Moderate	60-80	>30-40	<8.2%	20%-40%	40%-60%	N
4401	Hillside	0	0	6	0.17%	White	\$50,000-\$87,100	10%-20%	Moderate	40-60	>30-40	<8.2%	20%-40%	20%-40%	Y
4402	Decoto	102	1	18	3.36%	Hispanic	\$50,000-\$100,000	<10%	Moderate	40-60	>60-70	8.3%-12%	20%-40%	40%-60%	N
4403.01	Town Estates/Central Bay	227	0	2	6.35%	Asian	\$50,000-\$199,999	<10%	Moderate	40-80	>60-70	<8.2%	20%-40%	<20%	N
4403.04	Hall Ranch	0	0	0	0.00%	Asian	\$87,100-\$149,000	<10%	Moderate	20-40	>20-30	<8.2%	20%-40%	40%-60%	N
4403.05	Ranchwood	0	0	0	0.00%	Asian	\$87,100-\$199,999	10%-20%	High	<20	>10-20	<8.2%	20%-40%	20%-40%	N
4403.06	Crestwood	0	2	7	0.25%	Asian	\$87,100-\$149,000	<10%	Moderate	20-40	>20-30	8.3%-12%	20%-40%	40%-60%	Y
4403.07	Almaden	0	6	0	0.17%	Asian	\$50,000-\$199,999	10%-20%	Moderate	40-60	>50-60	<8.2%	20%-40%	20%-40%	Y
4403.08	Logan/ El Mercado/ Civic Center	0	0	0	0.00%	Asian	\$87,100-\$149,000	<10%	High	20-60	>60-70	<8.2%	20%-40%	20%-40%	Y
4403.31	Historic Alvarado District/ Lincoln-Alvarado Business Park	350	21	28	11.07%	Asian	\$50,000-\$149,000	<10%	High	40-60	>40-50	15%-20%	20%-40%	20%-40%	Y
4403.32	511 Area	0	0	33	0.92%	Asian	\$150,000-\$199,999	<10%	High	20-60	>20-30	<8.2%	20%-40%	20%-40%	N
4403.33	Alvarado Business Park/ Holly/ Union Landing	0	0	0	0.00%	Asian	\$150,000-\$199,999	<10%	Moderate	40-60	>40-50	<8.2%	20%-40%	40%-60%	N
4403.34	Casa Verde	0	0	0	0.00%	Asian	\$100,000-\$149,000	<10%	Moderate	20-60	>20-30	8.3%-12%	20%-40%	20%-40%	N
4403.36	Westview/Gateway	135	200	200	14.84%	Asian	\$100,000-\$149,000	<10%	High	<20-40	>30-40	<8.2%	20%-40%	40%-60%	N
4403.37	Mission Blvd/Station District	282	213	559	29.24%	Asian	\$150,000-\$199,999	<10%	High	20-40	>30-40	<8.2%	20%-40%	20%-40%	N
4403.38	Station District	373	591	222	32.90%	Asian	\$100,000-\$149,000	<10%	High	20-40	>30-40	<8.2%	20%-40%	20%-40%	N
4415.01	Lowry/ 511 Area	0	0	0	0.00%	Asian	\$150,000-\$199,999	<10%	Highest	<20	0-10	<8.2%	20%-40%	20%-40%	N

1 Indicates which race or ethnicity is predominant. For more information, see discussion of Race and Ethnicity under the Potential Effects on Patterns of Segregation and Integration Section and Figure 4-40.

2 Median Household income is based on 2015-2019 ACS data at the block group level, which are subdivisions of census tracts. For more information, see Figure 4-12 in the Patterns of Income Distribution Section and Figure 4-41 under the Potential Effects on Patterns of Segregation and Integration Section

3 Indicates percentage of the population with a disability based on 2015-2019 ACS estimates. For more information see discussion in the Population with Disabilities Section and Figure 4-16.

4 Classifies areas of higher and lower resources to evaluate access to opportunity. Based on data from TCAC/HCD 2022 Composite Opportunity Score. For more information, see the Access to Opportunity section and refer to the Potential Effects on Access to Opportunity Section below and Figure 4-43

5 Quantifies the accessibility of a given neighborhood to all jobs within a core-based statistical area. Based on HUD 2014-2017 Jobs Proximity Index evaluation. For more information, see discussion in the Proximity to Jobs Section and Figure 4-22.

6 Quantifies the cumulative impacts of multiple sources of pollution throughout California. Based on CalEnviroScreen 4.0 data. For more information, see discussion in the Environmental Opportunity Section and Figure 4-29.

7 Overcrowding of residential units is when there is more than one person per room. Based on data downloaded from HCD AFFH Data and Mapping Tool 1.0 in 2021 and 2013-2017 HUD CHAS data. Also see Figure 4-35 in the Overcrowding Section.

8 Overpayment occurs when households are paying more than 30 percent of their gross annual income on housing-related expenses. Based on data downloaded from HCD AFFH Data and Mapping Tool 1.0 in 2021, based on 2015-2019 ACS data. For more information, see discussion of Cost Burden in the Disproportionate Housing Needs Section and see Figure 4-32.

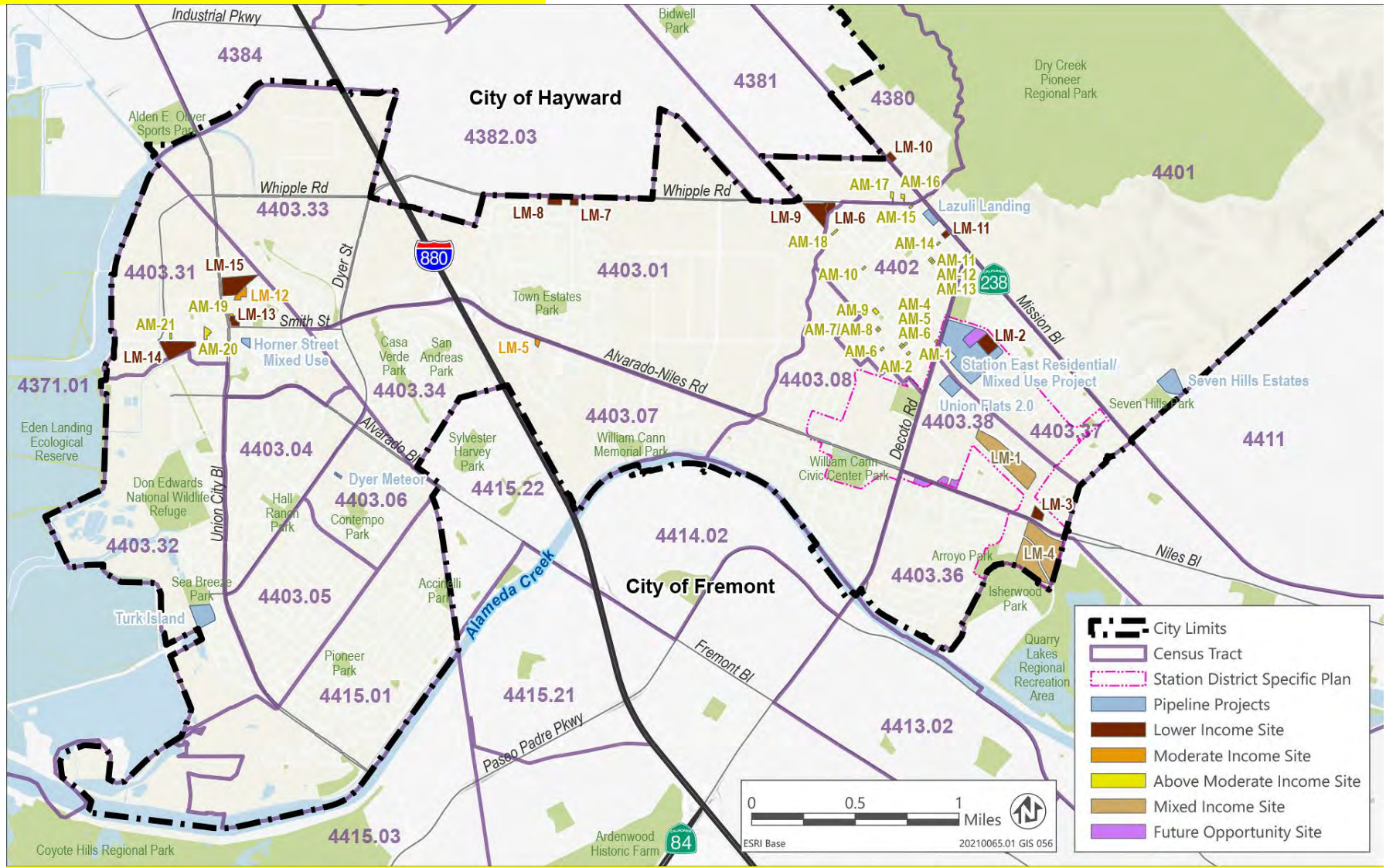
9 Based on data downloaded from HCD AFFH Data and Mapping Tool 1.0 in 2021, based on 2015-2019 ACS data. For more information, see discussion of Cost Burden in the Disproportionate Housing Needs Section and Figure 4-33.

10 According to the Urban Displacement Project (UDP), sensitive communities include areas where a high proportion of residents may be vulnerable to displacement due to rising housing costs and market-based displacement pressures present in and/or near the community. For more information, see discussion in the Displacement Risk Section, Figure 4-38, and Figure 4-45.

Source: City of Union City and Ascent, 2023. Data for fair housing indicators downloaded from HCD AFFH Data and Mapping Tool in 2021 and adapted by Ascent, based on data from ACS.

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Figure 4-39: Census Tract and Sites Inventory Map, Union City



Source: Data downloaded from US Census Bureau in 2022 and adapted by Ascent in 2022.

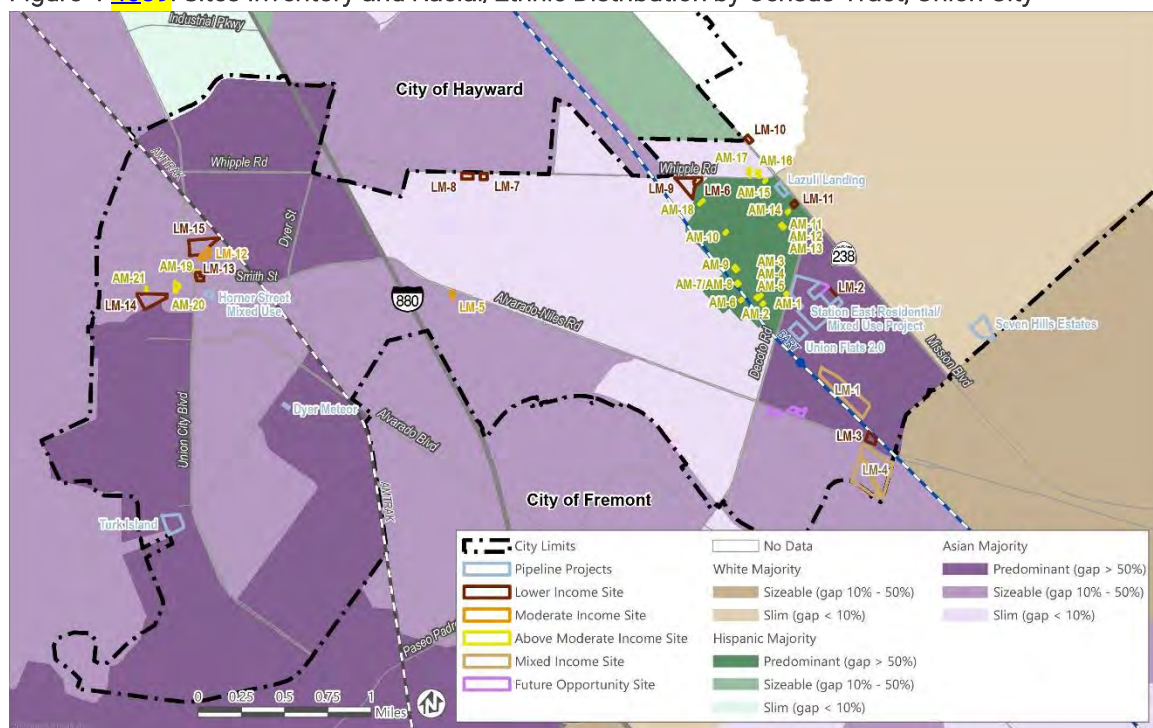
Potential Effects on Patterns of Segregation and Integration

This section ~~will discuss~~ the residential capacity identified in the City's Housing Element sites inventory (Chapter 3) in relation to race and ethnicity, median income, access to opportunity, and displacement risk and sensitivity, median income (2019) by census tract and in relation to the predominant race or ethnicity of each census tract. The evaluation ~~will analyze~~ whether sites planned for future development could further impact patterns of residential segregation based on race and ethnicity and/or income.

Race and Ethnicity

Regarding race and ethnicity, most racial groups are distributed relatively evenly throughout the city except in the Decoto neighborhood, which is the only neighborhood with a predominant Latinx population. Most neighborhoods throughout the city have a sizeable portion of Asian residents (composed of a mix of different ethnicities). Generally, the sites inventory will provide some opportunity to balance the distribution of the various racial/ethnic groups in the city. (See Figure 4-4039). As described above, Latinx residents are the most segregated group and Asian residents are the most isolated compared to other groups. The infill single-family lots in the Decoto neighborhood provide opportunity to slightly increase the population and diversify the area. Otherwise, The sites inventory will not likely improve or exacerbate segregation by race and ethnicity in Union City because racial groups are already distributed relatively evenly throughout the city. impact the index values for Latinx residents; however it could reduce segregation index values between Asian households and other households in the city.

Figure 4-4039: Sites Inventory and Racial/Ethnic Distribution by Census Tract, Union City



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

Income

As described in the assessment above, Union City generally has higher shares of moderate- and above moderate-income residents than the surrounding region, with the highest earning tracts in the 511 Area, the Lowry neighborhood, and Mission Boulevard neighborhood. The tracts with the

lowest incomes (less than \$55,000) are in the Decoto, Town Estates, and Almaden neighborhoods along Highway 880, including the Tropics Mobile Home Park. There are also lower median incomes in the Historic Alvarado District along Smith Street.

Figure 4-39~~41~~ shows the City's ~~vacant and underutilized sites, approved projects, and future opportunity sites~~ sites inventory in relation to the median household income by census tract. As described previously, the highest earning tracts are in the 511 Area, the Lowry neighborhood, and Mission Boulevard. The City's capacity for future ~~majority of~~ above moderate-income housing ~~sites on vacant and underutilized sites~~ are ~~primarily~~ in the Decoto neighborhood with three additional sites in the Historic Alvarado District/northern 511 Area. These scattered sites make up some of the few remaining areas that can be utilized for infill single-family housing on vacant lots. Notably, the Decoto and Historic Alvarado neighborhoods, which are also the oldest neighborhoods in the city, are on the lower side of the income spectrum compared to the rest of the city. New single-family housing tends to be affordable to above moderate-income households, which provides an opportunity to increase the median income in these neighborhoods.

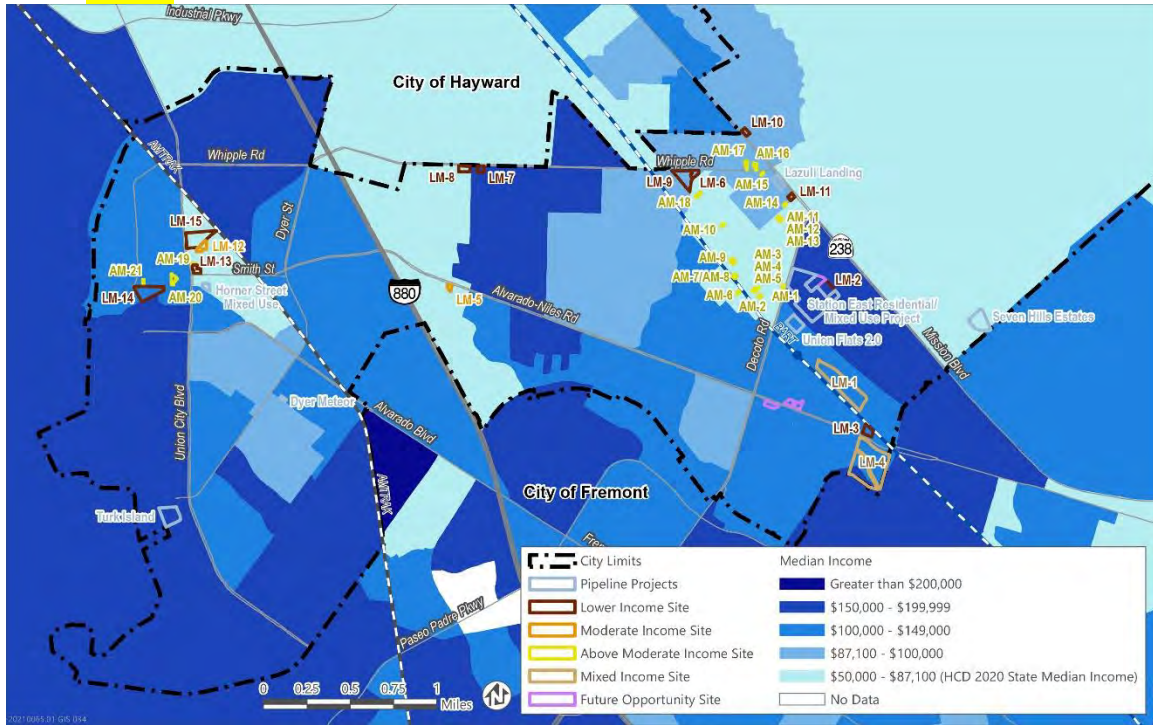
~~However, these scattered sites only make up a small fraction of the above moderate-income site capacity.~~ As shown in Table 4-14~~15~~ and Figure 4-41~~42~~ below, only 9 percent, or 20 units, of the above moderate-income capacity on vacant and underutilized sites are located in census tracts with median incomes less than \$100,000, compared to 91 percent of the capacity (or 205 units) that is identified in tracts with incomes between \$100,000 and \$150,000. This is largely because of the capacity for above moderate-income housing located on the Gateway site, a City-owned site that will provide for housing at a variety of income levels. It is anticipated that the Gateway site will be developed with market rate townhomes, duplexes, and triplexes and apartments. New above moderate-income housing on the Gateway site will be integrated with housing affordable to lower- and moderate-income housing, which should help to improve income integration in Union City.

~~Through a variety of programs, the City, through a variety of programs, is looking to will is seeking to increase missing middle housing opportunities in existing single-family neighborhoods through a variety of programs.~~ The Housing Element includes actions to establish development standards that facilitate "missing middle housing" that is affordable by design to middle-income households in higher opportunity and higher income single-family neighborhoods (Program HE-1.H) and promoting the creation of ADUs (Program HE-2.D). Ninety-six~~Fifty-five~~ percent of the total capacity for moderate-income sites~~capacity~~ (or 570 units) is located on two sites within the Station District, the Restoration and Gateway Site, which has census tracts with median incomes between \$100,000 to \$150,000. The Station East Residential/Mixed Use project, which is located in census tracts with median incomes between \$150,000 to \$200,000, accounts for 60 percent of the lower-income capacity, 48 percent of the moderate-income capacity, and a majority (559 units) of the above-moderate income capacity. The sites in the Station District allow for a variety of housing options to be built, which will in turn help to diversify income levels in the area.

Table 4-14~~15~~ and Figure 4-41~~42~~ also show that 20 percent of the lower-income sites are in census tracts with incomes below \$87,000. This is driven by the capacity on sites in the Historic Alvarado District along Union City Boulevard, which is also considered a high opportunity area, as shown on Figure 4-43.

The sites inventory for all other income levels (i.e., lower-income sites, moderate-income sites, mixed income sites, and pipeline projects) will not have a significant impact on patterns of segregation and integration by the remaining fair housing indicators including ~~race/ethnicity, income,~~ familial status, and disability status.

Figure 4-3941: Sites Inventory Income Distribution by Median Income of Census Tract, Union City

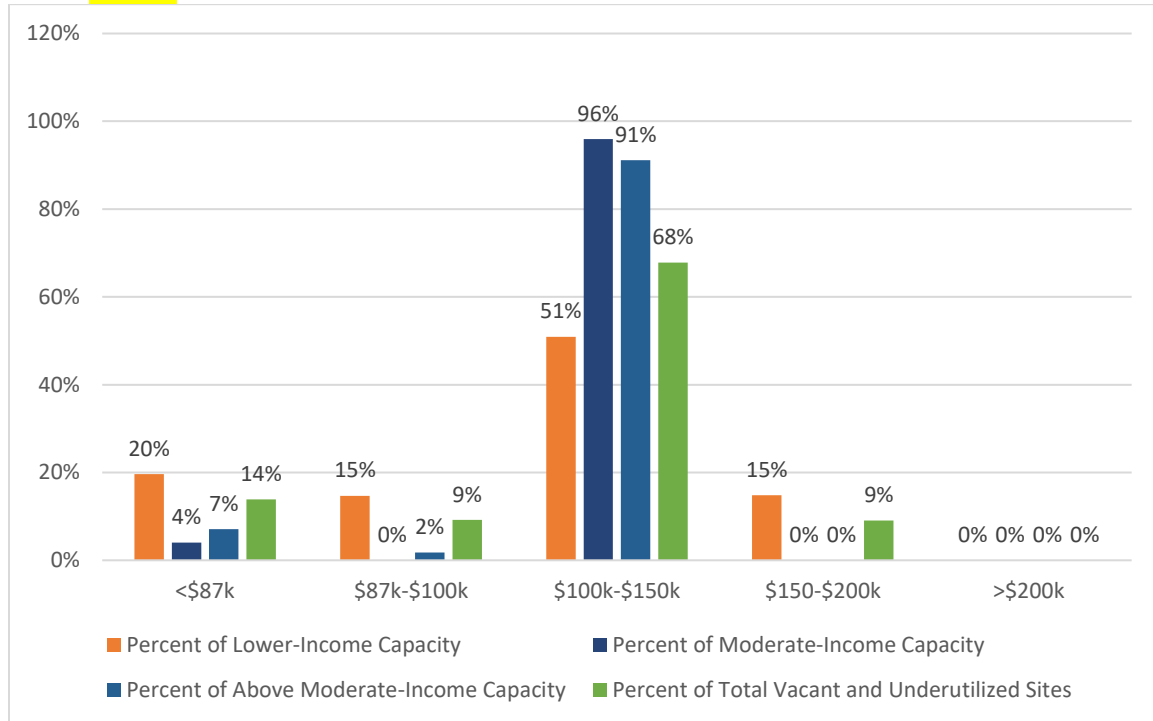


Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

TABLE 4-15: SITES INVENTORY VS. DISTRIBUTION OF MEDIAN INCOME

	Lower-Income		Moderate-Income		Above-Moderate Income		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
Vacant and Underutilized Sites								
<\$87k	254	20%	24	4%	16	7%	294	14%
\$87k-\$100k	190	15%	0	0%	4	2%	194	9%
\$100k-\$150k	659	51%	570	96%	205	91%	1,434	68%
\$150-\$200k	192	15%	0	0%	0	0%	192	9%
>\$200k	0	0%	0	0%	0	0%	0	0%
Total	1,295	100%	594	100%	225	100%	2,114	100%
Planned and Approved Pipeline Projects								
<\$87k	0	0%	3	1%	28	3%	31	2%
\$87k-\$100k	80	40%	1	0%	0	0%	81	5%
\$100k-\$150k	0	0%	223	51%	229	27%	452	30%
\$150-\$200k	122	60%	213	48%	592	70%	927	62%
>\$200k	0	0%	0	0%	0	0%	0	0%
Total	202	100%	440	100%	849	100%	1,491	100%

Source: Ascent, 2022.

Figure 4-4241: Vacant and Underutilized Sites by Median Income of Census Tract, Union City

Source: Ascent, 2022.

Potential Effects on Access to Opportunity

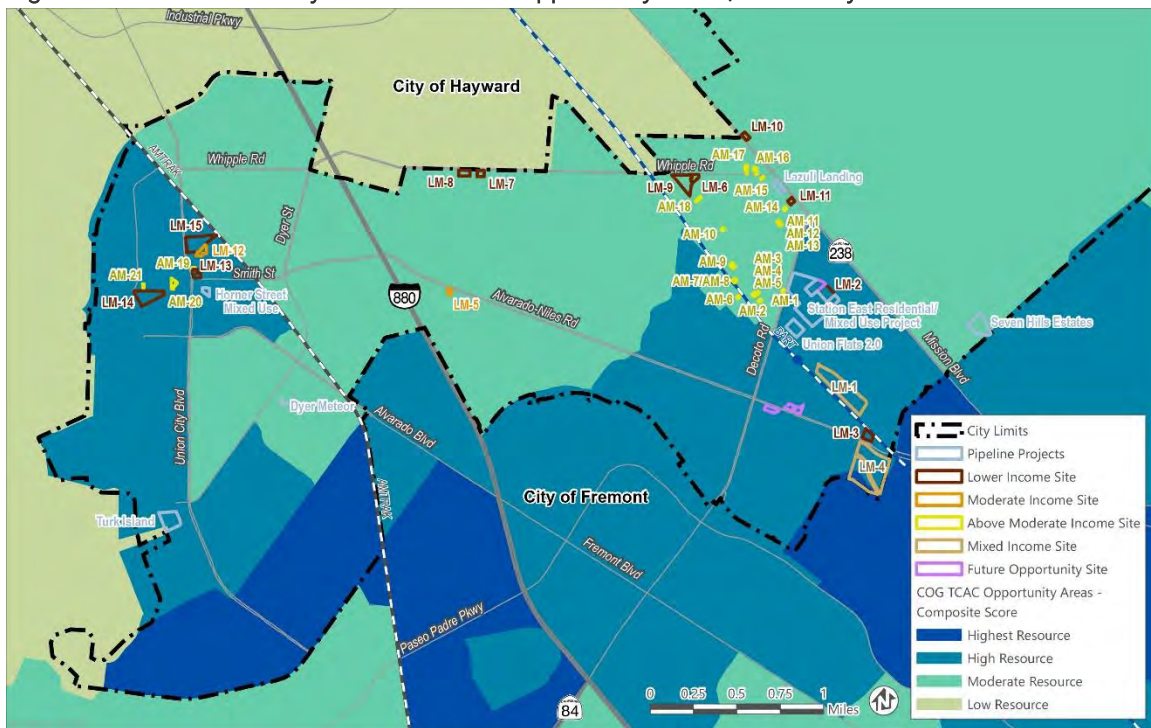
Opportunities for high density development and for transit-oriented development (TOD) is greatest in the Station District. ~~Many~~ The majority of the sites in the inventory are within the Station District Specific Plan area, which is centered around the Union City Intermodal Station. When complete, the Union City Intermodal Station will ~~make~~ enhance Union City's existing a transit-rich node with options for connectivity to the rest of the to more areas in the region. The surrounding area also represents one of the most significant opportunities for new TOD in the Bay Area. The City has been planning and investing in the Station District area over the last several decades in anticipation of higher density development and is continuing to invest in this high resource area to maintain opportunities for residents and accommodate new growth.

Union City has several physical constraints that present unique challenges in planning for future growth within the community. These constraints include sensitive wetland habitat and flood plains along the western city limits (i.e., the 511 Area); steep, hillside topography on the eastern half of the city that is restricted by a lack of utilities, access constraints, and environmental constraints; and a limited amount of vacant land. Because of the significant environmental constraints in the western neighborhoods of the city coupled with the opportunity for TODtransit-oriented development in the eastern part of the city, sites included in the 2023-2031 inventory for the Housing Element inventory are largely located on the eastern side of the city with several additional sites located near the Historic Alvarado District.

Figure 4-432 shows the sites inventory in relation to the 2022 TCAC/HCD Opportunity areas, where As indicated in the TCAC/HCD Opportunity Maps above (see Figure 4-19), most of the city is classified as either moderate or high resource. Figure 4-41 shows the sites inventory compared to the 2022 TCAC/HCD Opportunity areas. As shown in Table 4-16 below, ~~There is capacity for 31 sites (or 661 units)~~ 302 total 676 units in moderate resource areas (i.e., Decoto, Tamarack, Central Bay and Historic Alvarado DistrictAlmaden) and 5 sites (1,812 1,738 total units) in high resource areas (in the Lincoln-Alvarado Business Park, Historic Alvarado District, the Gateway area, and Station District).

Moreover, the City's planned and approved pipeline projects include 121 total units in moderate resource areas and 1,370¹ 452 total units in high resource areas. The majority (About 7286 percent) of the capacity on vacant and underutilized sites is in high resource areas while 28 only 14 percent is in moderate resource areas- (see Figure 4-44³). None of the sites in the inventory are located in low resource areas or in the highest resource areas. The highest resource areas are made up of a portion of the 511 Area and the Lowry neighborhood. The Lowry neighborhood is built out with no vacant or underutilized sites remaining, and the portion of the 511 Area classified as highest resource is mostly owned by the Alameda County Flood Control District for the purpose of flood control and has severe environmental constraints (sensitive wetland habitat and flood plains). As described throughout the Housing Element, the City's Capacity for high density development is greatest in the Station District. As described at the beginning of this chapter and above in more detail in Chapters 3, Sites Inventory and 6, 6 (Potential Housing Constraints), the Station District has the potential to add approximately 4,000 new units with an increased population of approximately 9,400 residents. There are currently (2023²) two approved projects in the pipeline in the Station District – Station East and Union Flats 2.0 – that will add 1,337¹ 416 total housing units, including and 122 lower income units in this high resource area. The City also plans to continue to invest in community amenities and resources to maintain opportunities for residents and accommodate new growth. Additionally, another project in the pipeline, Lazuli Landing, will add 81 deed-restricted affordable housing units in the Decoto neighborhood, currently a moderate resource neighborhood. As described above, the majority of sites in the Decoto and Tamarack neighborhoods are vacant lots identified for single-family housing and will not greatly impact future access to opportunities for residents of these neighborhoods. With new development that will diversify the housing stock in conjunction with the City's affordable housing ordinance requiring 15 percent of units in new projects to be affordable to lower income households, more affordable housing will be available and dispersed throughout the city, improving access to opportunity for lower-income residents.

Figure 4-43: Sites Inventory and TCAC/HCD Opportunity Areas, Union City

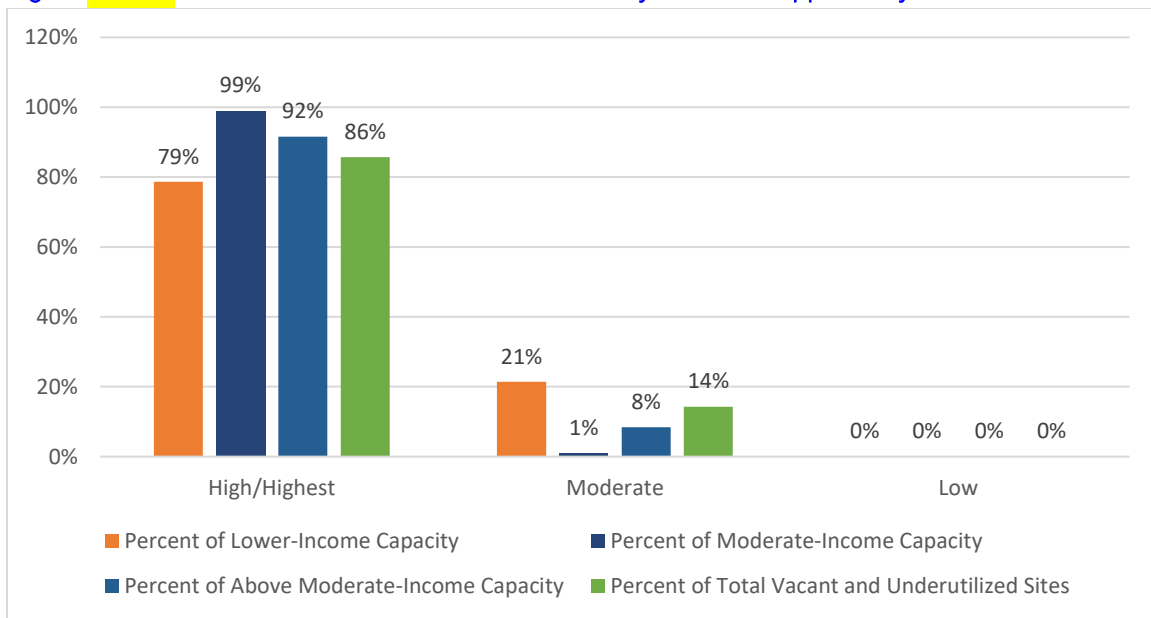


Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021²⁰²², based on AGS data²⁰²² TCAC Opportunity Areas mapping data by COG.

TABLE 4-1516: SITES INVENTORY VS. TCAC OPPORTUNITY AREAS

TCAC Resource Area Classification	Lower-Income		Moderate-Income		Above-Moderate Income		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
Vacant and Underutilized Sites								
<u>High/Highest</u> Resource	<u>1018</u>	<u>79%</u>	<u>588</u>	<u>99%</u>	<u>206</u>	<u>92%</u>	<u>1,812</u>	<u>86%</u>
<u>Moderate</u> Resource	<u>277</u>	<u>21%</u>	<u>6</u>	<u>1%</u>	<u>19</u>	<u>8%</u>	<u>302</u>	<u>14%</u>
<u>Low</u> Resource	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
<u>Total</u>	<u>1,295</u>	<u>100%</u>	<u>594</u>	<u>100%</u>	<u>225</u>	<u>100%</u>	<u>2,114</u>	<u>100%</u>
Planned and Approved Pipeline Projects								
<u>High/Highest</u> Resource	<u>122</u>	<u>60%</u>	<u>434</u>	<u>99%</u>	<u>814</u>	<u>96%</u>	<u>1,370</u>	<u>92%</u>
<u>Moderate</u> Resource	<u>80</u>	<u>40%</u>	<u>6</u>	<u>1%</u>	<u>35</u>	<u>4%</u>	<u>121</u>	<u>8%</u>
<u>Low</u> Resource	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>	<u>0</u>	<u>0%</u>
<u>Total</u>	<u>202</u>	<u>100%</u>	<u>440</u>	<u>100%</u>	<u>849</u>	<u>100%</u>	<u>1,491</u>	<u>100%</u>

Source: Ascent, 2022.

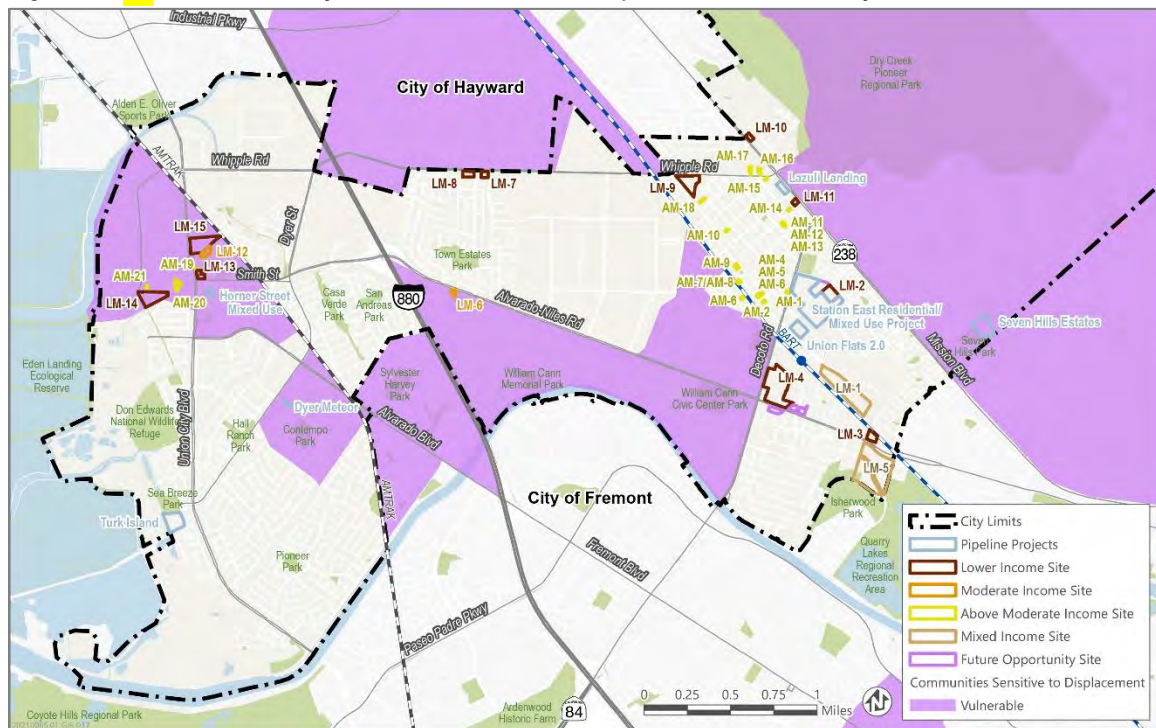
Figure 4-4443: Vacant and Underutilized Sites Inventory Vs. TCAC Opportunity Areas

Source: Ascent, 2022.

Potential Effects on Disproportionate Housing Needs

As discussed previously, renters are disproportionately affected by housing needs including overpayment, overcrowding, and displacement risk. Although future development has the potential to exacerbate cost burden for Union City residents, there is capacity for a mix of housing types at various income levels in the city. Comparing the sites inventory to areas at risk of displacement (Figure 4-45), the majority (82 percent or 1,734 units) of total housing capacity there is not a lot of capacity for housing during this planning period is in areas that are not vulnerable to displacement. As shown in Table 4-17 and Figure 4-45, about 18 percent of units in the sites inventory are located in census tract vulnerable to displacement as identified by the Urban Displacement Project, including 27 percent of the lower income capacity. One area of concern is in the small area of residential neighborhoods surrounding the Lincoln-Alvarado Business Park and the neighborhoods in the Historic Alvarado District. The sites inventory includes seven sites and one project in the pipeline (399 units) in these neighborhoods. Of the seven sites in the neighborhoods surrounding the Lincoln-Alvarado Business Park and Historic Alvarado District, three sites have capacity for lower-income housing (350 units), three have capacity for above moderate-income housing (6 units), and one site has capacity for moderate-income housing (18 units). While these neighborhoods are at risk of displacement, there is capacity for higher density development which can provide affordable housing for lower-income households and more options to mitigate displacement for residents.

Figure 4-45: Sites Inventory and Areas at Risk of Displacement, Union City



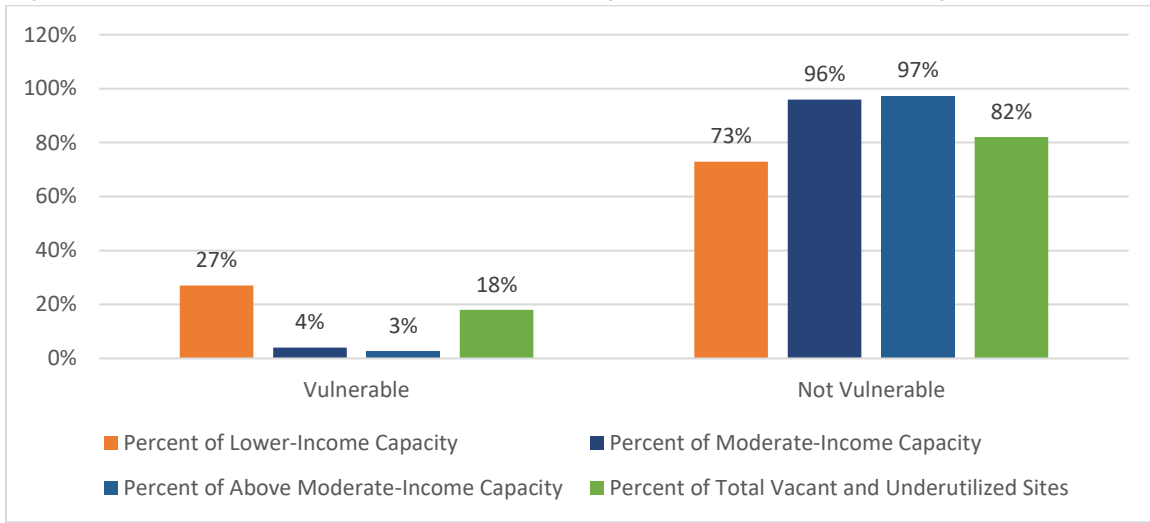
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on ACS data.

TABLE 4-17: SITES INVENTORY VS. DISPLACEMENT SENSITIVITY

	Lower-Income		Moderate-Income		Above-Moderate Income		Total Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
Vacant and Underutilized Sites								
Vulnerable	350	27%	24	4%	6	3%	380	18%
Not Vulnerable	945	73%	570	96%	219	97%	1,734	82%
Total	1,295	100%	594	100%	225	100%	2,114	100%
Planned and Approved Pipeline Projects								
Vulnerable	0	0%	5	1%	35	4%	40	3%
Not Vulnerable	202	100%	435	99%	814	96%	1,451	97%
Total	202	100%	440	100%	849	100%	1,491	100%

Source: Ascent, 2022.

Figure 4-46: Vacant and Underutilized Sites Inventory vs. Displacement Sensitivity



Source: Ascent, 2022.

Fair Housing Issues, Contributing Factors, and Actions

HCD defines a fair housing issue as “a condition in a geographic area of analysis that restricts fair housing choice or access to opportunity, which includes such conditions as ongoing local or regional segregation or lack of integration, racially or ethnically concentrated areas of poverty and affluence, significant disparities in access to opportunity, disproportionate housing needs, and evidence of discrimination or violations of civil rights law or regulations related to housing.”¹⁶

Fair housing issues in Union City are primarily related to segregation by income and race as compared to the greater region, disproportionate housing needs in older neighborhoods of the city, and increased risk of displacement as housing costs continue to rise in the region. Compared to other jurisdictions in the region, the fair housing issues identified in this analysis are relatively acute. Access to opportunity is well distributed throughout the city and there are no definitive concentrated areas of poverty.

Union City has been long considered an affordable place to buy a home. Historically, most development in Union City was single-family homes. Because the city is mostly built out, there is little vacant land available for future single-family home development. Most available land is zoned to allow multifamily development. The City has taken strides to facilitate infill development around the BART station and through the development of the Station District Area. There are currently (2022) two projects in process (Station East and Union Flats) that will also add higher density development and more affordable housing options in the Station District. Through the Housing Element, the City plans to create a wider variety of housing options and encourage more affordable housing development. This includes continued higher density multifamily development in the Station District and other key opportunity sites, and encouraging the production of Accessory Dwelling Units (ADUs) and other smaller-scaled multifamily units through SB 9 lot splits. [The City, through a variety of programs, is looking to increase missing middle housing opportunities to increase diversity and integration. This includes establishing development standards for missing middle housing types and promoting the development of ADUs.](#)

The City recognizes that its older neighborhoods in the Decoto and Historic Alvarado District neighborhoods are disproportionately affected by housing problems and these neighborhoods were identified as areas of focused investment in the City’s 2040 General Plan. As a result, access to opportunity has increased since the 2020 TCAC/HCD opportunity mapping. The Housing Element includes policies and programs to continue directing assistance for housing rehabilitation and capital improvements in these neighborhoods.

The Crestwood neighborhood is also an area of focus for programs to affirmatively further fair housing choices as this area has the highest concentrations of renters, cost burden, and Housing Voucher participants. The Housing Element includes programs to strengthen outreach and education to landlords in other single-family neighborhoods throughout the city to increase fair housing choice for renters and Housing Voucher participants. In addition, the City plans to continue providing rental assistance to households in the Tropics Mobile Home Park. As evidenced previously, the rates of cost burden have decreased in this neighborhood since 2014.

Pursuant to Government Code Section 65583 (c)(10)(A)(v), the Housing Element includes several policies and programs to proactively address fair housing issues and replace segregated living patterns with integrated and balanced communities. Table 4-186 below summarizes the fair housing issues, contributing factors, and implementation programs included in the Housing Element to affirmatively further fair housing in Union City.

¹⁶ HCD AFFH Guidance Memo, 2021.

TABLE 4-184: FAIR HOUSING ISSUES, CONTRIBUTING FACTORS, AND ACTIONS UNION CITY, 2022

Identified Fair Housing Issue	Contributing Factor	Actions	Targets and Timeline
Regionally, there are patterns of segregation based on race and income due to historic land use policies.	Most development in Union City has been single-family homes and subdivisions due to historic zoning and land use practices. Neighborhoods in Union City are predominantly occupied by moderate- and above moderate-income households. Above moderate-income households are the most isolated of all income groups in the city and atypical of patterns statewide. Homeownership rates are highest for Asian/ API and American Indian or Alaska Native residents.	<ul style="list-style-type: none"> Facilitate development of a mix of high-density residential and office uses on the City-owned Restoration Site. (Program HE-1.C) Work with the property owners within the Marketplace subarea of the Station District to redevelop the retail centers to include residential uses. (Program HE-1.D) Facilitate development of a mix of housing types on the City-owned Gateway site. (Program HE-1.E) Amend the Zoning Code and establish development standards (e.g., minimum lot size, lot coverage, setbacks, height) to facilitate housing that is affordable by design to middle-income households.(Program HE-1.H) Work with property owners to consolidate parcels from the Housing Element sites inventory to facilitate development of affordable housing (Program HE-1.J) Continue to implement the Affordable Housing Ordinance. (Program HE-2.A) Provide incentives, technical assistance, and funding to support affordable housing development. (Program HE-2.B) Use City-owned surplus, vacant, or underused land for development of affordable housing and/or shelters (Program HE-2.C) Promote the development of ADUs. (Program HE-2.D) 	<ul style="list-style-type: none"> Create 300 lower-income units and 370 moderate-income units on the City-owned Restoration Site. (Program HE-1.C) Accelerate housing activity Create 300 lower-income units within in the Marketplace Mixed Use subarea of the Station District during the timeframe of the Housing Element. (Program HE-1.D) Create 135 lower-income units, 200 moderate-income, and 200 above moderate-income units. (Program HE-1.E) Establish development standards for missing middle housing types to facilitate a variety of smaller housing types in traditionally single-family zones. (Program HE-1.H) Create 400 lower-income units through site consolidation (Program HE-1.J) Create 375 lower-income housing units and 125 moderate-income housing units through the Affordable Housing Ordinance by 2031. (Program HE-2.A) Create 250 very low- and 175 low- income housing units in the Housing Element planning period. (Program HE-2.B) Create 435 lower-income, 570 moderate-income, and 200 above-moderate income housing units on City-owned land (Program HE-2.C) Create 120 new ADUs, with approximately 25 percent in high resource areas to improve housing mobility, by 2031. (Program HE-2.D)

TABLE 4-184: FAIR HOUSING ISSUES, CONTRIBUTING FACTORS, AND ACTIONS UNION CITY, 2022

Identified Fair Housing Issue	Contributing Factor	Actions	Targets and Timeline
		<ul style="list-style-type: none"> • Increase access to information about affordable housing opportunities. Offer multilingual outreach on affordable housing opportunities. (Program HE-4.E) 	<ul style="list-style-type: none"> • <u>Prepare multilingual outreach materials about affordable housing opportunities in FY 23/24 and conduct workshops at least annually to increase access to information about affordable housing opportunities (Program HE-4.E)</u>
Disproportionate housing needs affecting older neighborhoods (i.e., Decoto and Historic Alvarado District)	<p>As some of the first neighborhoods in the city, Decoto and the Historic Alvarado District neighborhoods have older infrastructure and an overall older housing stock.</p> <p>There's a concentration of lower income households and more renter households in these neighborhoods. Decoto is also predominately composed of households identifying as Hispanic/Latinx while every other neighborhood in the city is predominately composed of Asian households.</p> <p>While the City no longer has a redevelopment agency, Decoto and the Historic Alvarado District were focus areas for redevelopment funds and have continued to be principal focus areas of public investments in the city since redevelopment dissolution. Currently (2022) the City relies on funding received through the Community Development Block Grant (CDBG) program <u>or other State and regional grants</u> to fund improvements.</p>	<ul style="list-style-type: none"> • <u>Work with the Housing Authority to provide affordable housing on the HACA-owned site in the Decoto neighborhood. (Program HE-2.FG)</u> • <u>Prioritize and focus public improvements and housing-rehabilitation programs in areas with the greatest need, such as in the Decoto neighborhood and Historic Alvarado District. (Program HE-5.A)</u> • <u>Encourage the rehabilitation of substandard residential properties by homeowners and landlords, using the Code Enforcement process. (Program HE-5.B)</u> • <u>Prioritize improvement of public facilities, and development of complete streets, and transit amenities in the Decoto Neighborhood and Historic Alvarado District. (Program HE-6.D)</u> • <u>Increase awareness and build capacity among historically underrepresented populations by targeting public outreach and community engagement efforts on housing services and programs to reach residents with the greatest need. (Program HE-6.E)</u> 	<ul style="list-style-type: none"> • Create 10 units of <u>new</u> affordable housing in <u>the Decoto neighborhood</u>. (Program HE-2.FG) • Contract with the County annually for rehabilitation services. Provide rehabilitation loans for a minimum of 25 units per year. (Program HE-5.A) • <u>Provide quality customer service and respond to Code Enforcement complaints within 10-14 days (Program HE-5.B).</u> • Contract with the County annually for CDBG funds; pursue State and Federal grant programs annually. (Program HE-6.D) • <u>Develop outreach strategies on available housing services and programs to reach vulnerable and at-risk households by FY 24/25 (Program HE-6.E)</u>

TABLE 4-184: FAIR HOUSING ISSUES, CONTRIBUTING FACTORS, AND ACTIONS UNION CITY, 2022

Identified Fair Housing Issue	Contributing Factor	Actions	Targets and Timeline
Displacement Risk	<p>Rapidly increasing housing costs in Union City, and throughout the Bay Area, <u>-coupled with a lack of economic mobility for marginalized residents</u> - creates a higher risk of displacement for lower-income households.</p> <p><u>Lack of economic mobility for marginalized residents</u>:-</p>	<ul style="list-style-type: none"> Continue to implement the Affordable Housing Ordinance to produce more affordable housing throughout the city. (Program HE-2.A) Monitor and preserve at-risk affordable housing units. (Program HE-3.A) Connect lower-income residents to homeownership opportunities <u>to increase housing mobility</u>. (Program HE-4.A) <u>Continue to support the Housing Authority of Alameda County (HACA) in its continuing administration of the Housing Choice Voucher (HCV) Program to assist very low-income Union City households. (Program HE-4.B)</u> Encourage homebuyer education and foreclosure counseling. (Program HE-4.C) Continue to offer rental assistance to residents of the Tropics Mobile Home Park. (Program HE-4.D) Continue to coordinate with ECHO in working with rental housing owners and tenants to ensure understanding and compliance with fair-housing laws. (Program HE-6.A) Continue to enforce the Eviction Harassment Protection Ordinance and the Rent Review Ordinance. (Program HE-6.C) <u>Increase awareness and build capacity among historically underrepresented populations by targeting public outreach and community engagement efforts on housing services and programs to reach residents with the greatest need. (Program HE-6.E)</u> 	<ul style="list-style-type: none"> Create 375 lower-income housing units and 125 moderate-income housing units through the Affordable Housing Ordinance by 2031. (Program HE-2.A) Preservation of 206 at-risk affordable units. (Program HE-3.A) Connect 15 Union City households with first-time homebuyer resources. (Program HE-4.A) <u>Initiate collaboration with HACA in FY 24/25 with the goal of supporting an educational campaign for landlords before 2026. Increase HCVs in Union City single family neighborhoods by 5 percent Note: There are currently (2022) 727 HCVs in Union City. (Program HE-4.B)</u> <u>Update website in FY 24/25 and review every two years thereafter. (Program HE-4.C)</u> <u>Provide rental assistance to 170 households at the Tropics Mobile Home Park. (Program HE-4.D)</u> <u>Aim to provide fair housing services to 10 households annually and tenant/landlord counseling to 100 individuals each year through ECHO (Program HE-6.A)</u> <u>Annually monitor the Eviction Harassment Protection Ordinance and the Rent Review Ordinance. (Program HE-6.C)</u> <u>Develop outreach strategies on available housing services and programs to reach vulnerable and at-risk households by FY 24/25 (Program HE-6.E)</u>

TABLE 4-184: FAIR HOUSING ISSUES, CONTRIBUTING FACTORS, AND ACTIONS UNION CITY, 2022

Identified Fair Housing Issue	Contributing Factor	Actions	Targets and Timeline
		<ul style="list-style-type: none"> Develop a program to support the acquisition and conversion of single-family homes to supportive shared housing for people experiencing homelessness. (Program HE-7.F) 	<ul style="list-style-type: none"> Apply for Project Homekey 2.0 funding prior to the June 30, 2023 deadline and purchase 1-2 properties to provide extremely low-income housing units for persons experiencing homelessness, with a goal of identifying the majority of sites in high resource census tracts. (Program HE-7.F)
Concentration of Housing Choice Voucher (HCV) participants	Large concentration of older apartment complexes accepting HCV in the Crestwood neighborhood.	<ul style="list-style-type: none"> Work with the Housing Authority to expand outreach and education of the HCV program to landlords in single family neighborhoods. (Program HE-4.B) 	<ul style="list-style-type: none"> Initiate collaboration with HACA in FY 24/25 with the goal of supporting an educational campaign for landlords before 2026. Increase HCVs in Union City single family neighborhoods by 5 percent Note: There are currently (2022) 727 HCVs in Union City. (Program HE-4.B) Increase HCVs in single family neighborhoods in Union City by five percent. (Program HE-4.B)

Source: City of Union City and Ascent, 2023.

Chapter 5 | Program Resources

Federal, State, and local agencies and private developers have a long history of active involvement and cooperation in the provision of affordable housing and the improvement of housing conditions in Union City. Because of the high cost of new construction, more than one source of public funds is required to construct an affordable housing development. Union City does not act as a developer in the production of affordable units but relies upon the private sector to develop new units with the assistance of these various funding sources.

Local Funding and Housing Programs

This section describes funding sources and local housing programs operated by the City, Alameda County, and the Alameda County Housing Authority.

Housing Authority of the County of Alameda

The Housing Authority of the County of Alameda (HACA) exercises housing authority responsibilities for Union City as well as for the balance of Alameda County, excluding Oakland, Berkeley, Livermore, and the City of Alameda, which all possess their own housing authorities. HACA manages the Section 8 Housing Choice Voucher (HCV) Program, Section 8 Project-Based Voucher Program (PBV), Section 8 Moderate Rehabilitation Program, and the Rental Assistance Demonstration (RAD) program. Until recently, HACA also managed public housing and operated four public housing complexes in Union City, with a total of 194 units. However, HACA disposed of the last of its public housing units in 2016. All of HACA's former public housing units are now under the PBV program or RAD program with contracts that keep the units affordable long-term. There are currently (May 2022) 3,522 applicants on their combined waiting list that may receive HCV Vouchers or provided rental assistance. HACA is only accepting applications from applicants in need of supportive services offered at a particular PBV project and displaced families. They anticipate opening the waitlist by the end of the calendar year 2022.

There is a total of 6,981 vouchers used in HACA's jurisdiction; 727 of these vouchers are in Union City. Table 5-1 shows the breakdown of the vouchers in Alameda County by income.

TABLE 5-1: HOUSING CHOICE VOUCHERS BY HOUSEHOLD INCOME, ALAMEDA COUNTY, 2022					
Extremely Low-Income	Very Low-Income	Low-Income	Above Low-Income	Undefined	Total
5,373	1,025	450	61	72	6,981
77.0%	14.6%	6.4%	1.0%	1.0%	100%

Source: Housing Authority of the County of Alameda, May 2022.

Notably, HACA owns a site in Union City within the Decoto neighborhood zoned for single-family development which provides an opportunity to create affordable housing. The Housing Element contains a program to work with HACA to explore opportunities for new housing in the Decoto neighborhood (Program HE-2.Eg).

City and County Funds and Programs

The following is a list of local funding sources and housing programs operated by Union City or Alameda County:

In-Lieu Affordable Housing Fee and Affordable Housing Impact Fee

In 2001, the City adopted an inclusionary housing program, which includes an in-lieu fee provision, although the emphasis of the program is for the developers to build the affordable units. The City also collects an affordable housing impact fee on additions exceeding 500 square feet and reconstruction/replacement of any single-family dwellings that result in a net increase of more than 500 square feet. For small projects, the base fee is \$24,000 per unit. All units exceeding 1,000 square feet, must pay an additional fee of \$8 per square foot. For large projects, consisting of seven or more units, the fee is equal to \$27 per square foot of all habitable space within the development. The City also collects impact fees to cover the costs of providing the necessary services and infrastructure related to new development projects. The Affordable Housing Impact Fee applies to residential additions where the net new square footage is greater than 500 square feet. The fee is \$25 per square foot of habitable space more than 500 square feet.

As of 2022, the City has \$2.5 million in the in-lieu/housing impact fund. The City recently committed \$2.145 million to the Lazuli Landing affordable housing development which is an 81 unit multifamily affordable housing development. More information on the inclusionary housing program is in the Affordable Housing Ordinance section of Chapter 6, Potential Housing Constraints.

Alameda County Rental Housing Development Fund

In 2016, Alameda County residents approved a \$580 million General Obligation Bond to direct more resources towards addressing a range of affordable housing needs. The purpose of Measure A-1 is to create new affordable rental and homeowner housing units and assist existing low-income and vulnerable residents. As of August 2021, Union City had a base allocation of \$8.8 million dollars with all of it committed to future projects.

Property Registration and Fees

Landlords are required to have a business license for each residential rental unit and are required to pay annual fees for each unit. The fees are due at issuance/renewal of a landlord's business license and are used to cover the implementation costs of the tenant protection ordinances passed in 2017. The fee per rental unit per year for the Residential Landlord and Tenant Relations Ordinance is \$10 and the fee per rental unit per year for the Rent Review Ordinance is \$1.

Fair Housing Services

The City supports and funds Eden Council for Hope and Opportunity (ECHO) housing to provide fair housing counseling and other services using the General Fund and CDBG funding. Between 2016 and 2020, ECHO Housing provided fair housing services to 94 households and tenant/landlord services to more than 629 households. The City also participates in the monitoring of activities contained in the HOME Consortium's Analysis of Impediments to Fair Housing.

Housing Rehabilitation Program

The City gives high priority for the expenditure of a portion of CDBG funds for housing rehabilitation, and directly contracts with the County of Alameda for housing rehabilitation services and minor home repairs. The City also uses Housing Successor funds and HOME funds, as available and appropriate, to support housing rehabilitation for lower-income households. The City's rehabilitation program, implemented by the County, has rehabilitated over 1,170 homes since it began in 1976.

First Time Homebuyer Assistance

The City previously provided first-time homebuyer assistance with a revolving pool of funds used to leverage private bank funding. In 2015, the City's First Time Homebuyer Program administrator, Neighborhood Housing Services of Silicon Valley, disbanded and subsequently the First Time Homebuyer program was dissolved because the City does not have funding available to continue the program without a partner. Since 2015, the City has promoted AC Boost, Alameda County's Down Payment Assistance Loan Program to help first-time homebuyers.

Programs for Homeless Support

In the area of homeless and special needs population assistance, the City uses general funds, CDBG funds, Permanent Local Housing Allocation (PLHA) funds, and Homeless Housing Assistance and Prevention (HHAP) funds to support agencies that address homeless issues and special needs. PLHA funds are provided by the State and administered through the County of Alameda to aid local governments in funding housing-related projects and programs that assist in addressing the unmet housing needs of their local communities. And the HHAP Grant program is State funding that provides local jurisdictions with funds to support regional coordination and expand or develop local capacity to address the City's immediate homelessness challenges (see Table 5-2 below). The City has several partnerships with local organizations and other jurisdictions including EveryOne Home, Centro de Servicios, and Abode Services to provide housing and services for the homeless population. The City also collaborates with the school district and local faith-based organizations to operate the CAREavan safe parking program.

State and Federal Programs

The following is a description of the primary funding programs from the State and Federal governments used to support housing programs in Union City.

Community Development Block Grant Program

The Community Development Block Grant Program (CDBG) is the largest Federal housing-related program for affordable housing. It is a program that allows local governments to use Federal funds to alleviate poverty and “blight.” CDBG funds can be used for a variety of housing efforts, including activities aimed at reducing costs for private development, housing acquisition, public facilities improvements, and rehabilitation through short- and long-term loans, public service grants and fair housing activities. In the most recent CDBG funding allocation (2021), the City received \$596,067 in CDBG funds. The City primarily uses CDBG funds for fair housing services, housing rehabilitation services, and programs for homeless support, as described above.

California HOME Investment Partnership Act

The California HOME Investment Partnership Act (HOME) is a formula-based block grant program similar to CDBG. HOME funds are intended to provide incentives for the acquisition, construction, and rehabilitation of affordable rental and ownership units. The City is required to provide matching funds. In Fiscal Year 2022-2023 Union City received an allocation of \$152,413. The City utilizes \$60,000 in HOME funds to supplement a Tenant Based Rental Assistance (TBRA) program. The City will also be utilizing another portion of the HOME funds to supplement an acquisition/rehabilitation project with Bay Area Community Services (BACS) in the amount of \$83,707. The City aims to leverage its HOME funds as part of a multi-jurisdictional application to the State of California’s Homekey program to create supportive shared housing for Union City residents experiencing homelessness. The City continues to look at other program opportunities that utilize HOME funds to create additional affordable housing opportunities.

Low-Income Housing Tax Credit Program

The Low-Income Housing Tax Credit (LIHTC) Program is a Federal and State housing subsidy program that provides tax credits to the private sector for the construction or acquisition and rehabilitation of affordable rental housing. To be eligible for a tax credit, 20 percent of the units in a housing development must rent to very low-income households earning less than 50 percent of area median income, or 40 percent of the units must rent to households with incomes of less than 60 percent AMI. Federal law requires that developments maintain the restrictions for 30 years or longer, but State law requires that developments retain these levels of affordability for at least 55 years. To be successful, tax credit projects require an additional subsidy that can include no- or low-cost land, local government contributions, or density bonuses and other concessions. There are four projects in Union City with a total of 518 low-income units that were built using tax credits: Vintage Court Senior Apartments, Mission Gateway, Station District Family Housing (Mid-Pen), and Los Robles Apartments.

Summary of Federal and State Programs

Table 5-2 below, provides a list of other available funding from the State and Federal governments.

TABLE 5-2: FEDERAL AND STATE FUNDING PROGRAMS	
Funding Program	Description
Federal Programs	
Brownfields Grant Funding Program	To facilitate the reuse/redevelopment of contaminated sites the US Environmental Protection Agency's Brownfields Grant Program makes available resources for the cleanup of eligible publicly or privately-held properties.
Choice Neighborhoods Implementation Grant Program	Choice Neighborhoods Implementation Grants support the implementation of comprehensive plans expected to revitalize public and/or assisted housing and initiate neighborhood improvements.
Community Facilities Direct Loan & Grant Program	This program provides affordable funding to develop essential community facilities in rural areas.
Continuum of Care (CoC) Program	Funding is available on an annual basis through HUD to quickly rehouse homeless individuals and families.
Community Development Block Grant (CDBG)	CDBG makes funds available in four categories but are primarily used to provide a suitable living environment by expanding economic opportunities and providing decent housing to low-income households. <ul style="list-style-type: none"> • Community Development Programs • Economic Development Programs • Drought-Related Lateral Program • Public Facilities Improvement Programs
Emergency Solutions Grants Program (ESG)	ESG makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments.
Farm Labor Housing Direct Loans & Grants (Section 514)	Provides affordable financing to develop housing for year-round and migrant or seasonal domestic farm laborers.
Housing Choice Voucher (HCV) Program	The HCV program, previously Section 8, is the Federal government's major program for assisting very low-income families, senior households, and people with disabilities to afford housing.
Home Investment Partnerships Program (HOME)	HOME funds are available as loans for housing rehabilitation, new construction, and acquisition and rehabilitation of single- and multifamily projects and as grants for tenant-based rental assistance.
Home Ownership for People Everywhere (HOPE)	HOPE program provides grants to low-income people to achieve homeownership. The programs are: HOPE I – Public Housing Homeownership Program HOPE IV – Hope for Elderly Independence
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons living with HIV/AIDS.
Housing Preservation Grants	Provides grants to sponsoring organizations for the repair or rehabilitation of housing owned or occupied by low- and very-low-income rural citizens.
Low-Income Housing Tax Credit (LIHTC) Program	The LIHTC program gives State and local agencies the authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing for lower-income households.

TABLE 5-2: FEDERAL AND STATE FUNDING PROGRAMS	
Funding Program	Description
Rural Rental Housing: Direct Loans	Provides direct loans to developers of affordable rural multifamily rental housing and may be used for new construction or rehabilitation.
Section 108 Loan Guarantee Program	Provides loans to CDBG entitlement jurisdictions for capital improvement projects that benefit low- and moderate-income persons.
Section 202 Supportive Housing for the Elderly Program	Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program.
Section 203(k): Rehabilitation Mortgage Insurance Program	Provides, in the mortgage, funds to rehabilitate and repair single-family housing.
Section 207: Mortgage Insurance for Manufactured Home Parks Program	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multi-family manufactured home parks.
Section 221(d)(3) and 221(d)(4)	Insures loans for construction or substantial rehabilitation of multifamily rental, cooperative, and single room occupancy housing.
Section 502 Direct Loan Program	USDA Section 502 Direct Loan Program provides homeownership opportunities for low- and very-low-income families living in rural areas.
Section 811 Project Rental Assistance	Section 811 Project Rental Assistance offers long-term project-based rental assistance funding from HUD. Opportunities to apply for this project-based assistance are through a Notice of Funding Availability published by CalHFA Opens in New Window .
State Programs	
Affordable Housing and Sustainable Communities Program (AHSC)	AHSC funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions.
CalHOME	CalHOME makes grants to local public agencies and nonprofits to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-unit ownership projects.
Cleanup Loans and Environmental Assistance to Neighborhoods (CLEAN) Program	Department of Toxic Substances Control's CLEAN Program provides low-interest loans to investigate, cleanup and redevelop abandoned and underutilized urban properties.
California Emergency Solutions and Housing (CESH)	CESH provides grant funds to eligible applicants for activities to assist persons experiencing or at-risk of homelessness.
California Self-Help Housing Program	Provides grants for sponsor organizations that provide technical assistance for low- and moderate-income families to build their homes with their own labor.
CDBG	Funds are available in California communities that do not receive CDBG funding directly from HUD. There is an annual competitive funding cycle which has an over-the-counter NOFA process.
Community Development Block Grant-Corona Virus (CDBG-CV1) – CARES Act Funding	This is a subsidiary of the CDBG program to provide relief to eligible entities due to hardship caused by COVID-19.

TABLE 5-2: FEDERAL AND STATE FUNDING PROGRAMS

Funding Program	Description
Emergency Housing Assistance Program (EHAP)	EHAP provides funds for emergency shelter, transitional housing, and related services for the homeless and those at risk of losing their housing.
Emergency Solutions Grants Program (ESG)	ESG funds are available in California communities that do not receive ESG funding directly from HUD.
Golden State Acquisition Fund (GSAF)	GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing.
HOME	HOME funds are available in communities that do not receive HOME funding directly from HUD.
Homekey	Homekey provides grants to acquire and rehabilitate a variety of housing types — such as hotels, motels, vacant apartment buildings, and residential care facilities — in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19
Homeless Emergency Aid Program (HEAP)	HEAP is a \$500 million block grant program designed to provide direct assistance to cities, counties and CoCs to address the homelessness crisis.
Homeless, Housing Assistance and Prevention (HHAP) Program	HHAP Round 1 is a \$650 million grant that provides local jurisdictions with funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges. Round 2 is a \$300 million grant that provides support to continue to build on regional collaboration to develop a unified regional response to homelessness. Round 3 is a \$1 billion grant that provides local jurisdictions and federally recognized tribal governments flexible funding to continue efforts to end and prevent homelessness in their communities.
Housing for a Healthy California (HHC)	HHC provides funding to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds allocations for operating reserve grants and capital loans. The HHC program is intended to create supportive housing for individuals who are recipients of or eligible for health provided through Medi-Cal.
Housing Navigators Program	Housing Navigators Program allocates \$5 million in funding to counties for the support of housing navigators to help young adults aged 18 years and up to 21 years secure and maintain housing, with priority given to young adults in the foster care system.
Housing-Related Parks Program	The Housing-Related Parks Program funds the creation of new park and recreation facilities or improvement of existing park and recreation facilities that are associated with rental and ownership projects that are affordable to very low- and low-income households. Grant funds are made available to local jurisdictions.
Infill Infrastructure Grant Program (IIG)	IIG provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects.
Joe Serna, Jr., Farmworker Housing Grant (FWHG)	FWHG makes grants and loans for development or rehabilitation of rental and owner-occupied housing for agricultural workers with priority for lower-income households.
Local Early Action Planning (LEAP) Grants	The LEAP program assist cities and counties to plan for housing through providing one-time over-the-counter, non-competitive planning grants.

TABLE 5-2: FEDERAL AND STATE FUNDING PROGRAMS

Funding Program	Description
Local Housing Trust Fund Program (LHTF)	Affordable Housing Innovation's LHTF lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income. State funds match local housing trust funds as down-payment assistance to first-time homebuyers.
Mobile-home Park Rehabilitation and Resident Ownership Program (MPRRP)	MPRRP makes low interest loans for the preservation of affordable mobile-home parks. MPRROP also makes long-term loans to individuals to ensure continued affordability.
Mortgage Credit Certificate (MCC) Program	Provides income tax credits to first-time homebuyers to buy new or existing homes.
Multifamily Housing Program (MHP)	MHP makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
National Housing Trust Fund	National Housing Trust Fund is a formula grant program used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households (ELI households, with incomes of 30 percent of area median or less). Funds are made available through a competitive process.
No Place Like Home	The No Place Like Home Program invests in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
Office of Migrant Services (OMS)	Provides grants to local government agencies that contract with HCD to operate OMS centers located throughout the state for the construction, rehabilitation, maintenance, and operation of seasonal rental housing for migrant farmworkers.
Permanent Local Housing Allocation Program (PLHA)	There are two types of assistance under PLHA: <ul style="list-style-type: none"> • Formula grants to entitlement and non-entitlement jurisdictions based on the formula prescribed under federal law for the Community Development Block Grant. • Competitive grants to non-entitlement jurisdictions. The Non-Entitlement competitive grant program component prioritizes assistance to persons experiencing or at risk of homelessness and investments that increase the supply of housing to households with incomes of 60 percent or less of area median income.
Predevelopment Loan Program (PDLP)	PDLP makes short-term loans for activities and expenses necessary for the continued preservation, construction, rehabilitation or conversion of assisted housing primarily for low-income households.
Regional Early Action Planning (REAP) Grants	The REAP program helps COGs and other regional entities collaborate on projects that have a broader regional impact on housing. Grant funding is intended to help regional governments and entities facilitate local housing production that will assist local governments in meeting their Regional Housing Need Allocation.
SB 2 Planning Grants Program	The SB 2 Planning Grants program provides one-time funding and technical assistance to all eligible local governments in California to

TABLE 5-2: FEDERAL AND STATE FUNDING PROGRAMS

Funding Program	Description
	adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.
Supportive Housing Multifamily Housing Program (SHMHP)	SHMHP provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units.
Transformative Climate Communities (TCC) Program	TCC is part of California's Climate Investments cap-and-trade program. TCC funds community-led development and infrastructure projects that achieve major environmental, health, and economic benefits in the State's most disadvantaged communities. There are two types of grants available. Implementation Grants and Planning Grants, which are both awarded on a competitive basis.
Transit Oriented Development Housing Program (TOD)	The TOD program makes low-interest loans and grants for rental housing that includes affordable units that are located within one-quarter mile of a transit station.
Transitional Housing Program (THP)	THP provides funding to counties for child welfare services agencies to help young adults aged 18 to 25 years find and maintain housing, with priority given to those formerly in the foster care or probation systems.
Veterans Housing and Homelessness Prevention Program (VHHP)	VHHP makes long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families.

Source: U.S. Department of Housing and Urban Development, CA Department of Housing and Community Development, U.S. Department of Agriculture, 2020.

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Chapter 6 | Potential Housing Constraints

State housing law requires the City to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Examples of such constraints include development standards, local processing and permit procedures, development fees, construction costs, and compliance with various State laws to facilitate housing for lower-income and special needs households. State law requires the local governments to take action through their Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing including housing for all income levels and housing for persons with disabilities,” (Government Code Section 65583(c) (3)). A thorough understanding of the potential constraints to development can help to create appropriate policy responses.

Potential Governmental Constraints

Government regulations can potentially constrain the supply of housing available in a community if those regulations limit opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or overcomplicate the development process for developers. State law requires that housing elements contain an analysis of the governmental constraints on housing maintenance, improvement, or development of housing for all income levels including special needs households and persons with disabilities (Government Code, Section 65583(a) (4)). Potential constraints to housing include land use controls, development processing procedures and fees, impact fees, on- and off-site improvement requirements, and building and housing codes and enforcement. This section discusses these standards and assesses whether any serve as a constraint to affordable housing development in Union City.

Transparency in Development Regulations

Union City complies with the requirement of providing transparency in development regulations. The Development Services page of the City website provides all necessary information on Planning and Building Division services (www.unioncity.org/207/Development-Services). The information on the website covers the following:

- Long-range planning documents, including the 2040 General Plan, Hillside Area Plan, and adopted specific plans
- Municipal Code, including Zoning Ordinance, Zoning Map, Subdivision Ordinance, and Building Code
- Permit requirements
- Planning applications, forms, and informational handouts

- Schedule of fees
- Property information

Land Use Controls

The City of Union City controls the location, type, density, and scale of new development through the 2040 General Plan, the Zoning Ordinance, and various specific plans.

General Plan

Every jurisdiction in California is required to prepare a comprehensive, long-term General Plan to guide decision making. The Union City 2040 General Plan, adopted in 2019, sets forth the City's vision, goals, and policies to shape development of the city. The updated plan created new opportunities for residential and mixed-use development throughout the city, but primarily in the areas surrounding the Intermodal Station. This new residential development opportunity is reflected in the increased capacity of the Housing Element sites inventory. The Land Use Element of the General Plan has eleven land use designations that allow for residential use as follows:

- **Residential – 3 to 6 Dwelling Units per Acre (R 3-6):** This designation allows single family detached homes and accessory dwelling units. This is the predominant residential development type in Union City. The allowed density range is 3 to 6 units per gross acre. The lot size range for this designation is 6,000 to 10,000 square feet.
- **Residential – 6 to 10 Dwelling Unit per Acre (R 6-10):** This designation allows detached single-family homes of moderate density and accessory dwelling units. This designation is typically applied to areas of predominantly single-family character where a greater diversity of housing type is intended. The allowed density range is 6 to 10 units per gross acre. The lot size range for this designation is 3,500 to 6,000 square feet.
- **Residential – 10 to 17 Dwelling Units per Acre (R 10-17):** This designation allows duplexes and multifamily dwellings. This designation is typically applied to transitional areas between higher intensity uses and lesser density single family residential areas. The allowed density range is 10 to 17 units per net acre.
- **Residential – 17 to 30 Dwelling Units per Acre (R 17-30):** This designation allows multifamily dwellings. This designation is typically applied to areas where a mixture of higher intensity activities is desired, such as near major transportation routes and facilities and core shopping areas. This designation also serves as a transitional land use between single family and higher intensity non-residential areas. The allowed density range is 17 to 30 units per net acre.
- **Residential – 30 to 45 Dwelling Units per Acre (R 30-45):** This designation allows multifamily dwellings. This designation is typically applied to areas where public transit is readily available. The allowed density range is 30 to 45 units per net acre.
- **Residential – 45 to 60 Dwelling Units per Acre (R 45-60):** This designation allows multifamily dwellings. This designation is typically applied to areas where public transit is readily available. The allowed density range is 45 to 60 units per net acre.
- **Corridor Mixed-Use Commercial (CMU) – 17 to 45 Dwelling Units per Acre:** This designation allows stand-alone commercial uses and residential uses that are vertically integrated with ground floor commercial uses. It applies to properties along the Mission Boulevard Corridor

but could apply to other areas along major arterials. The purpose of this designation is to allow for the construction of commercial uses and mixed-use higher-density residential development that will support the commercial uses and create vibrant places for people to live, work, shop, and play. The allowed FAR range for mixed-use buildings is between 0.5 and 1.50, and the allowed residential density range is 17-45 units per acre. Ground floor commercial is required in mixed-use buildings along arterials. The allowable FAR for stand-alone commercial is 0.3 to 1.0. This was a new designation created in the 2040 General Plan.

- Marketplace Mixed Use (MMU):** The Marketplace Mixed Use (MMU) designation covers 35.8 acres within the Marketplace Subarea of the Station District Specific Plan (see Figure 6-1). The designation is primarily retail with a strip mall typology and large surface parking lots. The MMU designation allows a mix of high-intensity retail, office, hotels, residential uses, and public spaces creating an inviting place for locals and visitors. The designation allows high-density residential uses, ranging between 30 to 100 units per acre. The MMU designation has an allowable FAR of up to 3.0, inclusive of residential uses.
- Mixed-Use Employment (EMU):** This designation allows a mix of employment uses, including but not limited to light industrial, research and development, office, and “flex” space, as well as supportive commercial uses that are vertically or horizontally integrated. Residential/commercial mixed-use development may be allowed where it has been identified by the City as part of the development of an Area Plan. The allowed FAR range for buildings located in this designation is between 0.40 and 2.0. It is worth noting that this designation applies to an area along Union City Boulevard on the western side of the City. An area plan has not been prepared for the area, and therefore residential is not currently allowed in this area.
- Station Mixed Use-Commercial (CSMU) – ~~60-100~~ to 165 Dwelling Units per Acre:** This designation allows a mix of high-intensity retail, office, hotels, residential uses, and public plazas in the immediate vicinity of the Intermodal Station. The designation is primarily commercial in nature; however, high density residential land uses between ~~100-60~~ and 165 units per net acre are also allowed where it will promote, in a coordinated manner with the commercial development, the purpose of this designation. As part of the Station District Specific Plan adoption, the minimum density for CSMU will change from 60 to 100 unit per net acre.
- Station East Mixed-Use (SEMU):** This mixed-use designation allows a range of uses, which include light industrial, research and development, office, retail and entertainment, hotels, residential, and public plazas. The goal of the designation is to create an urban mixed-use environment that capitalizes on proximity to the BART station. The targeted mix of uses in this area is a minimum 65 percent employment uses, minimum 15 percent commercial uses including commercial/residential mixed-use projects that emphasize retail development, and maximum 20 percent residential uses. The allowed FAR range for buildings located in this designation is between 0.40 and 3.0, and the allowed residential density range is 25 to 100 dwelling units per acre, with an average density of no less than 50 units per acre. The minimum parcel size for this designation is three acres. This was a new designation created in the 2040 General Plan.
- Village Mixed-Use Commercial (VMU) – 17 to 30 Dwelling Units per Acre:** This designation allows stand-alone commercial uses and residential uses that are vertically integrated with ground floor commercial uses. It applies to properties within the Historic Alvarado District but could be applied to other areas where mixed-use is appropriate. The allowed floor area ratio (FAR) range for mixed-use buildings is between 0.5 and 1.50, and the allowed residential

density range is 17-30 units per acre. Ground floor commercial is required in mixed-use buildings along arterials. The allowable FAR for stand-alone commercial is 0.3 to 1.0. This was a new designation created in the 2040 General Plan.

Zoning

The City's zoning and development regulations establish permitted and conditionally permitted uses within each zone and standards which dictate how much development can occur on a given parcel of land such as minimum and maximum densities, height, setbacks, and lot coverage. The City Zoning Ordinance is adopted as Title 18 of the Municipal Code.

The current zoning ordinance includes two residential zoning categories (RS and RM), two special residential districts (Decoto/R-5000 and 511 Area/R511), and ~~six-four~~ mixed-use/~~commercial~~ districts that allow for residential development (CSMU, SEMU-R, CMU, ~~and VMUCN, CC, and CS~~). Tables 6-1 summarizes permitted residential uses by zoning district and Table 6-2 lists and describes the development standards for each of these districts. ~~In addition, the City will be adopting a new Village Mixed Use (VMU) designation in concurrence with the update to the Housing Element.~~

The RS districts provide primarily for single family residential development with five minimum lot sizes specified: RS-4500, RS-6000, RS-7000, RS-8000 and RS-10000. In the RS districts, no more than one principal dwelling unit is permitted per lot. The RM districts are designed for multifamily developments with three density ranges specified: RM-1500, RM-2500 and RM-3500. The R-5000 district, which is limited to the Decoto area, was designed to encourage "...the consolidation of small, substandard lots into reasonable building sites, permitting single family dwellings in low silhouette with maximum open space in compensation for such consolidation," (UCMC Sec. 18.88.020).

The second special residential district is the 511 District, which is applied to the 511 Specific Area Plan on the western side of the city. The 511 Area District is intended to allow for flexible approaches to providing single family residential development while balancing these opportunities with concerns for environmental constraints and resources. The district allows for a wide range of single-family development types, including attached, semi-attached, zero-lot-line, and detached units. Nearly all of the area in this district is built out.

There are ~~three-five~~ mixed-use districts which allow residential development including the Station Mixed-Use Commercial District (CSMU), the Station East Mixed Use Residential District (SEMU-R), ~~Village Mixed Use (VMU), Marketplace Mixed Use,~~ and the Corridor Mixed Use District (CMU). The purpose of these districts is to establish a mixed-use district of high-density residential, commercial, office, and research and development uses that will serve as important town center, while providing strong pedestrian connections throughout the district. ~~In addition, as stated above, the City is adopting a new VMU designation in concurrence with the update to the Housing Element to implement the new VMU designation of the 2040 General Plan.~~

TABLE 6-1: RESIDENTIAL LAND USES BY ZONING DISTRICT, UNION CITY, 2022

Zoning District	RS-10000	RS-8000	RS-7000	RS-6000	RS-4500	R-5000	RM-3500	RM-2500	RM-1500	VMU (Proposed)	CMU	CSMU	MMU	SEMU	R511	PI	CF
Accessory dwelling unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Duplex (two-family dwelling)	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	=	-	-		-	C	-	-
Emergency Shelter	-	-	-	-	-	-	-	-	-	=	-	-		-	-	P	-
Community Care Facility (Group Home for 6 or fewer)	P	P	P	P	P	P	P	P	P	=	-	-		P	P	-	-
Community Care Facility (Group Home for 6 or more)	C	C	C	C	C	C	C	C	C	=	-	-		-	-	-	P
Mobile home park	C	C	C	C	C	C	C	C	C	=	-	-		-	-	-	-
Multifamily dwelling	-	-	-	-	-	-	P	P	P	P	P	C	P ⁴	P	C	-	-
Single Room Occupancy (SRO) Unit	-	-	-	-	-	-	-	-	P	=	-	-		-	-	-	-
Single-family dwelling (includes manufactured homes)	P	P	P	P	P	P	-	-	-	=	-	-		P	P	-	-

Level of discretionary approval:

P = Use permitted by right and is subject to compliance with development standards. Projects with new construction or exterior modifications will require site plan and design review.

C = Conditional use permit approval by Planning Commission.

¹Duplexes are permitted on corner lots when constructed as part of the affordable housing obligation as provided in Chapter 18.33. Duplexes must meet the front, rear, and street side yard setback of the district in which they are located. Exceptions to the setback standards may be granted by approval of a use permit.

² Conditional use permit approval by City Council.

³ Per Title 16, Mobile Home Parks, a mobile home park may be allowed in any agricultural or residential district with a use permit.

⁴ [Residential uses are permitted in mixed use developments with ground floor commercial uses or with activated ground floor uses including but not limited to residential amenity space, leasing office, lobby, business center, and live/work units.](#)

Source: Union City Planning and Development Code, April 2022

TABLE 6-2: MINIMUM DEVELOPMENT STANDARDS FOR ZONES THAT ALLOW FOR RESIDENTIAL DEVELOPMENT, UNION CITY (2023-2)

Zoning District	District	Density: Min. Site Area Per DU (sq. ft.) ¹²	Lot Width Interior Lot (ft.)	Lot Width Corner Lot (ft.)	Lot Depth	Front Yard	Side Yards (Permitted Uses Only)			Rear Yard (ft.)	Lot Coverage (%)	Max. Height (ft.) ⁷
							Street Side (ft.)	Interior Side (ft.)	Second Story Setback			
RS-10000	Single Family Residential	10,000 (1)	80	90	100	25	15	10% of lot width (3)	10	20 (4)	50	30
RS-8000	Single Family Residential	8,000 (1)	70	80	100	25	15	10% of lot width (3)	10	20 (4)	50	30
RS-7000	Single Family Residential	7,000 (1)	65	75	100	20	15	10% of lot width (3)	10	20 (4)	50	30
RS-6000	Single Family Residential	6,000 (1)	60	70	100	20	15	10% of lot width (3)	10	20 (4)	50	30
RS-4500	Single Family Residential	4,500 (1)	45	55	90	20	10	10% of lot width (3)	—	15 (5)	50	30
R-5000	Decoto Residential	5,000 (1)	—	—	—	20 (2)	10	5	—	10	50-60	30
RM-3500	Multifamily Residential	3,500	70	80	100	20 (3)	10	10% of lot width (3)	10	20 (4)	40	30
RM-2500	Multifamily Residential	2,000	60	70	100	20 (3)	10	10% of lot width (3)	10	20 (4)	40	30
RM-1500	Multifamily Residential	1,450	60	70	100	20 (3)	10	10% of lot width (3)	10	20 (4)	40	75
CSMU	Station Mixed Use Commercial	264	100	—	200	15 (9)	15	—	—	—	—	160
SEMU-R	Station East Mixed Use Residential	435	35	—	100	6 (9)	6	6	—	6	—	100
CMU	Corridor Mixed Use Commercial	2,562 2968	200	—	150 100	15	10 (7)	— (7)	—	10	—	55

TABLE 6-2: MINIMUM DEVELOPMENT STANDARDS FOR ZONES THAT ALLOW FOR RESIDENTIAL DEVELOPMENT, UNION CITY (2021-2)

Zoning District	District	Density: Min. Site Area Per DU (sq. ft.) ¹³	Lot Width Interior Lot (ft.)	Lot Width Corner Lot (ft.)	Lot Depth	Front Yard	Side Yards (Permitted Uses Only)			Rear Yard (ft.)	Lot Coverage (%)	Max. Height (ft.) ⁷
							Street Side (ft.)	Interior Side (ft.)	Second Story Setback			
MMU	Marketplace Mixed Use	435	100		200	6	6 (14)	6	=	6	=	100
VMU	Village Mixed Use (still in process of being created)	TBD 1,452	=TBD	=TBD	=TBD	= (10) TBD 0	= (11) TBD	= (11) TBD	=TBD	= (11) TBD 0	=TBD	TBD 40 (12)
R511 (7)	Single-Family Res, 511 Specific Plan	6,000	60	—	100	20	15	5/15 (8)	—	20	—	30

Notes:

- 1) Corner lots must have an area at least ten percent greater than the minimum required.
- 2) May be reduced by 5 feet if all parking is located at rear of site or is entered parallel to the front property line.
- 3) Not more than 10 feet shall be required and not less than five feet shall be permitted. In the RS 4500 district, side yards may be eliminated on one side [zero lot line], provided there are no windows or other openings in the side wall. See ordinance for additional requirements
- 4) The rear yard may be reduced to 15 feet if remaining rear or side yard has a square footage of 20 percent or more of the total lot area and a dimension of not less than fifteen feet.
- 5) The rear yard may be reduced to 10 feet if there remains a portion of the rear or side yard which has an area of not less than 15 percent of the site and a dimension of not less than 10 feet.
- 6) One foot shall be added at ground level to each required yard for each 3 feet of height by which the structure exceeds 12 feet.
- 7) 511 Area district standards differ based on the type of unit. The numbers in the table represent standards for a single family detached unit. See Municipal Code 18.100.050 for additional standards.
- 8) "Minimum/Aggregate." This means the minimum distance from the lot line to a structure / the total distance between structures on adjoining lots.
- 9) For structures which exceed 20 feet in height, the required setbacks shall be a minimum of 25 feet.
- 10) On Union City Boulevard, the front yard setback shall be five feet from the property line and a minimum of 15 feet from the face of curb to ensure a comfortable pedestrian environment.
- 11) Where the side property line of a site adjoins property in a R, RS or RM district, a side yard setback or rear yard setback of not less than 20 feet adjoining the residential district shall be required.
- 12) The height limit may be increased to a maximum of 50 feet subject to a use permit. Before the approval of any structure which exceeds 40 feet, the decision maker must make a finding that any such excess height will not be detrimental to the light, air or privacy of any other structure or use within the surrounding area.
- 13) The maximum density (expressed as minimum site area per dwelling unit) may be exceeded with a Density Bonus, see page 6-35.
- 14) Buildings with frontage on Decoto Road or Alvarado-Niles Road shall a minimum setback of twenty (20) feet from these frontages. The setback can be reduced to a minimum of 10 feet for up to 10 percent of the building frontage to accommodate variations in building design subject to site development review.

Source: Union City Zoning Ordinance, October 2021.

An analysis of the residential standards, shown in Table 6-2, indicates that most of these requirements ~~overall~~ are not a constraint to the development of housing. For the most part, the lot size, lot frontage, setback, and building height requirements are reasonable for each zone since they balance the need for privacy with the need to allow the maximum possible density. The City has found that the permitted densities are adequate to promote a variety of housing types in Union City. ~~The land use designations and zoning standards ensure that quality development can occur while providing for the health and safety of Union City residents. However, the development standards in the RM 1500, RM 2500, and RM 3500 zones have the potential to prevent multifamily housing from achieving the maximum allowed densities, specifically the 30 foot height limit, 40 percent lot coverage, and 20 foot setback requirements. The Housing Element includes an implementation program to review and revise these standards to facilitate multifamily housing in these zones.~~

~~Notably~~ In addition, in conducting this analysis as part of the Housing Element, the City identified there is a discrepancy in the standards for the CMU district. ~~As shown in Table 6-2, t~~he minimum lot size in the CMU district is 20,000 square feet with a minimum site area of 2,562 square feet per dwelling unit; however, the City noticed that the minimum lot dimensions (200 feet x 150 feet) equate to a lot size of 30,000 square feet. ~~The minimum site area however only applies to newly subdivided parcels. The City recently (November 2022) amended the standards for lot depth and minimum site area per dwelling unit for the CMU zone to ensure developments can achieve the maximum density/intensity allowed in the zone. Development standards in the CMU district are a potential constraint to new residential development. The City will revise standards in the CMU district in concurrence with the Housing Element.~~

Decoto Industrial Park Study Area

The Zoning Code includes Chapter 18.102 Decoto Industrial Park Study Area (DIPSA), which contains special provisions to implement the Specific Plan for the DIPSA, now referred to as the Station District. The key regulations within this section of the Code include the following:

- ~~• Subdivision design shall orient new houses away from Seventh Street and include a minimum buffer of 15 feet along the east side of the Seventh Street frontage.~~
- Direct access to Mission Boulevard from individual residential parcels shall be prohibited.
- A minimum of a 100 foot buffer is required between residential and the powerlines.
- ~~• Increased lot coverage and reduced setbacks for some residential designations.~~

This section of the Zoning Code ~~will~~ was recently ~~be~~ updated following adoption of the Station District Specific Plan.

Specific Plans

The City has ~~one two~~ adopted specific plans ~~s with two and one~~ specific plans currently (2022) in process. The 511 Specific Plan, adopted in 1987, applies to a 905-acre site located on the west side of Union City, located between the City's southerly boundary line and Horner Street State Route 92 and 84. The plan, which allows for a range of single-family housing types, is primarily built out. The last remaining development within the area is a 33 single-family-unit project referred to as Turk Island, approved in 2018.

~~The City adopted the Station District Specific Plan in October 2022. This plan is described in more detail below. The other two specific plans in process are the Station District Specific Plan and the Hillside Specific Plan is currently being prepared, and is expected to be adopted within . Both plans are expected to guide new housing development during the timeframe of the 2023-2031 Housing Element and are described in more detail below.~~

Station District Specific Plan

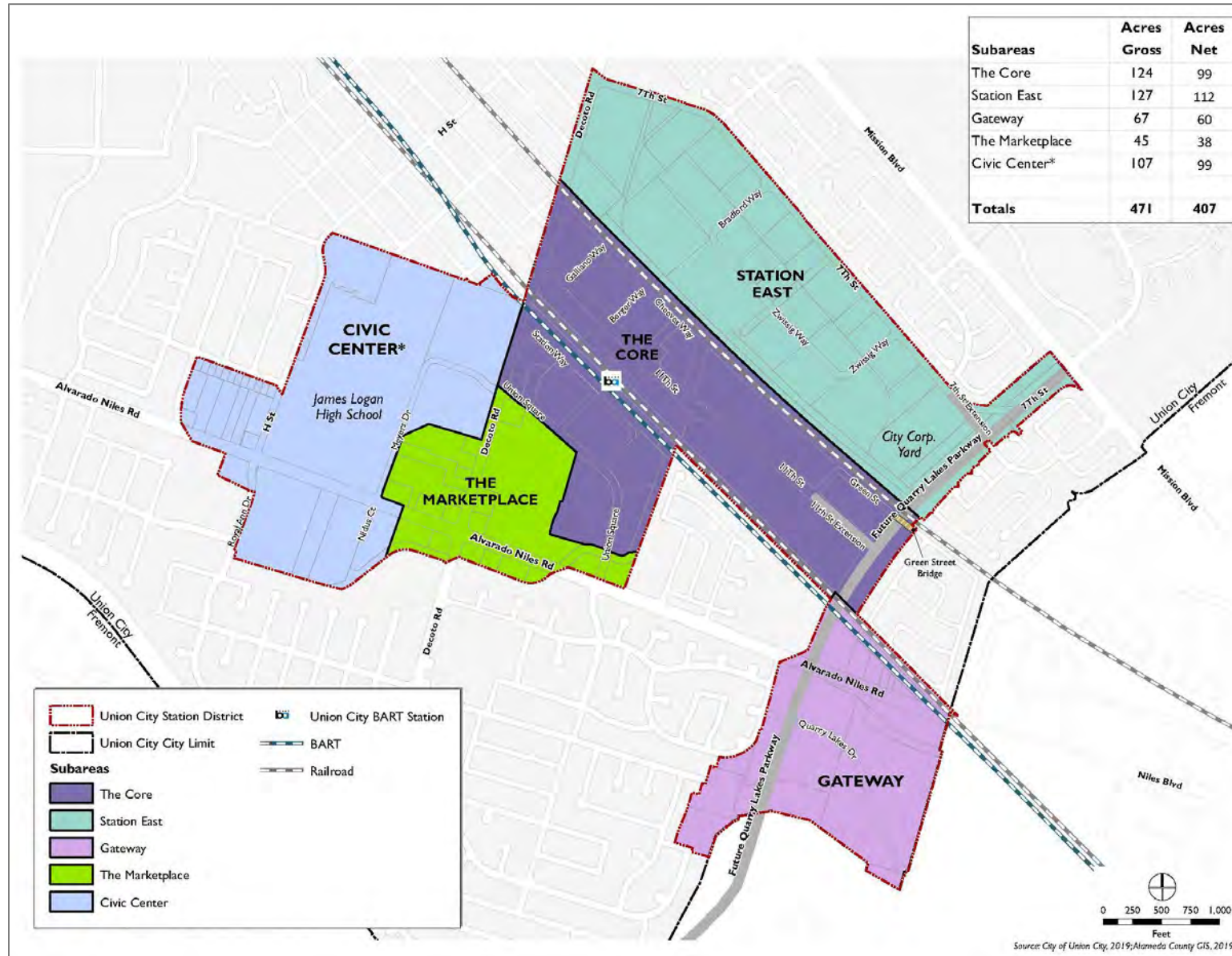
The Station District is a 471-acre area surrounding the Union City Intermodal Station. The new Specific Plan ~~will replace~~ the DIPSA Specific Plan ~~and ensure consistency with the recently adopted 2040 General Plan.~~ The 2040 General Plan envisions the Station District as a world-class, transit-oriented community with new retail, public amenities, and high-density housing and job centers, all linked by bicycle and pedestrian facilities.

The Specific Plan identifies five different subareas within the Station District: The Core, Station East, The Marketplace, Gateway, and Civic Center (shown in Figure 6-1) ~~proposing and contains~~ the goals and vision for development, outlined below.

- The **Core** is planned to be a major transit hub, business center, and residential community with a high intensity of uses, well connected to the rest of the city.
- **Station East** is planned to be a hub of innovation. The hub will include a significant cluster of technology and office uses and mixed-use housing options.
- The **Marketplace** is anticipated to be a destination with community-serving specialty retail, dining, and entertainment uses, new streets, with a complementary mix of residential, office, and other uses.
- The **Gateway** will include a variety of housing opportunities integrated with open space, park amenities, and enhanced facilities for bicyclists and pedestrians, facilitated by the future construction of the multimodal Quarry Lakes Parkway.
- **Civic Center's** existing mix of land uses is envisioned to largely remain in place. Civic uses are planned to be integrated with the larger District, with new pedestrian and bicycle connections.

One of the Station District's principal objectives is to facilitate housing development. All new housing is anticipated to be built on vacant land or underutilized existing commercial and industrial land. ~~At full buildout, the Draft Station District Specific Plan, published in May 2022, describes that the~~ Station District has the estimated potential to add approximately 4,000 new units with an increased population of approximately 9,400 residents.

Figure 6-1: Station District Subareas



Source: Station District Specific Plan, May 2022.

The Draft Station District Specific Plan is consistent with the adopted zoning and associated development standards, with a few exceptions. The Draft Specific Plan includes reduced parking minimums and would institute parking maximums, as shown in Table 6-3. Consistent with Government Code section 65863.2, parking requirements may be waived for a residential project if the project is located within one-half mile of public transit, which includes the Intermodal Station. This provision eliminates parking requirements for the majority of the Station District area.

TABLE 6-3: STATION DISTRICT OFF-STREET VEHICLE PARKING REQUIREMENTS			
Land Use Type		Minimum Off-Street Parking Requirements	Maximum Off-Street Parking
Multi-Family Residential			
On BART Property ¹	All	None	0.5 space/unit
All subareas (Outside of BART Property)	Studio	0.75 spaces/unit	1.25 space/unit
	1 Bedroom	1.0 space/unit	2.0 spaces/unit
	2 Bedrooms	1.25 spaces/unit	2.0 spaces/unit
	3+ Bedrooms	1.5 spaces/unit	2.5 spaces/unit
	Affordable Housing	0.5 spaces/bedroom	2.0 spaces/unit
	Visitor Parking	None	0.25 spaces/unit

¹Based on AB 2923 requirements

Source: City of Union City. Draft Station District Specific Plan, May-October 2022.

The Draft Specific Plan also includes the following policies that are relevant to the sites included in the Housing Element, including the following:

- **Policy P-LU-22: Retail Retention.** There shall be no greater than 15% net loss of total commercial space in any future redevelopment in the Marketplace Subarea, with a focus on retaining retail anchors such as grocery stores and drugstores.
- **Policy P-UD-35: Active Ground Floor Uses.** Provide retail, service, public, or office uses along the ground floor of buildings in the areas detailed in Figure 4-6 to enliven and activate streets and enhance the public interface between the buildings and the sidewalk. Within residential developments, the City Council may approve, in its discretion, partial or complete substitution of live/work units and residential amenity space for the required ground floor active uses.

These policies are considered in the estimated development capacity for sites included in the Housing Element sites inventory.

Hillside Specific Plan

The Union City Hillside Area was the subject of the voter-approved Measure B in 1989, which required the preparation of a Hillside Area Plan. The Hillside Area Plan (HAP), adopted on July 25, 1995, provides detailed policy guidance for the Hillside Area, which consists of approximately 6,100 acres in Union City and 1,000 acres in Fremont. Policy 51 of the HAP requires a specific plan be prepared prior to any development in areas designated Agriculture.

The City received an application for development of residential uses in the Union City Hillside Area, and in 2021 initiated development of the Hillside Specific Plan. The future Hillside Specific Plan would implement the policies of the Hillside Area Plan by providing more detailed development

standards, site design, infrastructure planning, transportation planning, and other guidance and parameters for future development.

Zoning for a Variety of Housing Types

Housing Element Law (Government Code Section 65583(c) (1) and 65583.2(c)) requires that local governments analyze the availability of sites that will “facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units (SROs), emergency shelters, and transitional housing.” This section discusses relevant regulations that govern the development of the types of housing listed above as required by Government Code Section 65583(a) (3).

Multifamily Housing

Multifamily units are permitted uses in the Multifamily Residential (RM) districts: RM 3500, RM 2500, and RM 1500. They are also permitted within the CSMU, CMU, and SEMU-R mixed use districts, and will be allowed within the new VMU district as well. The CMU district requires residential developments to include an activated ground use such as retail or a residential amenity space, leasing office, lobby, or business center. As was shown in Table 6-2, the minimum site area per dwelling unit is included in the district title except in the RM 1500 district, which was modified to allow 1,450 square feet per unit in order to comply with the 30 unit per acre default density (described in more detail in Chapter 3, Sites Inventory). Each RM district allows for a lot coverage of 40 percent. In the RM 3500 and RM 2500 districts, structures have a maximum height limit of 30 feet, or up to two stories. RM 1500 allows for heights up to 75 feet, or three to four stories. Semi-detached single-family dwellings and attached dwellings containing no less than two units are permitted in RM districts. The RM and CMU district standards ~~do not present any significant~~ [have been identified as a potential constraint to the development of multifamily housing, and an implementation program has been included in the Housing Element to review and revise the development standards in the RM zones to ensure multifamily housing can achieve the maximum allowed densities.](#)

Manufactured Housing and Mobile Homes

Sections 65852.3 and 65852.4 of the California Government Code specify that a jurisdiction shall allow the installation of manufactured homes on a foundation on all “lots zoned for conventional single family residential dwellings.” Except for architectural requirements, the jurisdiction is only allowed to “subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single family residential dwelling on the same lot would be subject.” The architectural requirements are limited to width, floor height, façade, roof overhang, roofing material, and siding material.

The only two exceptions that local jurisdiction are allowed to make to the manufactured home siting provisions are if: 1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or 2) the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361.

Union City Municipal Code (Section 18.32.020) permits manufactured homes in RS and R (i.e., RS 10000, RS 8000, RS 7000, RS 6000, RS 4500, RS 5000, R 5000, R 511) districts as the sole principal

residence, but the unit must be provided with a continuous concrete foundation, permanent utility connections, and conform to all applicable building, plumbing, and electrical and fire codes. Union City's Municipal Code is consistent with State law and provides for the construction of manufactured homes and mobile homes.

Mobile Home Parks

Section 65852.7 of the California Government Code specifies that mobile home parks shall be a permitted use on "all land planned and zoned for residential land use." However, local jurisdictions are allowed to require use permits for mobile home parks.

While requirements for manufactured homes or mobile homes are covered in Title 18 of the Municipal Code, mobile home park requirements are detailed in Title 16 of the Municipal Code, Mobile Home Parks. Union City's Municipal Code allows mobile home parks in any residential or agricultural districts with the granting of a use permit. The minimum site area for a mobile home park development is 20 acres.

Housing for Farmworkers

The provisions of Section 17020 (et seq.) of the California Health and Safety Code relating to employee housing and labor camps supersede any ordinance or regulations enacted by local governments. Such housing is allowed in all jurisdictions in California pursuant to the regulations set forth in Section 17020. Section 17021.5(b) states, for example:

"Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone."

Section 17021.6, concerning farmworker housing, states that:

"No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing [consisting of no more than 36 beds in a group quarters or 12 units] that is not required of any other agricultural activity in the same zone."

Union City's Municipal Code does not specifically address the requirements of State law for farm labor housing. The Housing Element includes a program to amend the zoning ordinance to comply with State law requirements regarding farmworker housing.

Emergency Shelters, Transitional Housing, and Supportive Housing

Emergency Shelters

Pursuant to State housing law (California Government Code Sections 65582, 65583, and 65589.5), jurisdictions must identify at least one zone where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development standards, and management standards for

emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters. Emergency shelters “may only be subject to those development and management standards that apply to residential or commercial development within the same zone” along with a list of exceptions that may be made. The Union City Municipal Code defines emergency shelters as:

“a publicly or privately operated housing facility maintained to provide supervised temporary, short-term residence for homeless individuals or families offering programs that provide counseling, social services, and case management, either on or off site. No facility shall be used for more than six months by any individual or family.”

The City allows emergency shelters in the Private Institutional (PI) zone by right. In addition to the development standards in the underlying zoning district, the following standards apply to emergency shelters:

1. Facility shall comply with applicable Federal, State, and local licensing standards and requirements for any program incidental to the emergency shelter.
2. Facility shall comply with applicable State and local uniform housing and building code requirements.
3. On-site management shall be provided at all times.
4. On-site security shall be provided during all hours when the shelter is open.
5. Exterior lighting shall be provided on pedestrian pathways and parking lot areas on the property. Lighting shall reflect away from residential areas and public streets.
6. Secure areas for personal property shall be provided.
7. Emergency shelters shall not exceed 20 beds.
8. The maximum term for people staying at an emergency shelter is 6 months in a consecutive 12-month period.
9. A minimum of one parking space for each six beds at maximum capacity. Plus one parking space for each two employees shall be provided.
10. A facility management plan shall be submitted by the operator of the emergency shelter and approved by the Economic and Community Development Department prior to establishment of the use that addresses: management experience, good neighbor issues, transportation, client supervision, client services, and food services. The plan shall include a floor plan that demonstrates compliance with the physical standards of this section. The operator of the emergency shelter shall submit a statement on an annual basis (measured from the date of the original establishment of the use), that the facility is operating in compliance with the approved management plan or shall submit an updated management plan, for review and approval by the Economic and Community Development Department, that reflects any changes from the approved version. The City Council may establish a fee by resolution, to cover the administrative cost of review of the required management plan.

Assembly Bill 139, passed in 2019, revised State housing element law by requiring that emergency shelters only be required to provide sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

With the exception of the parking standards set forth in the Municipal Code, Union City's standards for emergency shelter facilities comply with the allowances made for standards set forth under Government Code Section 65583(a)(4)(A). However, the 20-bed limit is restrictive. Program HE-7F.A commits the City to increasing the bed limit for emergency shelters to 50 beds. Through this program, the City will also amend its parking standards for emergency shelters to comply with Assembly Bill 139.

Zoning for Emergency Shelters

As described in Chapter 2, Existing Needs Assessment, the 2022 point-in-time count identified 489 unsheltered homeless individuals in Union City, a four-fold increase from the 2019 estimate of 106 individuals. This large increase is partially a reflection of the City's recently established safe parking program called CAREvan, which provides a safe place for individuals to sleep in their car or van. In fact, 87 percent of homeless individuals surveyed (423 people) were living in their car, van, or RV. This finding suggests that traditional emergency shelter facilities are likely not the greatest need in Union City, since they do not generally provide vehicle parking. However, State law requires the City to demonstrate that it has adequate zoning to accommodate at least the unmet needs of the homeless population based on the latest point-in-time count. So, despite the fact that the greatest need is for safe parking for cars, vans, and RVs, the City must demonstrate adequate sites for traditional emergency shelters for 489 individuals. With the City's 20-bed limit for emergency shelter facilities, approximately 25 sites would be needed to meet this need. However, with the proposed increase to 50 beds per shelter, 10 sites would be needed.

As shown in Table 6-4, there are currently (2022) seven PI-zoned sites in the city with religious facilities on-site, but additional developable acreage that could potentially be utilized to develop emergency shelter facilities. Six of the sites are estimated to be large enough to accommodate at least 50 beds, and the 4216 Dyer Street site is estimated to be able to accommodate about 35 beds, for a total estimated capacity of 335 beds. This capacity is insufficient to accommodate the unmet need for 489 beds. ~~The Housing Element includes a program to identify at least one additional zone where emergency shelters will be allowed by right.~~

TABLE 6-4: POTENTIAL SITES FOR EMERGENCY SHELTERS IN PRIVATE INSTITUTIONAL (PI) DISTRICT, UNION CITY (2022)			
APN	Description	Total Acreage	Estimated Developable Acreage
475-148-2	32975 Alvarado Niles Rd (Buddhist Temple)	3.9	1.4
483-76-67	32223 Cabello St (St Anne's Catholic Church)	6.1	1.0
483-73-4-2	4216 Dyer St (Bethel Baptist Church)	1.8	0.3
475-90-5	33115 Central Ave (Church at Union City)	5.0	1.5
87-40-6-10; 87-40-7-4; 87-40-7-3	Chapel of the Chimes Memorial Park & Funeral Home	56.7	4.5
486-15-52-1; 486-15-52-2	33225 6th Street (Our Lady of the Rosary Catholic Church)	4.2	0.9
486-99-6	34201 Alvarado Niles Rd (The Church of Jesus Christ of Latter-day Saints)	5.2	2.4
Total		82.9	12

Source: Ascent, 2022.

However, effective January 1, 2023, Assembly Bill (AB) 2239 was passed in 2022, which amended Government Code Section 65583(a)(4) to require the zoning district where emergency shelters are permitted by-right to be a residential zone or a mixed-use zone. If it's a mixed-use zone, the City needs to demonstrate that sites with this zoning designation are located near amenities and services that serve people experiencing homelessness, which may include, health care, transportation, retail, employment, and social services. To comply with the requirement the program included in the Housing Element ensures that the zone where the City will permit emergency shelters by-right will be a residential or mixed-use zoning district(s) that has capacity to accommodate 489 beds. Potential zoning districts that the City will consider CMU, VMU, and the RM zoning districts. These zoning districts have the following available sites in the sites inventory, with the following capacities¹:

- **CMU:** Four sites totaling 4.7 acres with a combined capacity for 200 shelter beds.
- **VMU:** Two sites totaling 7.8 acres with a combined capacity for 100 shelter beds.
- **RM Districts:** Five sites totaling 13.2 acres with a combined capacity for 250 shelter beds.

In total, the City has 11 sites with potential capacity for 550 shelter beds in the CMU, VMU, and RM districts assuming a 50-bed limitation per site. These zones would provide adequate sites to accommodate 489 beds.

Transitional and Supportive Housing

Transitional housing is designed to assist homeless individuals and families in moving beyond emergency shelter and into permanent housing by helping people develop independent living skills through the provision of supportive services. Permanent supportive housing is housing that is linked to services that assist residents in maintaining housing, improving health, and maximizing ability to live and work in the community. In compliance with State law, the City Zoning Code defines “transitional housing” and “supportive housing” as follows:

- **Transitional Housing** - “rental housing operated under the Multifamily Housing Program, as described in Section 50675 ct. al. of the Health and Safety Code, that calls for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined point in time, which shall be no less than six months and in no case more than two years. Transitional housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.”
- **Supportive Housing** - “housing with no limit on length of stay, that is occupied by a target population, as defined by State law, that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improve his or her health status, and/or maximizing his or her ability to live and, when possible, to work in the community. Supportive housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same zone.”

¹ Shelter bed capacity was calculated using methodology outlined in Government Code Section 65583 subdivision (a)(4)(H), which says “the number of people experiencing homelessness that can be accommodated on any site shall be demonstrated by dividing the square footage of the site by a minimum of 200 square feet per person,” but also assumes a 50-bed limitation for emergency shelters, per Housing Element Program HE 7.A. If a higher bed limitation is established, additional capacity can be accommodated on each site listed in the inventory.

Per recent changes in State law (AB 2162), the City must also allow 100 percent affordable projects by right where multi-family and mixed-use development is permitted if the project includes 25 percent, or 12 units of, supportive housing. The Housing Element includes an implementation program to comply with this new provision of State law, Government Code Section 65651(a) (see Program HE-7.A.F.A in Chapter 98).

Low Barrier Navigation Centers

Assembly Bill AB 101, passed in 2019, requires that a low barrier navigation center be a use permitted by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements. AB 101 defines “low barrier navigation center” as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The Housing Element includes an implementation program to amend the Zoning Code to comply with this new requirement of Government Code Section 65662 (Program HE-F2.A).

Accessory Dwelling Units

An accessory dwelling unit (ADU) is an additional self-contained living unit, either attached to or detached from the primary residential unit on a single lot, also referred to as a secondary dwelling unit. The unit is required to include cooking, sleeping, full sanitation facilities, and separate, exterior entrance. ADUs are an important source of affordable housing since they can be constructed relatively cheaply and have no associated land costs. They can also provide supplemental income to the homeowner, allowing them to remain in their homes or moderate-income families to afford houses.

Recognizing that ADUs are part of the solution for addressing the statewide affordable housing shortage, California lawmakers have passed several bills in recent years to facilitate the development of ADUs. To encourage establishment of ADUs, State law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing ADUs in residentially-zoned areas, or where no ordinance has been adopted, to allow ADUs on lots zoned for single family or multifamily use that contain an existing single-family unit subject to ministerial approval (“by right”) if they meet standards set out by law. In 2021, the City amended the Municipal Code by establishing Chapter 18.34, Accessory Dwelling Units, to codify applicable development standards and criteria for ADUs and Junior Accessory Dwelling Units (JADUs) in one location within the City’s zoning ordinance and to comply with the recent changes in State law regarding ministerial review and approval. Establishment of this new chapter also streamlines and simplifies the process for further amendments as necessary in response to future State legislation. [The City made further amendments in September 2022 to incorporate objective design standards.](#)

In Union City, ADUs are permitted within all single family, multifamily, and mixed-use residential districts. JADUs are a specific type of ADU that is no more than 500 square feet and built entirely within an existing single-unit or duplex dwelling residence. ADUs and JADUs are subject to the following criteria:

- On lots with an existing or proposed single-family dwelling, one ADU and up to one JADU is allowed per parcel. An ADU can be either attached or detached to the primary residence but JADUs must be constructed entirely within the walls of an existing primary residence.

- ADUs may be allowed within existing portions of a multifamily or mixed-use development that are not used as livable space. At least one attached ADU or up to two detached ADUs may be provided per lot.
- ADUs shall meet the setback requirements for the primary residence in the zoning district in which it is located (with a few exceptions as allowed/required by UCMC Sec. 18.34.030).
- ADUs must be between 150 and 1,000 square feet in floor area. Each unit shall, at minimum, include a full bathroom including shower and/or bathtub, a sleeping area, permanent cooking facilities, and a separate, exterior entrance.
- The total lot coverage for all buildings shall not exceed the allowable lot coverage for the zoning district except that such ratio shall not prohibit an 800 square foot ADU meeting the maximum height and minimum setback requirements.
- ADUs and JADUs may not be sold separately from the primary residence but may be rented separately. ADUs and JADUs may not be used for short-term rentals (less than 30 days).
- For properties with JADUs, the primary residence must be owner-occupied, but the owner may reside in either the JADU or the primary residence. This owner-occupancy requirement does not apply to primary residences owned by a public agency, land trust, or non-profit housing organization.
- No additional parking shall be required in the creation of an ADU. When an existing garage, carport or covered parking structure is demolished in conjunction with the construction of an ADU or converted into an ADU, the parking spaces shall not be required to be replaced. However, if a covered and enclosed parking space is demolished in the construction of the JADU, then the parking space shall be replaced at a ratio of one-to-one.
- ~~The exterior appearance and character of attached and detached ADUs shall reflect that of the existing primary residence. A project may be exempted from one or more of the established standards if it is determined that the specific standard(s) would make it infeasible for an 800 square foot ADU to be constructed on a property consistent with UCMC Sec. 18.34.030 and California Government Code, Section 65852.2, subdivision (e). The ADU must meet specified objective design standards related to building facades and materials, windows and glazing, roof form and detailing, and entryway features.~~
- ADUs are prohibited from having exterior stairways or balconies.

The City will make further amendments to the ordinance, as necessary, to remain consistent with State law and reflect local needs. The City recognizes that State law regarding ADUs is constantly changing and has included a program to track legislative changes and modify Chapter 18.34 of the City's code as necessary (Program HE-2.DF.A).

Single-Room Occupancy Units

Single-room occupancy (SRO) units can provide affordable private housing for lower-income individuals, seniors, and persons with disabilities. An SRO unit is usually small, between 200 to 350 square feet. These units can also serve as an entry point into the housing market for formerly homeless people.

In the Union City Zoning Ordinance, SROs fall under the definition of "lodging rooming house." As defined in Sec. 18.08.300: "a "lodging rooming house" is a building other than a hotel where lodging

is provided for three (3) or more persons for compensation pursuant to previous arrangements but not open to the public or transients. This definition also encompasses Single Room Occupancy (SRO) housing.” A lodging rooming house is permitted in the RM 1500 district.

[The current Zoning Code provisions for SROs limits the potential for SROs in Union City. The Housing Element includes a program to define SROs as a separate use, expand the zones where SROs are permitted, and ensure development standards, including parking, facilitate the development of SROs.](#)

Senate Bill 9 Subdivisions

Senate Bill 9 (SB 9) became effective January 1, 2022. The bill mandates local jurisdictions to ministerially approve two unit developments and urban lot splits within a single-family residential zone, without discretionary review or hearing, if the proposed development meets certain requirements. For SB 9 developments, the City may apply objective zoning, subdivision, and design standards. The City adopted an ordinance in November 2021 to comply with this new State law requirement. The ordinance added Chapter 18.31, SB 9 Subdivisions and Development Projects, to the Union City Municipal Code. The City ~~is amending~~[amended](#) the ordinance in 2022 to provide greater clarity and flexibility for SB 9 applications. [For the most part, the development standards of the primary zone apply, including setbacks, height, and lot coverage. The City also included a limitation of new home size to 2,000 square feet. The Housing Element includes a program to further analyze existing development standards and ensure the standards facilitate new missing middle housing types. This may include increasing lot coverage, height, and/or setbacks to support the feasibility of new infill housing in traditionally single-family neighborhoods.](#)

Residential Care Facilities and Other Zoning Provisions for Persons with Disabilities

[Group homes can provide persons with disabilities the opportunity to live in a non-institutionalized setting within local communities. There are provisions in State law that explicitly require State-licensed group homes for six or fewer to be treated the same as any other residential use. As demonstrated below, the City’s Zoning Ordinance complies with these explicit requirements of State law. However, HCD recently produced a Group Home Technical Advisory \(December 2022\) that explains that local governments have an affirmative obligation under State law to promote for inclusive communities and affirmatively further fair housing. This includes treating group homes of all sizes, whether licensed or unlicensed, the same as any other residential use to ensure persons with disabilities have equal opportunity to live in a community.](#)

Small Community Care Facilities

Section 1566.3 of the California Health and Safety Code requires residential facilities serving six or fewer persons to be considered a residential use of property for purposes of local zoning ordinances. No local agency can impose stricter zoning or building and safety standards on these residential facilities — such as a use permit (UP), zoning variance or other zoning clearance — than is required of a family dwelling of the same type in the same zone.

Residential care facilities fall under the definition of “community care facility” in Union City’s Zoning Ordinance. The zoning code does not restrict small community care facilities but treats them like any other residential dwelling unit.

Large Community Care Facilities

~~Due to the unique characteristics of large community care facilities (serving more than six persons), most jurisdictions require a use permit to ensure neighborhood compatibility in the siting of these facilities.~~ As indicated previously in Table 6-1, Union City's Zoning Ordinance provides for Community Care Facilities with more than six occupants in all zoning districts where residential uses are permitted, subject to approval of a Use Permit by the Planning Commission. ~~The required findings for approval of a Use Permit in Union City are directed towards ensuring compatibility of the proposed use and not tied to the user, and therefore are not viewed as a direct constraint to the provision of care facilities.~~ Community care facilities for more than six people are allowed by right in the Civic Facilities (CF) District. The requirement for a use permit has the potential to impact the housing supply and choice for persons with disabilities. The Housing Element includes an implementation program to permit community care facilities for more than six persons as a permitted use in all zones where other residential uses are permitted subject to the same requirements of other residential uses of the same type in the same zone.

Reasonable Accommodation

State and Federal laws prohibit housing discrimination against persons with disabilities in land use practices and decisions, such as applying special requirements that limit the ability of disabled individuals to live in the residence of their choice. Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

According to State law, a request for a reasonable accommodation may only be denied if:

- (1) The individual on whose behalf the accommodation was requested is not an individual with a disability;
- (2) There is no disability-related need for the requested accommodation (in other words, there is no connection between the disability and the requested accommodation);
- (3) The requested accommodation would constitute a fundamental alteration of the services or operations of the person who is asked to provide the accommodation;
- (4) The requested accommodation would impose an undue financial and administrative burden on the person who is asked to provide the accommodation; or
- (5) The requested accommodation would constitute a direct threat to the health or safety of others (i.e., a significant risk of bodily harm) or would cause substantial physical damage to the property of others, and such risks cannot be sufficiently mitigated or eliminated by another reasonable accommodation.²

Chapter 18.115 of the City Zoning Ordinance outlines the City's process for providing reasonable accommodation. Requests for reasonable accommodation are reviewed by the Zoning

² Cal Code Regs., tit. 2, § 12179.

Administrator. The following findings are required to be described in the written decision from the Zoning Administrator:

- Whether the housing will be used by a person with a disability under the Federal Fair Housing Act and the California Fair Employment and Housing Act (“the Acts”);
- Whether the application for reasonable accommodation is necessary to make specific housing available to a person with a disability under the Acts;
- Whether the reasonable accommodation would impose an undue financial, administrative or enforcement burden on the City;
- Whether the reasonable accommodation would require a fundamental alteration in the nature of a City program or law; including but not limited to land use and zoning;
- Potential impact on surrounding uses;
- Physical attributes of the property and structures; and
- Other reasonable accommodations that may provide an equivalent level of benefit.

Some of these findings are subjective, including the potential impact on surrounding uses, and have the potential to limit reasonable accommodation for persons with disabilities. The Housing Element includes an implementation program to adopt objective findings for approving reasonable accommodation requests.

Definition of Family

There are a number of State and Federal rules that govern the definition of family, including the Federal Fair Housing Amendments Act of 1988, the California Fair Housing and Employment Act, the California Supreme Court case *City of Santa Barbara v. Adamson* (1980), and the California Constitution privacy clauses. The laws for families have a few primary purposes: to protect people with disabilities, to protect non-traditional families, and to protect privacy. According to HCD and Mental Housing Advocacy Services there are three major points to consider when writing a definition of family:

- Jurisdictions may not distinguish between related and unrelated individuals.
- The definition may not impose a numerical limit on the number of persons in a family.
- Land use restrictions for licensed group homes for six or fewer individuals must be the same as those for single families.

The City defines a “family” as “one or more persons occupying a dwelling and living as a single not-for-profit housekeeping unit as distinguished from a group occupying a hotel, club, boardinghouse, fraternity, or sorority house.” This definition is not considered restrictive.

Affordable Housing Ordinance

In May 2001 the City Council adopted the Affordable Housing Ordinance (Municipal Code Chapter 18.33) to ensure new residential development provides a range of housing opportunities for all economic segments of the community. The City has amended the ordinance several times, most recently in 2018. The Affordable Housing Ordinance requires all new housing developments in the city to make 15 percent of those units affordable to very low-, low- and moderate-income households. For rental projects the required distribution of the 15 percent affordable units is 30 percent very low-income and 70 percent low-income units, and for ownership projects the required

distribution is 10 percent low-income, 30 percent moderate income at 81-100 percent area median income, and 60 percent moderate income at 101-120 percent area median income.

Small projects consisting of six units or less pay an in-lieu fee for their housing requirement rather than producing the affordable units. For small projects, the base fee is \$24,000 per unit. All units exceeding 1,000 square feet, must pay an additional fee of \$8 per square foot. Large projects consisting of seven or more units may also satisfy the requirements to provide affordable units by paying an option in-lieu fee for any or all required units. The fee is equal to \$27 per square foot of all habitable space within the development. Many recent residential projects from the City have opted to pay the fee in lieu of building the affordable units. Funds from the in-lieu fees are deposited into the Housing In-Lieu Fund. Those fees have been used to contribute to other recent affordable housing projects, such as Lazuli Landing (81-unit affordable housing development). The Affordable Housing Ordinance does not serve as a constraint to new residential development within Union City, and has generally proven to be a major component in the development of affordable housing in Union City.

As a result of the ordinance, 318 affordable housing units for extremely low-, very low-, low-, and moderate-income households have been built, as shown in Table 6-5. An additional 151 affordable units have been approved, but not yet constructed.

TABLE 6-5: INCLUSIONARY UNITS AS OF MAY 2022, UNION CITY					
Development	Extremely Low	Very Low	Low	Moderate	Total Affordable
Summerhill Homes	—	—	4	24	28
Pacific Terrace	—	—	—	28	28
Wildrose	—	—	1	9	10
Ponderosa Cove II	—	1	2	3	6
Ivywood	—	—	1	3	4
Pan Cal	—	—	-	2	2
Alvarado Square	—	—	1	3	4
Norcal/7 th Street	—	—	—	8	8
5 th Street Scattered Sites	—	—	—	7	7
Avalon Bay, (24 Union Square)	—	20	46	—	66
Station Center	23	132	—	—	155
TOTAL	23	153	55	87	318

Source: Union City, May 2022.

Permit Processing Procedures

Preliminary Review Process

[Union City requires applicants to have applications reviewed prior to the formal submittal process, which is defined as Preliminary Review \(Zoning Ordinance Chapter 18.53\). This process requires applicants to submit a preliminary application package for initial feedback on site design, improvements, and other applicable regulations. This process thereby improves the quality of the formal application submittal packages while reducing City staff time required for review and facilitating a streamlined development review process for the applicant. This preliminary review](#)

process is separate from the SB 330 preliminary application process, discussed later in this chapter. Figure 6-2 describes the application submittal and review process for project applicants.

Site Development Review (i.e., Design Review)

New residential development that is permitted in a given zone (as shown in Table 6-1) does not require a use permit. Permitted residential developments are subject only to site development review. The purpose of Site Development Review is stated as follows:

"Site development review is intended to promote orderly, attractive and harmonious development and the stability of land values and investments and the general welfare, by preventing the establishment of uses or the erection or maintenance of structures having unsightly, undesirable or obnoxious qualities which are not properly related to their sites, surroundings and traffic circulation in the vicinity, or which would not meet the specific intent clauses or performance standard requirement of the zoning title."

Site Development Review is limited to the physical aspects of the development and does not grant the City discretion over the use itself. The intent is to ensure proposed development is consistent with the General Plan and Zoning Ordinance requirements.

The City reviews ~~the design of~~ new projects through two levels of review. New individual single-family residences are subject to Administrative Site Development Review (Zoning Ordinance Chapter 18.72), which is conducted by the Zoning Administrator. Multifamily developments are subject to Site Development Review (Zoning Ordinance Chapter 18.76) by the City Council with the Planning Commission functioning as a recommending body.

Specific findings must be made by the City Council in order to approve a Site Development Review application, or by the Zoning Administrator in order to approve an Administrative Site Development Review. These findings include:

- Consistency with the General Plan and any applicable specific plans;
- Consistency with the purposes of Title 18 (i.e., Zoning Ordinance) and the requirements of the district in which the site is located; and
- Consistency with the purpose of Site Development Review as outlined in Section 18.76.010 of the Union City Municipal Code.
- Generally, the Planning Commission will consider and make a recommendation on the application to the City Council in one public hearing. The application is then considered by the City Council at the next hearing on its calendar, usually within one month of the Planning Commission hearing. As with the Planning Commission, the City Council generally considers and approves the application in one public hearing, regardless of the size of the project.

The purpose of Site Development Review is stated as follows:

"Site development review is intended to promote orderly, attractive and harmonious development and the stability of land values and investments and the general welfare, by preventing the establishment of uses or the erection or maintenance of structures having unsightly, undesirable or obnoxious qualities which are not properly related to their sites, surroundings and traffic circulation in the vicinity, or which would not meet the specific intent clauses or performance standard requirement of the zoning title."

Site Development Review is limited to the physical aspects of the development and does not grant the City discretion over the use itself. The intent is to ensure proposed development is consistent

~~with the General Plan and Zoning Ordinance requirements.~~ In conducting Site Development Review, the City uses design criteria for residential development, which are listed in Zoning Ordinance Section 18.32.125. While the design criteria contain some objective standards, many of the design criteria are subjective. The City is in the process of developing objective design standards to replace the current design criteria, which is described in more detail below.

The City has approved 100 percent of Site Development Review or Administrative Site Development review applications. This is primarily due to the [early feedback and direction provided to applicants as part of the](#) preliminary application review, ~~described below.~~

Preliminary Review Process

~~Union City requires applicants to have applications reviewed prior to the formal submittal process, which is defined as Preliminary Review (Zoning Ordinance Chapter 18.53). This process requires applicants to submit a preliminary application package for initial feedback on site design, improvements, and other applicable regulations. This process thereby improves the quality of the formal application submittal packages while reducing City staff time required for review and facilitating a streamlined development review process for the applicant. This preliminary review process is separate from the SB 330 preliminary application process, discussed later in this chapter. Figure 6-2 describes the application submittal and review process for project applicants.~~

Objective Design Standards

The City currently relies on a combination of objective and subjective design standards and guidelines to review and regulate the design of most housing projects. However, the State of California continues to enact new laws that require streamlined housing approval by establishing a by-right, ministerial approval process for multifamily residential development. Key to ministerial approval is the replacement of subjective design guidelines with objective standards.

The intent of Objective Design Standards is to provide applicants and developers with a clear understanding of the City's expectations for mixed-use and multi-family residential project design. Objective design standards are written as requirements, rather than guidelines; therefore, all mixed-use and multi-family residential projects applying under Housing Accountability Act (HAA) protections shall comply with each standard. Importantly, objective design standards regulate site and structure design only. Projects must also comply with all applicable building permit requirements, zoning code requirements, and development standards such as height, setbacks, lot coverage, etc.

To accommodate the requirements of State law, the City is developing a thorough set of objective design standards to govern the development of multi-family housing, including certain mixed-use projects. The City anticipates adoption of the new Objective Design Standards in

~~Summer/Fall~~[Spring/Summer 2023](#).

Figure 6-2: Development Application Submittal and Review Process



FORMAL APPLICATION SUBMITTAL PROCEDURES

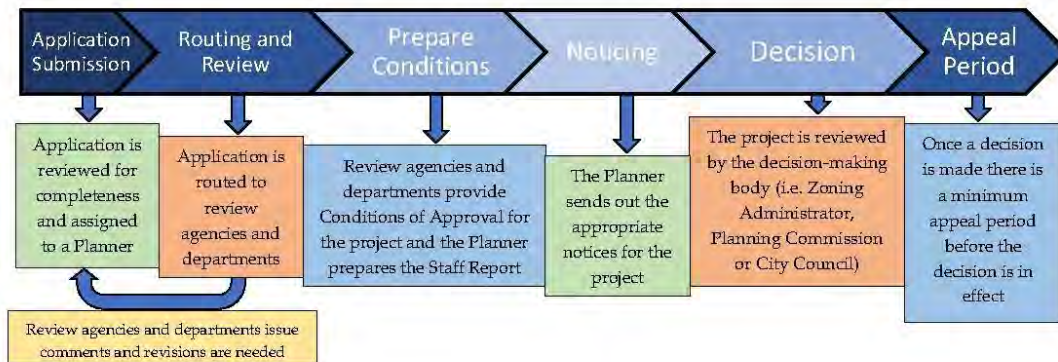
Planning Division

Economic and Community Development
34009 Alvarado-Niles Road
Union City, CA 94578
510-675-5379 – Planning@unioncity.org

The following steps provide guidance to applicants on how to submit a formal review application packet to the Planning Division for planning entitlements. The Formal Review Process is the review in which the decision maker (Zoning Administrator, Planning Commission, and/or City Council) takes an action (approval or denial) on your project proposal.

- ☐ **Step 1 – Apply for and Preliminary Review.**
Preliminary Review is established by Chapter 18.53 of the Union City Municipal Code and is required before submittal of a formal application. See Preliminary Review Submittal Procedures: <https://www.unioncity.org/DocumentCenter/View/5231/New-PRELIM-Submittal-Procedures—Applicant—Instructions>
- ☐ **Step 2 - Review comments** provided during the Preliminary Review and incorporate them into the plans.
A response to the preliminary comments must be provided with the formal application
- ☐ **Step 3 - Fill out the [Application](#)** and prepare plans and documents required on the [Submittal Checklist](#) and Preliminary Review comment letter.
- ☐ **Step 4 - [Schedule](#)** an appointment to come and submit your application to a planner at City Hall.
Appointment link: <http://www.calendly.com/ucplanning/appointment>
- ☐ **Step 5 – Before your appointment upload an Electronic Submittal to Box.**
Box Link: <https://cityofunioncitycalifornia.app.box.com/f/af07691dd69a4458b43666834fd959f5>
- ☐ **Step 5 – Follow the payment instructions** provided by staff.
The project is considered “accepted” only after staff has received the proof of payment and all documents. Once accepted staff will begin the review. Please allow 4 weeks from acceptance date for staff to provide written feedback regarding the application. Please note that for more complicated projects or projects that include more than one application type, this review may take up to 6 weeks.

Formal Application Review Process



Source: City of Union City, 2022.

Permit Processing Times

The minimum amount of time for processing permits is established by requirements for environmental review, public notice, and by the meetings of the Planning Commission and City Council. While there is little room for processing permits any faster than the City already does, the current practice of automatic review of some Planning Commission permit decisions by the City Council does add several weeks to the total permit processing time. Ultimately, the maximum amount of time for processing residential development permits is set by State law (California Government Code 65920 et. seq.). Some of the average times have increased by three to six months due to infill complexity and extra notification of State requirements.

Table 6-6 summarizes the average time required to process development permits. The processing time needed to obtain development permits and required approvals varies depending on the scope of the project. Smaller projects typically require less time than larger projects. The City strives to keep its permit procedures streamlined and processing times minimal. Administrative Site Development Review projects are generally completed in a time frame of six to eight weeks, which is not a significant constraint. Variances and Use Permits are generally completed in a time frame of two to three months, which is not a significant constraint. The Site Development Review process typically takes an average of 6 months.

TABLE 6-6: AVERAGE PERMIT PROCESSING TIME, UNION CITY (2022)	
Type of Permit	Average Time ¹
Preliminary Application	1-2 months
General Plan Amendment	12 months
Rezone	6 months
Tentative Tract Map	9 months
Tentative Parcel Map	3-6 months
Site Development Review	6 months
Admin. Site Development Review	6-8 weeks
Variance	2-3 months
Use Permit	2-3 months

¹An estimated additional 6-12 months would be necessary if a mitigated negative declaration [or](#) environmental impact report is required [per the requirements of CEQA](#).

Source: Union City, Economic and Community Development Department, 2022.

[In conclusion, an applicant looking to build a single-family home would submit a preliminary application, which takes 1-2 months to process and go through the administrative site development review process, which takes about 6-8 weeks, for a total of 2.5-4 months for approval. Most multifamily development applications would first go through the preliminary application process and the site development review process, which in all takes about 7-8 months.](#)

Senate Bill 35

Senate Bill (SB) 35, passed in 2017, requires jurisdictions that have not approved enough housing units to meet their RHNA to provide a streamlined, ministerial entitlement process for housing

developments that incorporate affordable housing. Based on Union City's current (2022) progress toward meeting the Fifth Cycle RHNA, projects with at least 10 percent affordable units qualify for ministerial approval subject only to objective standards. However, to be eligible, projects must also meet a long list of other criteria, including prevailing wage requirements for projects over 11 units. In order for applicants to take advantage of SB 35, per Government Code Section 65913.4 (10)(b)(1)(a)(et seq.) they need to submit a Notice of Intent and jurisdictions need to give Native American tribes an opportunity for consultation. Union City is in the process of developing a set of objective design standards and would accept SB 35 applications consistent with the law. However, no applicants have requested SB 35 streamlining as of June 2022.

Senate Bill 330

Senate Bill 330 (SB 330), Housing Crisis Act of 2019, prohibits cities and counties from enacting a development policy, standard, or condition that would impose or enforce design standards that are not objective design standards on or after January 1, 2020 [Government Code Section 663300 (b)(C)]. The bill also established specific requirements and limitations on development application procedures.

Per SB 330, housing developers may submit a "preliminary application" for an SB 330 residential development project. Submittal of a SB 330 preliminary application allows a developer to provide a specific subset of information on the proposed housing development before providing the full amount of information required by the local government for a housing development application. Submittal of the preliminary application secures the applicable development standards and fees adopted at that time. The project is considered vested, and all fees and standards are frozen, unless the project changes substantially. The City has an SB 330 preliminary application form.

Permit Fees and Exactions

Housing construction imposes short- and long-term costs on communities. Short-term costs include the cost of providing planning services and inspections. New residential developments can also result in significant long-term costs relating to the maintenance and improvement of infrastructure, facilities, parks, and streets. To offset these community costs, jurisdictions collect various fees from developers.

The City most recently updated its planning fees in May 2022 and they will be effective until June 30, 2023 (FY 2022/2023). The fee schedule was updated to reflect a 5.2 percent CPI increase in addition to a time/materials deposit approach, a type of cost recovery model for residential development. This model is comparable to surrounding jurisdictions, such as Fremont, Newark, Hayward. Fees depend on the complexity of the project. As an example, a recently multifamily project paid around \$49,000 per unit in planning fees. Since the City updated its planning fee structure in 2021, there have not been any requests for single-family residential subdivision projects, so the City is unable to provide a recent example of planning fees for single-family. Table 6-7 shows planning fees commonly required for development based on level of review. Union City's planning fees are comparable to surrounding jurisdictions and do not present a constraint to the construction of housing.

TABLE 6-7: PLANNING FEE SCHEDULE, UNION CITY (FY 2022/2023)	
Application Type	Fee/Cost
Preliminary Review	
Preliminary Review	\$1,578
Preliminary Review for new single-family unit or second story addition to single-family unit, and administrative use permits	\$550
Site Development Review	
Administrative Site Development Review	
a. Small Residential Projects (e.g. single detached accessory structure or balcony)	\$2,502
b. Large Residential Projects (e.g. second-story additions, multiple accessory structures)	\$3,946
c. Residential Project – Planning Commission Review	\$1,647 (in addition to base fee for residential project type, see a. or b. above)
d. Commercial/Industrial Projects	\$5,658
e. Commercial/Industrial Project – Planning Commission Review	\$2,296 (in addition to base fee for residential project type, see a. or b. above)
Site Development Review	\$20,000 (Time & Materials Deposit)
Use Permit	
Administrative Use Permit	\$2,502
Use Permit	\$4,234
Subdivision	
Tentative Parcel Map	\$10,000 (Time & Materials Deposit)
Tentative Tract Map (including condominiums)	\$20,000 (Time & Materials Deposit)
Variance	
Variance	\$2,135
Amendments	
Zoning Text Amendment	\$10,000 (Time & Materials Deposit)
Zoning Map Amendment	\$10,000 (Time & Materials Deposit)
General Plan Amendment	\$20,000 (Time & Materials Deposit)
Specific Plan Amendment	\$20,000 (Time & Materials Deposit)
Extensions	
Administrative Permits (ASD, AUP)	\$161
Discretionary Permits/Variations (SDR, UP, VAR)	\$482
Extension of Sign Amortization Period	\$161
Environmental Review	
CEQA Exemption	\$385
Negative Declaration, Unmitigated (ND)	Consultant Cost + 64%
Negative Declaration, Mitigated (MND)	Consultant Cost + 64%
Environmental Impact Report (EIR)	Consultant Cost + 64%

TABLE 6-7: PLANNING FEE SCHEDULE, UNION CITY (FY 2022/2023)

Application Type	Fee/Cost
Environmental Review (in house)	At cost
Technical Studies (e.g., Cultural Resources, Air Quality/ Odors, Traffic, Phase 1/Phase 2 Environmental Site Assessment, Arborist, etc.)	Consultant Cost + 64%
CEQA Filing Fee for Negative Declaration (ND) and Mitigated Negative Declaration (MND)	\$2,598 (\$2,548 + County Clerk Filing Fee of \$50.00)
CEQA Filing Fee for Environmental Impact Report (EIR)	\$3,589.25 (\$3,539.25 + County Clerk Filing Fee of \$50.00)
Other	
Development Agreement (including legal)	Consultant Cost + 64%
Zoning Verification Letter (general)	\$457 (+ \$91 for each related parcel/APN)
Zoning Administrator Written Interpretation	\$1,092
Staff Planner Hourly Review	\$192
Planning Inspection (per inspection)	\$385
Appeals	\$945
Modifications	Base fee without acreage calculation
Senior (65 and over) Resident for Owner-Occupied Projects	20% Discount

Source: Union City Economic and Community Development Department, July 2021.

Development Impact Fees

The City also collects impact fees to cover the costs of providing the necessary services and infrastructure related to new development projects. Since the passage of Proposition 13 in 1978, local governments in California have come to rely increasingly on impact and connection fees to finance infrastructure. Union City charges several fees on residential development at the building permit stage, as shown in Table 6-8. Projects in the Decoto Industrial Park Study Area (DIPSA) are subject to an additional infrastructure fee of \$12,613 per single-family unit and \$7,469 per multifamily unit. The estimated City development impact fees for a single family three-bedroom, two-bathroom house of 2,000 square feet are approximately ~~\$86,377~~\$50,697. There are significant cost savings for multifamily residential development, as development impact fees are estimated at ~~\$62,132~~\$37,292 per unit. Other agency fees are estimated at \$26,388 per single-family unit and \$18,421 per multifamily unit. The total planning fees and impact fees are estimated at around ~~\$112,765~~\$77,085 per unit for single-family developments and ~~\$80,553~~\$55,713 per unit for multifamily developments. Based on recent development costs for affordable units, which ranged from about \$660,000 to \$820,000 per unit, fees are estimated to be about ~~107-128~~ percent of the total development costs. The fees listed in Tables 6-7 and 6-8 are typical of communities of similar size and situation.

TABLE 6-8: RESIDENTIAL DEVELOPMENT IMPACT FEES, UNION CITY (FY 2022/2023)

Fee	Cost	Estimated Fees	
		Single Family Unit¹	Multifamily <u>Rental</u> (per unit)²
Citywide Development Fees (Economic & Community Development Department)			
Bedroom Tax	\$280 per unit (1 br or less); \$455 per unit (2 br); \$630 per unit (3 br or more)	\$630	\$397
Capital Facilities Fee	\$12,231 per unit (single family); \$8,624 per unit (multifamily, ADU)	\$12,231	\$8,624
Park Facilities Fee- <u>(Rental Units)</u>	\$3,098 per unit (non-subdivided property only)	<u>\$3,098-</u>	\$3,098
<u>Park Land Dedication Fee (For Sale Units)³</u>	<u>Varies based on dwelling units per acre, total acres, and fair market value. Requirement is 3 acres dedication per 1,000 new residents or fee equal to [Land dedication per unit x appraised value x 1.2 (infrastructure load factor)]</u>	<u>\$38,880</u>	<u>\$24,840</u>
Traffic Signalization	<u>\$1,929,062</u> per unit (single family); <u>\$1,543,164</u> per unit (multifamily <u>or ADU</u>)	<u>\$1,960\$2,062</u>	<u>\$1,568\$1,649</u>
Fire Equipment Acquisition	\$1.40 per sq. ft. of occupied space above second story	--	\$397
Community Facilities District	\$676 (single family residential); \$474 (duplex); \$332 (low density multifamily residential); \$258 (high density multifamily residential)	\$676	\$258
Affordable Housing In-Lieu Fee	Small project (six units or less): \$24,000 per unit plus \$8 per square foot of habitable space in excess of 1,000 sq. ft. Large project Optional In-Lieu Fee (seven or more units): \$27 per square foot of habitable space	\$32,000	\$22,950
<i>Subtotal</i>		<u>\$86,377\$50,697</u>	<u>\$37,292\$62,132</u>
Other Agency Fees			
School Mitigation⁴	\$4.60 per sq. ft.	\$9,200	\$3,910
Alameda County Water District Facilities Connection Fee	\$7,857 per unit (single family); \$6,481 per unit (multifamily)	\$7,857	\$6,481
Domestic Wastewater⁵	\$9,331 (for single family unit less than or equal to 4,500 square feet); \$8,030 per unit (multifamily); \$4.72 per square foot (ADU)	\$9,331	\$8,030
<i>Subtotal</i>		<u>\$26,388</u>	<u>\$18,421</u>
Total		<u>\$112,765\$77,085</u>	<u>\$80,553\$55,713</u>

¹ Assumes a single story 3-bedroom 2-bathroom, single family house of 2,000 square feet on 0.25 acres.

² Assumes 30 units rental development with an average of 850 square feet in a 3-story multifamily building on 1 acre with a mix of 15 one-bedroom, 10 two-bedroom, and 5 three-bedroom units. Assumes 8,500 square feet of occupied space in third story.

³ The City complies with the Quimby Act for park land dedication.

⁴ These fees are established and used by the New Haven Unified School District.

⁵ Union Sanitary District connection fees.

Sources: New Haven Unified School District, Union Sanitary District, PG&E, Union City Economic and Community Development Department, January 2013.

On- and Off-Site Development Standards

The City requires certain public improvements for residential subdivisions. In 1976 the City adopted these standards to ensure that minimum levels of design and construction quality are maintained and adequate levels of street and facility improvements are provided. Title 17.32 of the Municipal Code describes the public improvements that must be agreed to prior to acceptance and approval of the final subdivision map, as follows:

- Street grading, installation of curbs and gutters, provisions for drainage and construction of drainage structures necessary to the proper use and drainage of the streets and/or to the public safety and convenience;
- Paving of streets and alleys as required;
- Installation of sidewalks as required;
- Provision for a water system with mains of sufficient size and having a sufficient number of outlets to furnish adequate water supply for each lot of the subdivision in accordance with the standards adopted by the City and with sufficient fire hydrants, gated connections and appurtenances to provide adequate fire protection in accordance with the standards of the Fire Department of the City;
- Sanitary sewer facilities and connections for each lot to a sewage system approved by the City Engineer and the sanitary district concerned;
- An approved type of street lighting system;
- Planting of trees as required;
- Installation of street signs as required;
- Installation of a system of monuments and bench marks approved by the City Engineer;
- The payment of such fees as established by the City Council pursuant to resolution to cover the pro rata share of the cost of traffic signals as required by the City;
- Installation of paths and trails including directional signing.

The City's on- and off-site development standards have been in place since 1976, and do not represent a constraint to the development of housing. In addition to public improvement standards, the Municipal Code has specific standards for residential streets and parking, as described in the paragraphs below.

Residential Streets

The Union City Subdivision Code Chapter 17.40 requires standard improvements for streets; these requirements were originally adopted in 1969 and have been amended most recently in 2008. Dependent on the type of project, it enforces standard improvements including street paving, concrete curbs, gutters, and sidewalks, trails, and pathways, a development's pro rata share of sanitary sewers, storm drains and catch basins, water mains, fire hydrants, ornamental street lighting, standards with underground wiring, traffic signals, undergrounding of all existing overhead or new utilities, and such other specific improvements. All required improvements must be constructed and installed in accordance with City specifications and design. As a primarily built out

community, most new development in the city does not require building out new streets. Where new streets will be developed (e.g., the Station District and Hillside Area), street improvement standards will be outlined in a Specific Plan. These requirements are similar to other jurisdictions and do not represent a constraint to the development of housing.

Parking

Since off-street parking ~~often can~~ requires large amounts of land, parking requirements are one of the development standards that can most negatively impact housing development. The cost of land associated with parking, in addition to the costs of construction, paving, and maintenance, drive up the overall cost of development, requiring more funds to assist in the development of affordable housing. Parking standards in some jurisdictions have been arbitrarily established and do not necessarily represent the needs of the people living in the developments. This is especially true for senior and affordable housing developments where occupants are less likely to require more than one parking space.

As shown in Table 6-9, Union City's off-street parking requirements for residential uses vary by number of bedrooms, except units in the RS and R-5000 districts, which require two covered spaces regardless of size. In the R-5000 district, this standard applies to all new residential development, however existing single-family residences must only maintain one off-street parking space, which needs to be covered. Studio and one-bedroom units in the RM district or condominium conversion projects are required to have a minimum of 1.5 off-street spaces, of which one must be covered. Two-bedroom units are required to have two spaces, one must be covered. In two-bedroom condominium conversion projects 1.5 spaces must be covered. For condominium conversions with three or more-bedroom units, 2.5 spaces are required and two of which must be covered.

In the CSMU district, parking requirements were modified in 2015 to lower standards to one parking space per unit with additional standards for bicycle facilities and motorcycle parking; see Table 6-9.

In the CSMU, RM 1500, and RM 2500 zoning districts, a minimum of one bicycle parking facility shall be provided for every three units. Senior housing in the RM district must provide 0.5 covered parking spaces per bedroom. This requirement can be decreased by the Planning Commission if it is found that the senior housing will not create as great a need for parking. For housing developments in the RM districts with 100 percent of units affordable to lower-income households, parking is reduced to one space for studio and one-bedroom units, 1.5 spaces for two-bedroom units, and two spaces for three or more-bedroom units.

The Station District Specific Plan, ~~anticipated for adoption~~ adopted in ~~October~~ Fall 2022, ~~proposes~~ instituted new parking standards based on Assembly Bill 2923 (AB 2923) requirements which were approved by the State Assembly in 2018 to establish standards for transit-oriented development, including parking requirements on BART-owned properties. For multifamily residential development on BART property, the Station District Plan requires a maximum of 0.5 spaces per unit. For all other areas outside of BART property, minimum off-street parking requirements start at 0.75 spaces per unit for studio units and increases by 0.25 parking spaces as the number of bedrooms per unit increases, see Table 6-9.

The Station East Mixed Use Residential district (SEMU-R), which was added to the Zoning Ordinance in 2021, has varying standards depending on the density of residential development being built and on the number of bedrooms within the development. For high density development

(i.e., more than 30 dwelling units per acre but less than 100 dwelling units per acre), there is an established set of minimum and maximum parking standards based on number of bedrooms. For studio and one-bedroom units, there is a minimum of one space per unit and a maximum of 1.5-2 spaces per unit. For two-bedroom units, the minimum is 1.5 spaces per unit and the maximum is two spaces. For low density multifamily residential development (i.e., up to 30 dwelling units per acre), studios and one-bedroom units have a standard of one space per unit while units with two or more bedrooms are required to provide two spaces per unit. For affordable housing in the SEMU-R district, parking is reduced to a minimum of 0.5 spaces per bedroom if located less than a ½ mile from a major transit stop and 0.75 spaces per bedroom if more than ½ a mile from major transit stop. The maximum standard is two spaces per unit for affordable housing.

TABLE 6-9: OFF-STREET PARKING REQUIREMENTS, UNION CITY (2021+2022)

	Required Parking Spaces per Unit
Residential Districts	
RS and R-5000 district	2 spaces, both of which will be covered
RM district: 1 bedroom or studio unit ¹	1.5 spaces, 1 of which must be covered
RM district: 2 or more bedrooms ¹	2 spaces, 1 of which must be covered
RM district: Senior Housing ¹	0.5 spaces per bedroom, covered ²
RM 1500 and RM 2500: Bicycle parking facilities	1 facility for every 3 units
Affordable Housing³	
1 bedroom or studio unit	1 space
2 bedrooms units	1.5 spaces
3 or more-bedroom unit	2 spaces
Condominium Conversion	
1 bedroom or studio unit	1.5 spaces, 1 of which must be covered
2-bedroom unit	2 spaces, 1.5 of which must be covered
3 or more-bedroom unit	2.5 spaces, 2 of which must be covered
Station District Mixed Use Commercial (CSMU)⁶	
Any number of bedrooms	1 covered space per unit
Bicycle parking facility	1 facility for every 3 units
Motorized Cycle	1 space per every 25 units
Station District	
Multifamily Residential	
On BART Property ⁴ , any number of bedrooms	Maximum of 0.5 spaces per unit
Studio	Minimum 0.75 spaces per unit
	Maximum 1.25 spaces per unit
1 bedroom unit	Minimum 1 space per unit
	Maximum 2 spaces per unit
2-bedroom unit	Minimum 1.25 space per unit
	Maximum 2 spaces per unit
3+ bedroom unit	Minimum 1.5 spaces per unit

TABLE 6-9: OFF-STREET PARKING REQUIREMENTS, UNION CITY (2021-2022)

	Required Parking Spaces per Unit
	Maximum 2.5 spaces per unit
Affordable Housing	Minimum 0.5 spaces per bedroom
	Maximum 2 spaces per bedroom
Visitor Parking	Maximum 0.25 spaces per unit
Station East Mixed Use Residential (SEMU-R)	
Multifamily Residential – High Density (Between 30.1 dwelling units/acre – 100 dwelling units/acre) ⁶	
Studio	Minimum of 1 space per unit
	Maximum of 1.5 spaces per unit
1 bedroom unit	Minimum of 1 space per unit
	Maximum of 2 spaces per unit
2-bedroom units	Minimum of 1.5 spaces per unit
	Maximum of 2 paces per unit
3 or more-bedroom units	Minimum of 2 spaces per unit
	Maximum of 2.5 spaces per unit
Multifamily Residential – Low Density (up to 30 dwelling units/acre) ⁵	
Studio	1 space per unit
1 bedroom unit	1 space per unit
2-bedroom units	2 spaces per unit
3 or more-bedroom units	2 spaces per unit
Affordable Housing	
Any number of bedrooms	Minimum of 0.5 spaces per bedroom if less than ½ mile from major transit stop; 0.75 spaces / bedroom if more than ½ mile from major transit stop
	Maximum 2 spaces per unit

¹ Additional off-street parking spaces must exist to accommodate guest and visitor parking.

² Number of spaces may be decreased by the Planning Commission if found that the senior housing will not create as great a need for parking.

³ Housing developments in the RM districts with 100 percent of units affordable to lower-income households.

⁴ Based on AB 2923 requirements

⁵ Tandem parking spaces can be substituted for regular parking spaces up to 10 percent of the required parking demand.

⁶ The parking standards for CSMU ~~will be~~ replaced by standards in the Station District Specific Plan once adopted.

See Table 6-3 for a summary of the ~~proposed~~ parking standards in the ~~Draft~~ Station District Specific Plan.

Source: Union City Municipal Code, 2021.

State density bonus law (Government Code Section 65915) imposes statewide parking standards that a jurisdiction must grant upon request from a developer of an affordable housing project that qualifies for a density bonus. The parking standards are summarized in Table 6-10. When local parking requirements are higher, the statewide parking standards supersede the local requirements. The developer may request these parking standards even if they do not request the density bonus. These numbers are the total number of parking spaces including guest parking and accessible parking.

TABLE 6-10: STATEWIDE PARKING STANDARDS FOR AFFORDABLE HOUSING, CALIFORNIA (2021+2022)

Number of Bedrooms	Number of On-Site Parking Spaces
0 to 1 bedroom	1
2 to 3 bedrooms	2
4 or more bedrooms	2 ½

Source: California Government Code Section 65915

[In addition, State law \(Government Code section 65863.2\) waives all parking requirements for projects within 1/2 mile of a major transit stop, essentially eliminating parking minimums for developments within ½ mile of the Intermodal Station.](#)

~~Union City's parking standards are similar to those in other jurisdictions and, therefore, do not represent a development constraint above and beyond that of other cities. Additionally, While the City offers reduced parking standards in the Station District and for affordable housing and complies with State density bonus parking standards upon request, the parking standards for studio units in the RM zones could be considered high. The Housing Element includes a program to review and revise development standards in the RM zones, including parking standards, to facilitate multifamily housing. It also includes a program to develop appropriate parking standards for SROs. The City's parking requirements do not impose a significant constraint on the production of housing.~~

Open Space Requirements

The City has a policy in the General Plan that sets parkland standards. Policy HQL – 2.2 requires new residential subdivisions to dedicate a ratio of three acres per 1,000 new residents of parkland for neighborhood, community park, and recreation purposes or pay an equivalent in-lieu fee to offset the increase in park needs resulting from new residents. This standard is not excessive and is typical of many jurisdictions in the Bay Area.

The Zoning Ordinance requires that units in the RM districts have a usable open space/landscaped area of at least 300 square feet per unit and must meet the following criteria outlined in Section 18.32.115 of the Zoning Ordinance:

1. The usable open space can be common space accessible to more than one dwelling unit or may be private space for the exclusive use of individual units.
2. At least one-half of the required space must be provided at ground level exclusive of front yard setback areas, and not more than one-half of the requirement may be satisfied by balconies or roof decks.
3. Each square foot of private open space can be considered equivalent to two square feet of common space, and may be so substituted, except in the RM 3500 district where one foot can be considered equivalent to one- and-one-half square feet of common space.
4. Common usable open space must have a minimum area of 300 square feet.
5. Private usable open space at ground level must have a minimum area of 150 square feet.

6. Open space located in parking area, driveway, or service area or space with a slope greater than 10 percent is not counted.

In addition to the open space required per unit, there are requirements for multi developments.

- Projects located in the RM 2500 and RM 3500 districts are required to provide landscaped areas in at least 40 percent of the total site area.
- Projects located in the RM 1500 district must provide at least 25 percent of the site area as landscaped.
- Residential Projects in the CMU, CSMU, SEMU-R district are required to incorporate [public](#) open space features such as courtyards, pool and/or spa areas, recreation facilities, and picnic and play areas. [There are no private open space requirements for these zones.](#)
- For condominium conversions, private outdoor space must also be provided for each unit, as follows:
 - ▶ First floor unit: 120 square feet, fenced patio
 - ▶ Units above first floor: 60 square feet of fenced balcony
 - ▶ 25 percent of the site area devoted to common open space
 - ▶ In projects of 50 units or more, a common indoor recreation facility is required.

~~These The open space standards are typical of many jurisdictions in the Bay Area and would not significantly reduce the affordability of multifamily housing units for the RM zones may be considered high and have the potential to limit the feasibility of multifamily development in these zones. The Housing Element includes an implementation program to review and revise the open space requirements in the RM zones.-~~

Density Bonus

State law (California Government Code, section 65915-65918) requires cities and counties to approve density bonuses for housing developments that contain specified percentages of affordable housing units or units restricted to occupancy by seniors. A density bonus is the allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Projects that qualify for a density bonus are also eligible for reduced parking standards and additional concessions, or incentives. Upon the developer's request the City must also allow the parking standards shown above in Table 6-9. The legislature has made frequent changes to State density bonus law over the years, including AB 1763, which significantly increased density bonus provisions for 100 percent affordable projects. Municipal Code Section 18.33.060, Development Options, contains the City's density bonus regulations.

The City's Municipal Code cross references State density bonus law per section 65915 of the state Government Code. It states that "the City, upon request, may approve an increase in the number of units permitted in a proposed residential development ...when such an increase in density is consistent with State density bonus law per Section 65915 of the State Government Code." In 2016, the City amended its density bonus ordinance to allow inclusionary housing units required through the Affordable Housing Ordinance to be counted toward a density bonus.

Building Codes and Enforcement

Building codes and their enforcement influence the style, quality, size, and costs of residential development. Such codes can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner building codes and their enforcement can act as a constraint on the supply of housing and its affordability.

Building and housing codes establish minimum standards and specifications for structural soundness, safety, and occupancy. State housing law requires cities and counties to adopt minimum housing standards based on model industry codes. In addition to meeting the requirements of State housing law, local governments enforce other State requirements for fire safety, noise insulation, soils reports, earthquake protection, energy conservation, and access for people with physical disabilities. The enforcement of building and housing codes for all homes is per the minimum standards and requirements set forth in the codes listed in Table 6-11. Standards for rehabilitation are no more rigorous than those contained in the California Health and Safety Codes and Uniform Building Codes.

Other amendments to the California Uniform Code include changes in permit fees, violation penalties, the requirement for automatic sprinkler systems, the rules for premises identification, and structural changes with regard to seismic concerns.

Building codes and their enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to existing code standards. In this way building codes and their enforcement can act as a constraint on the amount of housing and its affordability. However, the codes enforced by Union City are similar to cities in the region and are necessary to promote the minimum standards of safety and accessibility to housing (see Table 6-11). Therefore, the codes are not considered to be an undue constraint on housing investment or development.

TABLE 6-11: BUILDING AND HOUSING CODES, UNION CITY (2021-2022)

Code Name	Code Date	Remarks
California Building Code	2019	Based on the 2018 International Code.
California Plumbing Code	2019	Based on 2018 Uniform Plumbing Code.
Uniform Code For Abatement of Dangerous Buildings	1997	Published by the International Conference of Building Officials.
California Fire Code	2019	Based on the 2018 International Code.
California Electrical Code	2019	Based on 2017 National Electrical Codes.
California Mechanical Code	2019	Based on 2018 Uniform Mechanical Codes.
Uniform Housing Code	1997	Published by the International Conference of Building Officials.
California Residential Code	2019	Based on the 2018 International Residential Code.
California Green Building Standards Code	2019	Published by the California Building Standards Commission.

Source: Union City, Economic and Community Development Department, December 2021.

In some cases, energy conservation requirements may increase construction costs and, therefore, the initial sales prices and cost of rent. However, these increased costs are often offset by the long-term reductions in the utility's component of housing operation costs. Accessibility modifications

may also increase initial sales prices and rents but will help address the housing needs of the elderly and people with disabilities.

State of California, Article 34

Article 34 of the State Constitution requires local jurisdictions to obtain voter approval for specified “low rent” housing projects that involve certain types of public agency participation. Generally, a project is subject to Article 34 if more than 49 percent of its units will be rented to low-income persons. If a project is subject to Article 34, it will require an approval from the local electorate. This can constrain the production of affordable housing, since the process to seek ballot approval for affordable housing projects can be costly and time consuming, with no guarantee of success.

Local jurisdictions typically place a measure or referendum on the local ballot that seeks authority to develop a certain number of low-income units during a given period of time. If the electorate approves general parameters for certain types of affordable housing development, the local jurisdiction will be able to move more quickly in response to housing opportunities that fall within those parameters. Union City has not held an Article 34 election since it does not directly build affordable housing. Although the City provides funding to affordable housing developers, this does not trigger Article 34 unless the City itself builds the public housing. Currently the City is utilizing Article 34 Authority that has been provided by Alameda County through its Measure A1 Affordable Housing Bond that was passed by Alameda County voters on November 6, 2016. Article 34 authorization has not been a barrier to the production of affordable housing.

Potential Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that housing elements contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. This section describes primary non-governmental constraints to the development of new housing in Union City.

Availability of Financing

The availability of financing is a critical factor that can influence the cost and supply of housing. There are generally two types of financing used in the housing market: (1) capital used for initial site preparation and construction; and (2) capital used to finance the purchase of units by homeowners and investors. Financing is largely impacted by interest rates. Small fluctuations in interest rates can dramatically influence the ability to qualify for a loan. Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer’s monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

In general, financing for new residential development in the City is available at reasonable rates. While interest rates for development and construction are generally higher than interest rates for home purchase (i.e., mortgages), financing for new construction is generally available at reasonable rates.

Land and Construction Costs

As with most built out Bay Area communities, the high cost of land is a constraint to the production of affordable housing in Union City. There are very few vacant parcels zoned for residential development left in the city and it is rare for vacant residential land to be listed for sale. Based on a property search conducted in February 2022, only three sites were identified for sale: a 0.11-acre lot zoned R-5000 for \$399,000, a 1.70-acre lot zoned ML for \$3,500,000, and a 0.21-acre parcel zoned CS for \$599,000. Cost per acre for these three sites ranged from \$2 to \$3.6 million, with an average of \$2.8 million. Land in surrounding jurisdictions can be used as a price comparison. Based on a review of land for sale in Fremont, Newark, and Hayward, land prices on average were in the range of 2 to 2.5 million per acre. In addition to market sales prices, there can be other costs associated with the acquisition of land including the cost of holding the property throughout the development process. Developers in Union City also face added expenses associated with the demolition and removal of existing structures or remediation of contaminated soil.

In addition to the high cost of land, construction costs can also act as a constraint to the production of new housing, particularly in the Bay Area. Both material and labor costs have increased substantially in recent years. Supply chain issues during the ~~Covid~~COVID-19 pandemic are partly responsible for recent material cost increases, and a shortage in the construction labor market is adding significantly to the cost of producing housing.

According to a 2020 report by the Turner Center, hard construction costs for multifamily projects in California rose by 25 percent over the course of a decade, from an average of \$177 per square foot in 2008-2009 to \$222 per square foot in 2018. Cost increases were even greater in the Bay Area, increasing by 119 percent and reaching more than \$380 per square foot in 2018³.

Construction costs vary widely according to the type of development. According to the Turner Center report, Type I projects, which are typically over 5-7 stories and constructed with steel and concrete, cost an average of \$65 more per square foot than other types of construction, like Type V (i.e., wood frame floors over a concrete platform)⁴. Type I projects are more likely to be found in infill locations where zoning allows higher density construction.

Affordable housing projects also cost more on average than market-rate and mixed-affordability projects. The 2020 Turner Center report found that affordable projects cost \$48 more per square foot on average compared to market-rate and mixed affordability projects. Some of the added costs for affordable housing are because many affordable housing developers are required to pay “prevailing wages.”

Requests for Housing Developments at Reduced Densities

State law requires the Housing Element to include an analysis of requests to develop housing at densities below those anticipated in the sites inventory. The sites inventory prepared for the 2015-2023 Housing Element conservatively assumed buildout at about 80 percent of the maximum allowed density. Since that time, nearly all multi-family high density sites have been approved or

³ Forscher, T.; Kneebone, E.; Raetz, H.; and Reid, C. March 2020. *The Hard Costs of Construction: Recent Trends in Labor and Material Costs for Apartment Buildings in California*. Turner Center for Housing Innovation, UC Berkeley. https://turnercenter.berkeley.edu/wp-content/uploads/pdfs/Hard_Construction_Costs_March_2020.pdf

⁴ Ibid.

proposed for development at much higher densities than assumed in the 2015-2023 Housing Element. This is especially true for affordable projects, which have often used density bonus to exceed the maximum allowable density. The City has not received any requests to develop at reduced densities.

Length of Time Between Project Approval and Applications for Building Permits

State law requires an analysis of the length of time between receiving approval for housing development and submittal of an application for building permit. On average the time between the approval of a housing development application and submittal of an application for building permits in Union City is about 12 months.

Chapter 7 | Opportunities for Energy Conservation

State Housing Element Law (Government Code Section 65583[a][7]) requires an analysis of the opportunities for energy conservation in residential development. According to the California Department of Housing and Community Development (HCD), the energy conservation section of a Housing Element must inventory and analyze the opportunities to encourage energy saving features, energy saving materials, and energy efficient systems and design for residential development.

Reducing residential energy consumption not only reduces greenhouse gas (GHG) emissions and conserves limited energy resources, it is also a key component for achieving community vitality and serving the needs of residents. Energy efficient buildings increase occupant health by reducing infiltration of moisture, pests, or air pollution. They also increase comfort and decrease utility bills leading to reduced housing costs for homeowners and renters and greater long-term housing affordability. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and at times must choose between basic needs such as shelter, food, and energy. Energy efficient housing is also more resilient to climate change, keeping homes thermally comfortable during extreme heat events. This chapter describes the ways the City provides opportunities for energy conservation in residential development.

Energy Efficiency Building Requirements

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings). The standards, prepared by the California Energy Commission, were established in 1978 in response to a State legislative mandate to reduce California's energy consumption. These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. The standards are updated every three years to consider and incorporate new energy efficiency technologies and methods. The 2019 Title 24 standards apply to projects constructed after January 1, 2020, and the 2022 Title 24 standards will apply after January 1, 2023.

Energy efficiency requirements are enforced by local governments through the building permit process. All new construction must comply with the standards in effect on the date a building permit application is made. Union City continues to enforce State requirements, including Title 24 requirements, for energy conservation in residential development, primarily through the Building Division of the Economic and Community Development Department.

The California Building Code also includes green building regulations, referred to as CALGreen, to encourage more sustainable and environmentally friendly building practices, require low pollution

emitting substances that can cause harm to the environment, conserve natural resources, and promote the use of energy efficient materials and equipment. There are mandatory measures, which apply statewide, and voluntary measures, which can be adopted locally. Voluntary measures are organized into two tiers with their own respective prerequisites and elective measures: Tier 1 prerequisites set a higher baseline than CALGreen mandatory measures while Tier 2 prerequisites include all of Tier 1 prerequisites plus some enhanced or additional measures. Union City has not adopted any of the CALGreen voluntary measures.

Green Building and Landscaping Practices Ordinance

Union City adopted a Green Building and Landscaping Practices Ordinance in 2006 to incorporate green measures into design, construction, demolition, renovation, operation, and maintenance of buildings and landscaping within the city. This Ordinance establishes requirements for green building and landscaping practices to be used in civic and public-private partnership projects with the intent to reduce landfill waste, conserve natural resources, increase energy efficiency, lower costs associated with operations and maintenance, improve indoor air quality, and minimize impacts on the natural environment. The requirements can be found in Chapter 15.76 of the Municipal Code.

Any City-sponsored project or public-private partnership over \$3 million and/or greater than 5,000 square feet must incorporate green building measures from the Leadership in Energy and Environmental Design (LEED) rating system, the Alameda County Residential Green Building Guidelines, or a City-approved equivalent system. The LEED rating system is a national program, developed by the U.S. Green Building Council, targeted to the top 25 percent of green home builders that provides a rating for the sustainability of a variety of building types. City-sponsored and public partnership buildings that qualify must meet a minimum LEED Silver rating and be certified by the U.S. Green Building Council. Projects have to include a LEED-Accredited Professional as a principal member of the design team. The Union Flats project, built in 2018, is a recent project that was subject to this requirement. This project obtained a LEED Platinum certification, the highest level. The Station Center development, built in 2014, is another example of a project which was subject to the ordinance. The project also received a LEED Platinum certification (surpassing the LEED Silver requirement of the ordinance). Both developments were constructed on former Pacific Gas and Electric Company (PG&E) corporation yards, which the City assisted in cleaning up.

Energy Efficiency and Conservation Programs

This section briefly describes some of the potential ways to achieve energy savings through the regulations and programs of local utility providers, the City, and the State.

Local Public Utility Programs

Union City receives both electricity and natural gas services from PG&E and the East Bay Community Energy (EBCE) authority. The following financial and energy-related assistance programs are available for Union City residents:

- **East Bay Community Energy (EBCE).** EBCE is a Community Choice Energy (CCE) program. It is a locally controlled joint powers authority formed in 2016, and expanded in 2021, that allows East Bay municipalities to work together to procure energy for customers and have more input

in ensuring that their energy comes from clean, local, renewable sources. The jurisdictions currently served are: Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, Tracy, Union City, and the unincorporated areas of Alameda County. EBCE provides much of its electricity from renewable sources such as solar, wind, and small hydroelectricity. PG&E continues to maintain infrastructure, run operations, and deliver the electricity.

- **Energy Savings Assistance Program.** PG&E's Energy Savings Assistance program offers free weatherization measures and energy-efficient appliances to qualified low-income households. PG&E determines qualified households through the same sliding income scale used for the California Alternate Rates for Energy (CARE) program. The City promotes weatherization and energy upgrade programs through its website.
- **California Alternate Rates for Energy (CARE).** PG&E offers this rate reduction program for low-income households. PG&E determines qualified households by a sliding income scale based on the number of household members. The CARE program provides a discount of 20 percent or more on monthly energy bills. The program includes assistance with attic insulation, weather stripping, caulking, and other minor home repairs. Some customers qualify for replacement of appliances including refrigerators, air conditioners, and evaporative coolers.
- **Energy Efficiency for Multifamily Properties.** The Energy Efficiency for Multifamily Properties program is available to owners and managers of existing multifamily residential dwellings containing five or more units. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products.
- **Relief for Energy Assistance through Community Help (REACH).** The REACH program is sponsored by PG&E and administered through a non-profit organization. PG&E customers can enroll to give monthly donations to the REACH program. Qualified low-income customers who have experienced uncontrollable or unforeseen hardships that prohibit them from paying their utility bills may receive an energy credit. Eligibility is determined by a sliding income scale based on the number of household members. To qualify for the program, the applicant's income cannot exceed 200 percent of the Federal poverty guidelines.
- **Medical Baseline Allowance.** The Medical Baseline Allowance program is available to households with certain disabilities or medical needs. Under this program, qualifying residential customers receive discounted energy rates and are given the option to receive more energy, if needed.

City Programs

The City continues to prioritize residential energy-efficiency and participates in the following programs.

- **Bay Area Regional Energy Network (BayREN) Programs.** BayREN is a coalition of the Bay Area's nine counties partnering to promote resource efficiency at the regional level, focusing on energy, water, and GHG reduction. It is one of three regional energy networks (RENs) in California funded by the California Public Utilities Commission (CPUC). BayREN offers rebates, funding, and technical assistance to help residents, property owners, and local governments improve resource-efficiency. Since the BayREN Home+ Program launched in January 2019, 1,983 households installed 6,134 unique measures across Alameda County. Regionally, 9,026 homes have installed over 29,494 measures. Excluding mandatory safety tests, the most

commonly installed measures are gas furnaces and smart thermostats, followed by attic insulation and duct repair/replacement.

- **Bay Area Multifamily Building Enhancements Program (BAMBE).** Since 2013, the Bay Area Multifamily Building Enhancements (BAMBE) Program has assisted multifamily properties in planning improvements designed to save 10 percent or more of a building's energy and water usage by offering no-cost energy consulting and \$750 per unit in cash rebates to help pay for the upgrades. In 2020, BAMBE introduced the new Clean Heating Pathway that incentivizes multifamily properties to switch from gas fueled equipment to cleaner and high efficient electric technologies. BAMBE has served 526 properties to date, providing at least \$27,402,750 in rebates.
- **Energy Upgrade California.** Energy Upgrade California is a statewide initiative to provide educational resources for residents and small business owners for energy management concepts, tools, and programs. The City promotes the Energy Upgrade program through its website, permit center, periodic workshops, and direct mail.
- **Solar Photovoltaics (PV) Program.** To incentivize solar energy, the City established a fixed fee for residential and commercial solar permits.
- **Property Assessed Clean Energy (PACE).** PACE programs offer financing options that are repaid via the property owner's tax bill over time. Other programs help offset the costs of upgrades such as improvements to mechanical and electrical systems, installation of water-efficient fixtures, and the development of onsite renewable energy and electric vehicle charging. Eligible improvements may vary by PACE program, but generally include improvements for energy and water efficiency, distributed generation renewable energy facilities such as solar PV, and vehicle charging. In September 2015, the City passed legislation approving six PACE providers to operate in Union City. All PACE providers are approved to operate in the city.
- **Alternative Residential Water Heater Program.** The program promotes and facilitates the installation of alternative water heaters in homes like solar hot water heaters or heat pumps. The City is in the process of creating promotional material that will be posted to the City website for use by the public.

Federal and State Programs

In addition to the local programs described above, the California Department of Community Services and Development (CSD) administers the Federally funded Low-Income Home Energy Assistance Program (LIHEAP). This program provides two types of assistance: Home Energy Assistance and Energy Crisis Intervention. The first type of assistance is a direct payment to utility bills for qualified low-income households. The second type of assistance is available to low-income households that are in a crisis. CSD also offers free weatherization assistance, such as attic insulation, caulking, water heater blankets, and heating and cooling system repairs to low-income households.

Chapter 8 | Evaluation of the Previous (2015-2023) Housing Element

Summary of Key Accomplishments

State housing element law (Government Code Section 65588) requires cities and counties to assess the achievements under their adopted housing programs to inform the development of new programs. State law also requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. The City has made significant progress in implementing the programs adopted in the 2015-2023 Housing Element. Some of Union City's major accomplishments include:

- Adoption of the new 2040 General Plan in 2019, which increased housing opportunities within several new mixed use designations;
- Adoption of the Corridor Mixed Use (CMU) Zoning District to implement the 2040 General Plan;
- Creation of the Rent Review Task Force in 2016 and adopting two new ordinances in 2017, the Eviction and Harassment Protection Ordinance and the Rent Review Ordinance. These ordinances provide tenant protections by restricting unjust evictions and excessive rent increases;
- Rental assistance provided to 169 lower-income households at the Tropics Mobile Home Park;
- Operation of the CAREavan program serving 30 cars/50 people per night;
- Collaboration with Echo Housing to provide fair housing services;
- Reduction of parking requirements in the Station Mixed Use Commercial (CSMU) Zoning District to facilitate transit-oriented development;
- Adoption of a Density Bonus Ordinance amendment to comply with state law;
- Administration of the Housing Rehabilitation Program with Alameda County. Recently, funding has gone to home repairs for households in the Decoto neighborhood;
- Approval of the Lazuli Landing affordable housing development in 2021 which includes 80 affordable apartment rental units;
- Acquisition of Caltrans/Gateway site from the state and currently (2022) entered into an Negotiating Agreement with City Ventures to develop the site;

- Approval of a large residential and mixed-use project in the Station District known as the Integral Project. This project, located in the area called “Station East,” will provide 974 housing units, including 146 affordable housing units for lower income residents;
- Release of the Station District Specific Plan Public Review Draft in May 2022 (adoption anticipated in Fall, 2022). The Specific Plan will increase housing capacity near the Intermodal Station;
- Beginning (2022) work on developing Objective Design Standards to facilitate and expedite the construction of housing; and
- Developing an SB 9 Ordinance that allows for more flexibility on single-family lots. Updated ordinance to allow additional flexibility anticipated for late summer/early Fall 2022.

Progress Toward Meeting the 2015-2023 RHNA

Between 2000 and 2008, there was a steady rate of housing development in the city. But since the great recession that began around that time, housing development has been relatively slow. As shown in Table 8-1, the City has issued only 457 building permits for housing units since the start of the Fifth RHNA Cycle in 2015. Of the permits issued, 401 were for above moderate housing and 56 were for moderate income housing. There was no new construction of lower-income units. However, the City has recently approved several developments containing affordable housing units, which are expected to be built during the Sixth RHNA Cycle (2022-2031).

TABLE 8-1: RHNA PROGRESS - PERMITTED UNITS ISSUED BY AFFORDABILITY												
Income Level	2015-2023 RHNA	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Remaining RHNA by Income Level
Very Low*	317	0	0	0	0	0	0	0	TBD	TBD	0	317
Low	180	0	0	0	0	0	0	0	TBD	TBD	0	180
Moderate	192	2	1	3	8	12	7	23	TBD	TBD	56	136
Above Moderate	417	288	1	27	77	8	0	0	TBD	TBD	401	16
Total Units	1,106	290	2	30	85	20	7	23	TBD	TBD	457	-
Total Remaining RHNA Need												649

*Note: Units serving extremely low-income households are included in the totals for very low-income permitted units.

Source: City of Union City, Housing Element Annual Progress Report, 2021.

Program Evaluation

The following section reviews and evaluates the City's progress in implementing programs from the previous planning period. The City has demonstrated effort in working towards accomplishing the objectives set out for all 36 programs from the last cycle.

As part of analyzing prior programs, the City must assess the effectiveness of programs for special needs populations. Table 8-2 provides an evaluation of the City's progress towards implementing programs related to the special needs populations summarized below:

Seniors and Persons with Disabilities. As discussed in Chapter 2: Housing Needs Assessment, 49 percent of extremely low-income seniors are spending more than half of their incomes on housing. A significant portion of the housing stock was built prior to the passage of the Americans with Disabilities Act (ADA) in 1990. Rehabilitation and physical improvements are important to ensure that housing is accessible to older populations and people with disabilities.

The City contracts with Alameda County to administer the Housing Rehabilitation Program (Program HE-D.a). While the program has more recently focused on grants for minor home repairs, there were several major rehabilitation grants and at least 1 accessibility grant issued during the prior planning period. Although new construction fell short of the City's 5th Cycle RHNA, especially in the lower-income categories, the City continues to support applications for affordable senior housing and housing for persons with disabilities (Programs HE-F.c and HE-F.e.). However, additional actions are needed to increase the housing supply and diversity of housing options to accommodate the needs of senior households and households with a member that has a disability.

Many seniors and people with disabilities may be on restricted incomes and in need of affordable housing. The Alameda County Housing Authority administers the Housing Choice Voucher program and distributes HUD Section 8 rental certificates and vouchers to assist very low-income Union City households (Program HE-C.c). About 87 percent of voucher users in the city (633 voucher holders) have householders who are seniors and/or members with a disability.

Persons with Developmental Disabilities. Living arrangements for disabled persons depend on the severity of the disability. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. For this reason, many persons live independently or with other family members. To maintain independent living, disabled persons may need special housing design features, income support, and in-home supportive services for persons with medical conditions. Special design and other considerations for persons with disabilities include single-level units, availability of services, group living opportunities, and proximity to transit. The City worked with the Regional Center of the East Bay to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities (Program HE-F.h). This information is posted on the City website.

Large Households. Homes consisting of five or more members residing together typically lack adequately sized and affordable housing options. The City coordinates with for-profit and non-profit developers and local realtors to encourage the inclusion of three- and four-bedroom units in new multifamily developments (Program HE-F.a). Between 2015-2023, the City issued permits for 124 units with three or more bedrooms (about 31 percent of all permits issued). There will be 10 three-bedroom units added to the housing stock as part of the Integral project, a large mixed-use development in the City.

Single-Parent Households (Female-Headed). As discussed in Chapter 2: Housing Needs Assessment, many single parent households, especially female-headed households, have a greater risk of poverty due to higher family expenses and single-wage incomes. The Housing Choice Voucher program (Program HE-C.c) provides an important resource for single-parents and other low-income households.

Farm Workers. As previously discussed in the Housing Needs Assessment (Chapter 2), farm workers are not a significant portion of the Union City community. Their needs are generally accommodated through housing programs and policies that assist low- and very low-income households.

Homeless. Bay Area residents have some of the highest housing costs in the nation, making homeownership out of reach for many low-income and moderate-income households. With such high housing costs, many lower-income families must choose between paying rent or paying for other basic needs, while others are forced into overcrowded or substandard housing conditions or join the increasingly large population of people experiencing homelessness. The number of people experiencing homelessness in Alameda County has continued to increase year by year, nearly doubling since 2009. The last Point in Time (PIT) count, which was done in 2022 found a total of 7,135 unsheltered individuals experiencing homelessness in Alameda County. There were 489 unsheltered individuals found in Union City.

While there are no emergency shelters in Union City to serve the homeless population, the City has several partnerships with local organizations including EveryOne Home and Abode Services to provide supportive services for persons at risk of, or already, experiencing homelessness in Union City. The City also collaborates with the New Haven Unified School District and local faith-based organizations to operate the CAREavan safe parking program. More than 275 participants have utilized the program since its inception in June 2016, and on average, 30 cars/50 people utilize the program per night (Program HE-F.b). Rental subsidies provided through the Housing Choice Voucher Program (Program HE-C.c) as well as Tenant Based Rental Assistance (TBRA) at the Tropics Mobile Home Park (Program HE-C.e) have also helped address housing insecurity.

The City is also currently working with three other jurisdictions, Hayward, Livermore, and Piedmont, on a joint State Homekey application in coordination with Bay Area Community Services (BACS) on a reclamation project in order to generate supportive housing from the acquisition of single-family homes that would serve homeless households. The City is currently awaiting a decision from State HCD on the status of the multi-jurisdictional application and hope to have a decision by July 2022. The City will look to purchase at least one single family home in partnership with BACS, if awarded funds from the State Homekey program.

TABLE 8-2: EVALUATION OF UNION CITY 2015 -2023 HOUSING ELEMENT IMPLEMENTATION PROGRAMS

Program		Status	Evaluation	Recommendation
HE-A.a	<p>Rezone Program</p> <p>The City shall rezone enough land to accommodate the remaining housing need of 154 lower-income and 210 above moderate-income units within two years of adoption of the Housing Element. Rezoned sites may include those identified as “potential rezone sites” in the Housing Element, or will include other sites that provide at least the same capacity. Consistent with Government Code Section 65583.2(h), the City shall ensure that the rezoned sites are large enough to accommodate a minimum of 16 units per site, will permit owner-occupied and rental multifamily residential uses by-right (without a conditional use permit, planned unit development permit, or other discretionary action), and that at least 50 percent of the remaining need will be accommodated on sites zoned for exclusively residential uses.</p>	Completed.	<p>In January 2016, the City Council adopted a General Plan Amendment (CC Resolution #4846-16), Zoning Text Amendment (Ordinance #815-16) and Zoning Map Amendment (Ordinance #816-16) to redesignate two Housing Element rezone sites that together accommodated 136 lower income units and 188 above moderate-income units. This resulted in a remaining balance of 18 lower income units and 22 above moderate-income units to satisfy the program objective. In 2018, the City identified the following three sites to address the remaining need of 18 lower-income units and 22 above-moderate income units.</p> <ol style="list-style-type: none"> 1. Smith Street Mixed-Use Site (rezone completed in April 2018): 18 lower-income units plus 10 above moderate-income units for a total of 28 units (Ordinance 851-18). 2. Florence Street Site (no rezone required): 6 above-moderate income units. 3. Vallejo Street Site (no rezone required): 6 above-moderate income units. 	Delete program.
HE-A.b	<p>Participate in Priority Development Area Program</p> <p>As a means to assist development of the Station District, the City shall continue to participate in the Priority Development Area (PDA) program, which offers incentives to encourage affordable and high-density housing adjacent to transit. The City shall participate through attending PDA meetings, implementing the Station District Plan, and facilitating housing and employment-related development in the Station District.</p>	Ongoing	The City has continued to participate in the PDA program to assist in the development of the Station District, which surrounds the Union City Intermodal Station. The City is currently preparing the Station District Specific Plan. The draft plan was released in May 2022.	Delete program.
HE-A.c	<p>Maintain Vacant Land Inventory</p> <p>The City shall continue to maintain a current inventory of vacant residentially-zoned parcels and associated development potential and a list of recently approved residential projects to assist developers in identifying land suitable for residential development. To ensure adequate sites are available throughout the planning period to meet the City’s RHNA, the City shall continue to annually update the inventory. The City shall continue to make this</p>	Ongoing	The City maintains an inventory of vacant land which can be accessed through the City’s mapping and data website, CommunityView.	Maintain program.

TABLE 8-2: EVALUATION OF UNION CITY 2015 -2023 HOUSING ELEMENT IMPLEMENTATION PROGRAMS

Program		Status	Evaluation	Recommendation
	information available to the public and developers through the City's website.			
HE-A.d	<p>Develop RHNA Evaluation Procedure</p> <p>To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and re-zone sufficient sites to accommodate the shortfall.</p>	Not yet completed	The City evaluates RHNA completion through the development review process. A formal evaluation procedure has not been developed.	Modify program to address "no net loss" requirements.
HE-A.e	<p>Monitor Publicly-Owned Land</p> <p>The City shall continue to monitor the status of available land owned by Caltrans and other public agencies and actively work with developers that may wish to develop such properties for housing.</p>	Ongoing	The City monitors publicly-owned land annually. In 2021, the City acquired a large site from CalTrans (approximately 25 acres). In June 2021, the City released a Notice of Availability and offer to sell the surplus property giving priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households.	Maintain program.
HE-A.f	<p>Secondary Dwelling Unit Information Program</p> <p>The City shall promote the development of secondary dwellings units by continuing to provide informational handouts at the Planning Division public counter and posting information on the City's website. The City shall provide information regarding permit requirements, changes in State law, and benefits of secondary dwelling units to property owners and the community.</p>	Ongoing	An informational handout on secondary / accessory units is posted on the City's website and is available at the Planning Division Counter. The City has updated its accessory dwelling unit ordinance periodically in response to changes in State law during the planning period. The most recent update occurred in May 2021 (Ordinance 883-21).	Maintain program, update terminology from Secondary to Accessory Dwelling Unit (ADU). Expand program to consider new ways to promote ADUs.
HE-A.g	<p>Parking Reduction in Station Mixed Use Commercial (CSMU) Zoning District</p> <p>The City shall reduce residential parking requirements in the CSMU to facilitate transit-oriented residential development.</p>	Completed	In February 2015, the City adopted an ordinance to reduce parking requirements in the CSMU District. (Ordinance #803-15)	Delete program.
HE-B.a	<p>Affordable Housing Ordinance</p> <p>The City shall continue to implement the Affordable Housing Ordinance.</p>	Ongoing	The City continues to implement the Affordable Housing Ordinance, requiring a minimum of 15 percent of units in a project to be affordable to low and very low-income residents. During the previous planning period, the inclusionary ordinance resulted in 122 lower income units and 29	Maintain program.

TABLE 8-2: EVALUATION OF UNION CITY 2015 -2023 HOUSING ELEMENT IMPLEMENTATION PROGRAMS

	Program	Status	Evaluation	Recommendation
			moderate income units in the pipeline that are anticipated to be built in the next planning period. The City also committed \$2.145 million in affordable housing in-lieu funds to help finance Lazuli Landing.	
HE-B.b	<p>Support Affordable Housing Development</p> <p>The City shall continue to provide financial and/or technical support to local non-profit organizations and the Alameda County Housing Authority to assist in the acquisition of properties, pursue grant funding, and leverage City funds for the development of affordable housing, including extremely low-income housing.</p>	Ongoing	The City researches funding opportunities annually and pursues funding for affordable housing development as it is available. Currently the City is working with an affordable housing developer, MidPen Housing, in order to begin construction of the Lazuli Landing project. City staff has helped MidPen secure an Affordable Housing Sustainable Communities (AHSC) award for the project and is currently working with the developer to find other funding sources that will help fully fund the project so that construction can begin in 2023.	Maintain program.
HE-B.c	<p>Update Density Bonus Ordinance</p> <p>The City shall update the Density Bonus Ordinance to explicitly comply with current (2014) State law and also to allow units that are required to be maintained as affordable units pursuant to the City's Affordable Housing Ordinance to be considered restricted affordable units for the purposes of determining whether the housing development qualifies for a density bonus. The City shall aggressively encourage developers of all new residential projects over five units to take advantage of the density bonus provisions.</p>	Completed	The City amended the density bonus provision of the City's Affordable Housing Ordinance to comply with State law and to meet the requirements of this implementation program. The ordinance amendment went into effect on May 12, 2016 (Ordinance #817-16).	Delete program. Zoning code does not need to be further modified as it already cross references State density bonus law.
HE-B.d	<p>Preserve Affordable Units</p> <p>The City shall continue to implement existing City guidelines for the preservation of affordable units in City-bond and other publicly-financed projects.</p> <p>The City shall monitor assisted projects that are eligible to terminate affordability controls and respond to any Notice of Intent or Plan of Action that may be filed on local projects, which are required at least 12 months prior to the proposed termination date. This period of time allows the opportunity for the City or a non-profit affordable housing organization to consider options to continue the affordability of the project. The City shall continue to cooperate with the owners of housing developments with units that have been set aside</p>	Ongoing	In October 2016 and March 2018, the City conducted an onsite monitoring visit at Wisteria Place Apartments, a 40-unit affordable, senior housing project that received City HOME funds. The City found Wisteria Place Apartments to be in compliance with the HOME regulations. The City also continued to conduct desk audits of affordable units. No affordable units were converted to market rate during the planning period.	Modify program to include Government Code Section 65863.13 and other updates to procedures.

TABLE 8-2: EVALUATION OF UNION CITY 2015 -2023 HOUSING ELEMENT IMPLEMENTATION PROGRAMS

Program		Status	Evaluation	Recommendation
	<p>for lower-income households in accordance with the requirements of Federal subsidy programs and ensure that the owner has met the tenant noticing requirements as set forth by California State Government code Sections 65863.10 and 65863.11. Within three years prior to the expiration of the owners' Federal set-side obligations, the City shall initiate negotiations to extend below-market-rate controls by offering City-provided incentives.</p> <p>The City shall restructure existing regulatory agreements, whenever possible, to allow the City or its designee the opportunity to purchase the property at the conclusion of the rent restrictions. Where permanent preservation of existing or new subsidized units is not possible, the City shall minimize displacement of current tenants by negotiating anti-displacement policy or relocation mitigation with the owner, whenever possible.</p>			
HE-B.e	<p>Promote Affordable Housing</p> <p>The City shall continue to provide outreach to community residents to inform them on the need for and the role of affordable housing in Union City. The City shall place general information regarding affordable housing programs as well as promoting specific projects on the City website, in the City newsletter, at City Hall, in the local newspaper, and on local cable access. The City shall also continue to participate in annual housing fairs and other presentation and workshops to promote the City's housing programs in the community.</p>	Ongoing	Information on affordable housing opportunities is regularly updated and posted on the City's website and is made available at City Hall and community centers. The City also continues to participate in presentations/meetings to promote the City's housing programs.	Modify program to include multilingual outreach.
HE-C.a	<p>First Time Homebuyer Program</p> <p>The City shall continue a first-time homebuyer program, as funding is available, either through State funding or through program-related income.</p>	Not completed.	The City's First Time Homebuyer Program Administrator, Neighborhood Housing Services Silicon Valley, disbanded in June 2015 and subsequently the City's First Time Homebuyer Program was dissolved. Additionally, due to the dissolution of Redevelopment Agencies, the City currently does not have funding available for first time homebuyer programs. However, the City continues to monitor and pursue new funding sources and promote non-City funded programs, such as CalHFA, through its website and other promotional material.	Modify program to promote non-City first time homebuyer programs, such as the Alameda County (AC) Boost program, and other new City actions.

TABLE 8-2: EVALUATION OF UNION CITY 2015 -2023 HOUSING ELEMENT IMPLEMENTATION PROGRAMS

Program		Status	Evaluation	Recommendation
HE-C.b	Mortgage Credit Certificate Program The City shall continue to work with Alameda County to administer the Mortgage Credit Certificate (MCC) program.	Ongoing	The City provides funding to Alameda County to administer the Mortgage Credit Certificate (MCC) Program. Between 2016 and 2018, two mortgage credit certificates and one refinance mortgage credit certificate were issued in Union City. There were no applicants in 2020. In 2020, the City was notified by the County that the California Debt Limit Allocation Committee (CDLAC) would no longer provide MCC funds to counties statewide and Alameda County exhausted its 2019 allocation of funds in October 2019. The program is still currently closed due to a lack of funding from CDLAC.	Delete program.
HE-C.c	Section 8 Rental Assistance Program The City shall continue to support the Alameda County Housing Authority in its continuing administration of HUD Section 8 rental certificates and vouchers to assist very low-income Union City households.	Ongoing	The City continues to support the Housing Authority in its administration of HUD Housing Choice Vouchers. Currently, the City has 727 vouchers being utilized in Union City. The vouchers cover 323 seniors, 310 people with disabilities, and 523 female-headed households or dealing with domestic violence. In Alameda County, there are 6,981 Housing Choice Vouchers (HCV). There are also 3,522 applicants on the waitlist for the HCV program in Alameda County.	Modify program to assist with outreach to landlords to educate them about the program.
HE-C.d	Homebuyer Education The City shall support the efforts of local HUD-approved counseling agencies in their homebuyer-education, post-purchase, and default/foreclosure counseling efforts. The City shall post information on the City website about foreclosure counseling, toll-free hotlines, foreclosure prevention programs, and other resources available for residents facing possible foreclosures.	Ongoing	The City continues to support local HUD-approved counseling agencies and information on homebuyer education and foreclosure counseling is regularly updated and posted on the City's website and is made available at City Hall and community centers.	Modify program to include multilingual outreach.
HE-C.e	Rental Assistance Program The City shall continue to provide rental assistance, as funding is available, to very low- and extremely low-income residents at the Tropics Mobile Home Park.	Annual certification	The City continues to provide rental assistance to very low and extremely-low income residents at the Tropics Mobile Home Park. The City also provides Tenant Based Rental Assistance in partnership with the City of Fremont through the HOME program.	Maintain program.
HE-D.a	Housing Rehabilitation The City shall continue to apply for Community Development Block Grant (CDBG) funds on an annual basis. The City shall give high priority for the expenditure of a portion of CDBG funds for housing rehabilitation, and directly contract with	Contract with the County annually for rehabilitation	The City continued to contract with Alameda County to administer the Housing Rehabilitation Program. Between FY 2018-2019 and FY 2020-2021, there were 133 minor home repair grants issued and nine major rehabilitation grants and	Maintain program.

TABLE 8-2: EVALUATION OF UNION CITY 2015 -2023 HOUSING ELEMENT IMPLEMENTATION PROGRAMS

Program		Status	Evaluation	Recommendation
	the County to administer the housing rehabilitation services. The City shall also use Housing Successor funds and HOME funds as available and appropriate, to support housing rehabilitation for lower-income households.	services	at least one accessibility grant issued. Data from previous years is unavailable.	
HE-D.b	<p>Improvements in the Decoto and Old Alvarado Neighborhoods</p> <p>As appropriate, the City shall continue capital-improvement and housing-rehabilitation programs to upgrade infrastructure and housing in the Decoto and Old Alvarado neighborhoods.</p>	Ongoing	<p><u>HOUSING REHABILITATION</u></p> <p>The Housing Rehabilitation Program is available citywide however minor home repair grants were provided during calendar years 2018 through 2020 to households living in Decoto and the Historic Alvarado District.</p> <p><u>CAPITAL IMPROVEMENTS - DECOTO</u></p> <ol style="list-style-type: none"> 1. Future sidewalk and wheelchair ramp project in the Decoto District as part of the Lazuli Landing Project. AHSC award was received for the project from the State in March of 2022. 2. The Decoto Road paving project will also begin in early 2023. This will impact the portion of Decoto Road that runs next to the Decoto Neighborhood. 3. Completed the construction of the South Decoto Street to I Street and 12th to 15th Street improvements (\$4 million) in 2016. 4. Completed Construction of the H Street–Green Street improvements (\$3.75 million) in 2020. 5. Completed Construction of Phase 1 of the Conversion of the Kennedy Community Center to the Kennedy Youth Center (\$4 million) <p><u>CAPITAL IMPROVEMENTS - ALVARADO</u></p> <ol style="list-style-type: none"> 1. Continued the rebranding efforts and entry/wayfinding signage for Historic Alvarado Business Area. Awarded the design build contract to Arrow Sign Company for the entry/wayfinding signage for Historic Alvarado Business Area. Construction began in 2018. 2. Rehabilitation of the Old Alvarado/Cesar Chavez Park. Rehabilitation construction will begin in Summer of 2022 and completion of full rehabilitation of the park will be completed by the summer of 2023. 	Maintain program

TABLE 8-2: EVALUATION OF UNION CITY 2015 -2023 HOUSING ELEMENT IMPLEMENTATION PROGRAMS

Program		Status	Evaluation	Recommendation
HE-D.c	<p>Code Enforcement</p> <p>The City shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords, using the Code Enforcement program, when necessary, to improve overall housing quality and conditions in the city.</p>	Ongoing	The City continues to use code enforcement to encourage the rehabilitation of substandard residential properties. Between 2016 and 2021, at least 1,645 code enforcement cases were closed. This total includes all code enforcement cases opened not only those specific to rehabilitation.	Maintain program.
HE-D.d	<p>Secure Buildings to Reduce Crime</p> <p>The City shall continue programs that work with property owners in areas affected by poor building design and disproportionately high levels of criminal activity to add security devices, secure property boundaries, and redesign building elements to reduce crime problems.</p>	Ongoing	Ongoing. The Police Department reviews all new housing development projects from a safety perspective.	Delete program.
HE-E.a	<p>Support Fair Housing Counseling Services</p> <p>The City shall continue to provide funds and support for ECHO Housing in the operation of its fair-housing counseling services. The City shall continue to coordinate with ECHO in working with rental housing owners and tenants to ensure understanding and compliance with fair-housing laws. The City shall continue to refer housing complaints to ECHO.</p>	Ongoing	The City continues to provide CDBG funding to ECHO Housing. Between 2016 and 2020, ECHO Housing provided fair housing services to 94 households and tenant/landlord services to more than 629 households.	Modify program to include multilingual outreach.
HE-E.b	<p>Distribute Fair Housing Information</p> <p>The City shall obtain information on fair housing laws from the Department of Housing and Community Development and State Fair Employment and Housing Commission's enforcement programs and make it available to the public. The City shall make copies of the information available on the City's website, at City Hall, and the local library and work with local realtor/landlord associations to distribute such information to prospective home sellers, landlords, buyers and renters.</p>	Ongoing	Information on fair housing laws and programs is regularly updated and posted on the City's website and is made available at City Hall and community centers.	Modify program to include multilingual outreach.
HE-F.a	<p>Housing for Large Families</p> <p>Through ongoing discussions with for-profit and non-profit developers and local realtors, the City shall monitor the needs of large families in obtaining appropriately-sized rental housing. If a need is identified, the City shall work with</p>	Ongoing	The City continues to have discussions with developers regarding housing for large families as projects arise. In 2016, the City issued one building permit for a three-bedroom unit. In 2017, the City issued building permits for 24 multi-family units that contained three bedrooms. Additionally, the City	Delete program.

TABLE 8-2: EVALUATION OF UNION CITY 2015 -2023 HOUSING ELEMENT IMPLEMENTATION PROGRAMS

Program		Status	Evaluation	Recommendation
	developers to encourage the inclusion of 3- and 4-bedroom units in new multifamily developments.		<p>issued building permits for three single-family units with four bedrooms.</p> <p>In 2018, the City issued building permits for 63 multi-family units with three-bedrooms or more. Additionally, the City issued building permits for six single-family units with three bedrooms or more.</p> <p>In 2019, the City issued entitlements for the Horner Street Mixed Use project which includes seven three-bedroom units and four townhome units with three and four bedrooms. The City has confirmed that the developer will provide 10 three-bedroom units as part of a large mixed-use development in the City (Integral).</p>	
HE-F.b	<p>Partnerships to Address Homeless Needs</p> <p>The City shall continue to participate with the appropriate homeless agencies in its efforts to address the needs of Union City residents in need of emergency shelter or temporary housing.</p>	Ongoing	<p>The City coordinates with several organizations, other jurisdictions, and EveryOne Home to address homelessness in Union City.</p> <p>The City is also looking at programs like the State Homekey program to help support the development of supportive housing programs targeting homeless residents and residents at risk of homelessness. The City is currently partnering with three other jurisdictions (Hayward, Livermore, and Piedmont) and a non-profit partner Bay Area Community Services (BACS) who will help the City acquire and rehabilitate a single family home to create supportive housing. There is a current application into the State Homekey program and the City is hoping to receive final review of their application by July 2022. The Homekey funds will help with the acquisition and rehabilitation of the project and the City will look to utilize other sources of funding like federal HOME dollars to help provide subsidy for supportive services.</p> <p>The City provides CDBG funding to Abode Services, the homeless shelter provider in the area and operates a safe parking program, CAREavan, for homeless individuals and families who are temporarily living in their cars. The program is a collaborative effort between the City, the school district's Kids' Zone program, and local community and faith-based organizations. The program rotates between five participating</p>	Modify program to expand homeless services.

TABLE 8-2: EVALUATION OF UNION CITY 2015 -2023 HOUSING ELEMENT IMPLEMENTATION PROGRAMS

Program		Status	Evaluation	Recommendation
			<p>locations including the City's senior center. More than 360 adults and 173 children participants have utilized the program since its inception in June 2016. On average, the program has 30 cars/ 50 people utilize the program per night. The City pays approximately \$85,000/year to cover the cost of the over-night facility attendant.</p> <p>Additionally, the City participates in the bi-annual, county-wide homeless count, except in 2020 when the count was cancelled due to the COVID-19 pandemic. The most recent count took place in February 2022.</p>	
HE-F.c	<p>Affordable Senior Housing</p> <p>As appropriate, the City shall continue to partner with the Housing Authority and non-profit developers to build affordable senior housing on targeted sites within proximity to amenities and key services for seniors. The City shall also provide assistance in applying for funding through various Federal, State, and local programs, and offer density bonuses and other local incentives.</p>	Ongoing	The City partners with the Housing Authority and local non-profit developers to build affordable housing. More recently, the City's priority has been building more affordable housing for families. HACA owns three adjacent vacant parcels in Union City within the Decoto neighborhood zoned for single-family development. There is an opportunity to create affordable housing on these properties.	Add a new program to work with HACA to explore opportunities for new housing on HACA owned property.
HE-F.d	<p>Reasonable Accommodation</p> <p>The City shall create a public information flyer on reasonable accommodation for disabled persons and provide that information on the City's website.</p>	Complete.	The City created a flyer on reasonable accommodation and it is posted on the City's website.	Completed; modify program and combine with HE-E.b to market both reasonable accommodation and fair housing resources.
HE-F.e	<p>Development of Housing for Persons with Disabilities</p> <p>Where practical and feasible, the City shall support applications for County, State, and Federal funding for the construction and rehabilitation of supportive housing for persons with disabilities, including developmental disabilities.</p>	Ongoing	The City continues to support applications as they arise. No applications were received for supportive housing during the planning period.	Maintain program. Consider ways to expand program to more proactively support housing for persons with disabilities.

TABLE 8-2: EVALUATION OF UNION CITY 2015 -2023 HOUSING ELEMENT IMPLEMENTATION PROGRAMS

Program		Status	Evaluation	Recommendation
HE-F.h	Coordinate with the Regional Center of the East Bay The City shall work with the Regional Center of the East Bay to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make this information available on the City website.	Ongoing	Beginning in 2015-2016, the City worked with the Regional Center of the East Bay to provide outreach and marketing material, which is available at City Hall and other community facilities	Delete program, the City is currently not coordinating with the Regional Center.
HE-G.a	Promote Weatherization Programs The City shall continue to post and distribute information on currently available weatherization programs. The City shall continue to work with neighboring jurisdictions in providing and sharing information regarding green/energy conservation innovations.	Ongoing	Information on weatherization programs is regularly updated and posted on the City's website and is made available at City Hall and community centers.	Maintain program.
HE-G.b	Encourage Energy Efficient Appliance Upgrades The City shall collaborate with PG&E, Alameda County Water District, and non-profit organizations to promote existing financial incentive programs to encourage voluntary replacement of inefficient appliances with new Energy Star appliances. The City shall leverage the Energy Upgrade California platform to promote Energy Star appliances and electronics.	Ongoing	The City promotes the Energy Upgrade program through its website, permit center, periodic workshops, and direct mail.	Combine with HE-G.c.
HE-G.c	Energy Upgrade California The City shall support regional efforts to implement Energy Upgrade California program for residential property owners. The City shall leverage Energy Upgrade California outreach and educational materials to encourage energy efficiency retrofits and the use of energy efficient, low-carbon, or renewable technologies.	Ongoing	The City promotes the Energy Upgrade program through its website, permit center, periodic workshops, and direct mail.	Maintain program. Combine with HE-G.b.
HE-G.d	Solar Panel Program The City shall continue working on a comprehensive solar PV program that provides outreach, financing, and other forms of assistance to homeowners.	Ongoing	The City is continuing to work on a comprehensive solar PV program and passed legislation in September 2015 approving six PACE (Property Assessed Clean Energy) providers to operate in Union City, creating a financing option for solar PV.	Delete. Move action to the Climate Adaptation Plan.
HE-G.e	Solar Hot Water Heater Program The City shall develop a program to facilitate the installation of solar hot water heaters in homes.	Ongoing	The City is in the process of creating a program to facilitate installation of solar hot water heaters including preparation of outreach materials that will be posted on the City's website.	Delete. Move action to the Climate Adaptation Plan.

TABLE 8-2: EVALUATION OF UNION CITY 2015 -2023 HOUSING ELEMENT IMPLEMENTATION PROGRAMS

Program		Status	Evaluation	Recommendation
HE-H.a	Staff Coordination City staff members involved in the implementation of Housing Element programs shall meet biannually to review progress in addressing housing issues, especially issues relating to affordable housing.	Biannually	City staff has been coordinating more frequently to evaluate the progress of Housing Element programs.	Delete. This is standard practice.
HE-H.b	Annual Progress Report The City shall review and report annually on the implementation of Housing Element programs and the City's effectiveness in meeting the program objectives for the prior calendar year. The City shall present the annual report to the City Council at a public hearing before submitting the annual report to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR).	Annually	The City reviews and reports on the progress and implementation of Housing Element programs annually as is required by State law.	Delete. This is standard practice.

Source: City of Union City, 2022.

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Chapter 9 | Goals, Policies, & Programs

This chapter of the Housing Element contains the goals, policies, implementation programs, and quantified objectives for the maintenance, improvement, and development of housing. The focus of the goals, policies, and programs in this Housing Element is to meet the housing needs of all income groups while preserving and enhancing existing neighborhoods, creating standards for high quality housing, removing impediments to housing growth, and reducing living expenses that are indirectly related to housing, such as transportation costs and energy costs.

This Housing Element includes eight goal statements. Under each goal statement, the element sets out policies that guide the City toward reaching its goals. Implementation programs are listed at the end of each goal section and describe the proposed action, the City departments with primary responsibility for carrying out the program, the timeframe for accomplishing the program, and the program objectives.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

- **Goal:** Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
- **Policy:** Specific statement guiding action and implying clear commitment.
- **Implementation Program:** An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations.
- **Quantified Objective:** The number of housing units that the City is targeting for construction, conservation, or rehabilitation during the time frame of the Housing Element based on anticipated market conditions and available resources.

Housing Production

GOAL HE-1

Provide opportunities for and facilitate the development of a broad range of housing types to meet the needs of all Union City residents.

POLICIES

HE-1.1

Adequate Land to Meet the RHNA

The City shall ensure that sufficient land is available and zoned at a range of residential densities to accommodate the City's regional housing needs allocation. [\[Source: 2015-2023 Housing Element, Policy HE-A.1\]](#)

HE-1.2

Infill Housing

The City shall facilitate infill housing development near the Intermodal Station, along commercial corridors, and near employment centers. [\[Source: 2015-2023 Housing Element, Policy HE-A.2, modified\]](#)

HE-1.3

Maximize Densities

The City shall encourage development of multifamily and mixed-use designated land at the highest allowed density to make the use of land and facilities more efficient and to provide more affordable housing opportunities. [\[Source: 2015-2023 Housing Element, Policy HE-A.3\]](#)

HE-1.4

No Net Loss

Consistent with "no-net-loss" density provisions contained in Government Code Section 65863, the City shall consider the potential impact on the City's ability to meet its share of the regional housing need when reviewing proposals to downzone sites in the inventory, rezone inventory sites to other uses, or develop a housing element site with fewer units or a different income level than what is assumed for the site in the Housing Element sites inventory. [\[Source: 2015-2023 Housing Element, Policy HE-A.4\]](#)

HE-1.5 (*NEW)

By-right Housing on Prior Housing Element Sites

After January 31, 2026, the City shall allow developments with at least 20 percent affordable lower-income housing units by-right, consistent with objective development and design standards, on lower-income sites counted in previous housing cycles, consistent with Government Code Section 65583.2 (i.e., Site LM-11 – Mission and F Street Site). [\[Source: New Policy\]](#)

HE-1.6**Site Consolidation**

The City shall encourage the consolidation of parcels designated for multifamily and mixed-use development to facilitate appropriate parcel sizes for affordable or mixed-income housing. *[Source: 2015-2023 Housing Element, Policy HE A.5, modified]*

HE-1.7**Remove Regulatory Constraints**

The City shall continue to ensure that City policies, regulations, and procedures do not add unnecessarily to the costs of producing housing while assuring the attainment of other City objectives. *[Source: 2015-2023 Housing Element, Policy HE A.6]*

HE-1.8**Expedition Approval Processing**

The City shall continually strive to provide expeditious approval of residential developments that meet adopted development and design standards. *[Source: 2015-2023 Housing Element, Policy HE A.7, modified]*

HE-1.9**Integration of Below Market Rate Units**

The City shall encourage residential units that are required to sell or rent at below-market rates to be integrated within market-rate developments and to be visually indistinguishable from market-rate units. *[Source: 2015-2023 Housing Element, Policy HE A.9, modified]*

HE-1.10 (*NEW)**Diversify Housing in Single-Family Neighborhoods**

The City shall encourage a greater variety of housing options within traditionally single-family residential neighborhoods, including accessory dwelling units, SB 9 units, and lot splits consistent with Government Code Section 65852.21 (i.e., Senate Bill 9). *[Source: New Policy]*

HE-1.11 (*NEW)**Mechanisms for Site Remediation**

The City shall explore mechanisms to support the remediation of contaminated sites to facilitate infill housing development. *[Source: New Policy]*

Implementation Programs

HE-1.A**Maintain Vacant Land Inventory**

The City shall continue to maintain a current inventory of Housing Element sites to assist developers in identifying land suitable for residential development. To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City shall continue to update the inventory on an ongoing basis as projects are approved and new sites are rezoned. The City shall continue to make this information available to the public and developers through the City's website. *[Source: 2015-2023 Housing Element, Implementation Program HE A.e]*

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** Ongoing, update inventory as projects are approved and sites are rezoned
- | **Funding:** [General Fund](#)/Staff time
- | **Objective:** Update vacant land inventory upon development of any site inventory property

HE-1.B

No Net Loss Procedures

To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City shall make findings related to the potential impact on the City's ability to meet its unmet regional housing needs allocation when approving applications to rezone sites included in the lower- and moderate-income sites inventory or develop a lower- or moderate-income housing element site with fewer units or at a higher income than what is assumed for the site in the Housing Element sites inventory, consistent with "no-net-loss" zoning requirements in Government Code Section 65863. If at any point it is determined that the City does not have adequate capacity to meet the unmet lower- or moderate-income RHNA, the City shall identify and make available a replacement site within 180 days. *[Source: 2015-2023 Housing Element, Implementation Program HE A.d, modified]*

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** Ongoing, as development projects are approved
- | **Funding Source:** [General Fund](#)/Staff time
- | **Objective:** Comply with State law

HE-1.C (*NEW)

Restoration Site

The City shall facilitate development of a mix of high-density residential and office uses on the City-owned Restoration Site. [The City has received feasibility studies for the estimated cost and timeframe for the remediation of the site and is actively working with state and regional agencies to finalize a remediation plan and secure funding to complete full site remediation. Upon completion of this process, the City will issue a Request for Proposal \(RFP\) to select a developer to enter into an agreement with the City for development of the site. by issuing a developer request for proposals and partnering with developers on site remediation to maximize development potential of the site.](#) *[Source: New Program.]*

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** [Secure remediation funding and begin remediation of the site in 2023, obtain agency permits and conduct environmental review in 2024-25, complete remediation of the site in 2026-2028, issue Request for Proposals \(RFP\) in 2028, complete site entitlements in 2028-29, and begin site grading and construction in 2029](#)~~Issue Request for Proposals (RFP) by FY 25/26~~
- | **Funding:** [General Fund](#)/Staff time, [State and Federal funding for site remediation](#)
- | **Objective:** 300 lower-income units and 370 moderate-income units, as feasible

HE-1.D (*NEW)**Marketplace Mixed Use Property Owner Coordination**

The Marketplace Mixed Use properties are identified in the Housing Element as future opportunity sites. The City shall continue to work with the property owners within the Marketplace subarea of the Station District on redeveloping the retail centers to includes residential uses, consistent with the vision of the Station District Specific Plan. The City shall ensure property owners understand the development potential for their sites under the Station District Specific Plan, describe the streamlining benefits provided by the Specific Plan and other CEQA exemptions for infill development, and provide technical assistance and support to facilitate the redevelopment of these shopping centers to transit-oriented development. The City shall facilitate partnerships between property owners and affordable housing developers to find creative ways to meet the City's inclusionary housing requirements.

[Source: New Program]

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** Initiate program by contact with property owners in 2024-2023 and meet at least annually to provide guidance and technical support for redevelopment of shopping centers within the Marketplace subarea of the Station District and provide ongoing coordination as needed
- | **Funding:** General Fund/Staff time
- | **Objective:** 300 lower income units Accelerate housing activity in the Marketplace Mixed Use subarea during the timeframe of the Housing Element

HE-1.E (*NEW)**Gateway Site**

The City shall facilitate development of a mix of housing types on the City-owned Gateway Site. The City has an Exclusive Negotiating Agreement with a housing developer to develop the site. The City shall continue to work with this developer to facilitate site entitlements and permits ahead of site development and housing construction. *[Source: New Program.]*

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** Complete site entitlements in 2025 and begin site grading and construction in 2027
- | **Funding:** General Fund/Staff time
- | **Objective:** 135 Lower-Income Units and 200 Moderate-Income and 200 Above Moderate-Income Units, as feasible

HE-1.F (*NEW)**Objective Design Standards**

Amend the Zoning Ordinance to Update ensure the City's multi-family residential, single-family residential, and mixed-use design standards to ensure they are clear and objective. *[Source: New Program]*

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** FY 23/24
- | **Funding:** Senate Bill 2 Planning Grant

- | **Objective:** To streamline and increase predictability in the development review process

HE-1.G (*NEW)

SB 35 Procedure

The City shall establish a written procedure to implement streamlined ministerial approval in compliance with Senate Bill 35. *[Source: New Program]*

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** FY 22/23
- | **Funding:** General Fund/Staff time
- | **Objective:** To establish procedures that accelerate housing production consistent with State law

HE-1.H (*NEW)

Development Standards for Missing Middle Housing Types

The City shall amend the Zoning Code and establish development standards (e.g., minimum lot size, lot coverage, setbacks, height) that facilitate missing middle housing in traditionally single-family zones. *[Source: New Program]*

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** FY 24/25
- | **Funding:** General Fund/Staff time
- | **Objective:** To establish development standards that facilitate 45 units of “missing middle housing” that is affordable by design to middle-income households in higher opportunity and higher income single-family neighborhoods

HE-1.I (*NEW)

Modify Development Standards to Remove Constraints

The City shall review and amend the Zoning Code to ensure the height, lot coverage, setback, open space, parking for studio units, and other development standards in the RM zones facilitate and do not constrain the development of multifamily housing. *[Source: New Program]*

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** FY 23/24
- | **Funding:** General Fund/Staff time
- | **Objective:** To establish development standards that facilitate multifamily housing

HE-1.J (*NEW)**Facilitate Site Consolidation**

The City shall work with property owners on the consolidation of parcels in the Housing Element sites inventory to facilitate development of the sites for affordable housing, particularly sites LM-3 (ANR Near BART Site), LM-6 (854 Whipple Road Site), LM-9 (Whipple/Cemex Site), LM-13 (Smith Street Site), and LM-15 (Union City Boulevard Site). The City shall continue to process lot mergers ministerially and provide technical assistance and incentives to property owners on more complicated lot consolidations. *[Source: New Program]*

Responsibility: Economic and Community Development Department

Time Frame: Initiate property owner outreach in FY 23/24

Funding: Staff time

Objective: ±52-400 lower-income units

HE-1.K (*NEW)**Annual Review and Monitoring**

The City shall prepare an Annual Progress Report (APR) and hold an annual public hearing to evaluate progress toward meeting the regional housing needs allocation (RHNA) and the objectives of the implementation programs. The annual review shall include a mid-term evaluation at year four of the eight-year cycle. The mid-term evaluation shall document progress made towards achieving the affirmatively furthering fair housing (AFFH) program objectives of the actions identified in Table 4-18. If the evaluation finds that the implementation programs are not achieving the objectives, the Planning Commission and City Council shall hold public hearings to consider and take action to amend programs as appropriate to achieve the Housing Element objectives within one year. *[Source: New Program]*

Responsibility: Economic and Community Development Department

Time Frame: Annual review and submittal of APR to HCD and OPR by April 1, mid-term evaluation submitted by April 1, 2028

Funding: General Fund/Staff time

Objective: One public hearing per year to evaluate housing production and successful implementation of housing programs

Affordable Housing Production

GOAL HE-2

To assist in the production of affordable housing to meet the needs of lower-income residents.

POLICIES

HE-2.1 (*NEW)

Affordable Housing Mix

The City shall promote mixed income and mixed-generation housing that fosters integration of residents of different socioeconomic backgrounds. *[Source: New Policy]*

HE-2.2

Affordable Housing Ordinance

The City shall continue to implement the Affordable Housing Ordinance and shall ensure, through conditions of approval, that residential units that are required to sell or rent at below-market rates and are included within a housing development are produced simultaneously with market-rate housing. *[Source: 2015-2023 Housing Element, Policy HE-B.3 and B.4, combined]*

HE-2.3 (*NEW)

Collaborative Partnerships for Affordable Housing

The City shall continue to establish and support collaborative partnerships with non-profit organizations, affordable housing builders, and for-profit developers to gain greater access to various sources of affordable housing funds. *[Source: New Policy]*

HE-2.4 (*NEW)

Financial and Regulatory Incentives

The City shall continue to offer financial and regulatory incentives, such as density bonuses, fee deferrals, reductions, or waivers, where feasible, to reduce the costs and/or to remove impediments to developing affordable housing. *[Source: New Policy]*

HE-2.5 (*NEW)

Affordable Housing on City-owned Land

The City shall encourage the development of affordable housing on City-owned sites. *[Source: New Policy]*

HE-2.6 (*NEW)

Affordable Housing on Faith-based Sites

The City shall explore creative approaches to encouraging affordable housing on land owned by faith-based organizations. *[Source: New Policy]*

HE-2.7 (*NEW)**Flexible Mixed-use Zoning Standards for Affordable Housing**

The City shall allow developments of 100 percent affordable housing to meet the commercial ground floor requirement in mixed-use zones (where required) with other uses that activate the ground floor, including leasing offices, lobbies, residential amenity spaces, and other resident- or community-serving uses. *[Source: New Policy]*

Implementation Programs

HE-2.A**Affordable Housing Ordinance**

The City shall continue to implement the Affordable Housing Ordinance, which requires market-rate development to provide for below market rate units. *[Source: 2015-2023 Housing Element, Implementation Program HE B.a]*

Responsibility: City Council, Planning Commission, Economic and Community Development Department

- | **Time Frame:** Ongoing, as projects are processed through the Planning Department
- | **Funding:** General Fund/Staff time
- | **Objective:** 375 lower-income housing units and 125 moderate-income housing units to expand housing mobility opportunities for lower- and moderate-income households

HE-2.B**Support Affordable Housing Development**

The City shall annually monitor available State and federal funding and partner with affordable housing developers in applying for funds. The City shall continue to provide incentives and funding, as available, as gap financing for affordable housing throughout the city, with priority granted to projects housing extremely low-income households and special needs groups, such as seniors and persons with disabilities, including developmental disabilities, and/or enriched with supportive services, such as childcare, health programs, or similar community support services. *[Source: 2015-2023 Housing Element, Implementation Program HE B.b, modified]*

Responsibility: City Council, Economic and Community Development Department

- | **Time Frame:** Research Federal, State, and Local funding opportunities annually and pursue funding as available through coordination with non-profit partners and affordable housing developers
- | **Funding:** Community Development Block Grant (CDBG) funds, Affordable Housing In-lieu fees, HOME, Affordable Housing Sustainable Communities (AHSC) funds, and other State and Federal funds
- | **Objective:** 125-250 very lower and 175 low-income housing units

HE-2.C

Monitor Publicly-Owned Land

The City shall regularly review the inventory of City-owned surplus, vacant, or underused land, no longer needed for current or foreseeable future public operations, that should be considered for sale or lease for development of affordable housing and/or shelters. The City shall issue a Notice of Availability or other competitive application processes to solicit affordable development proposals that incorporate innovative designs and housing options. The City shall also continue to monitor the status of available land owned by other public agencies and actively work with developers that may wish to develop such properties for affordable housing. If the publicly owned sites included in the Housing Element sites inventory are not developed with the anticipated number of lower- or moderate-income units or within two years of the specified timeframe (see Programs HE-1.C and HE-1.E), the City shall make no net loss findings or find replacement sites consistent with Government Code Section 65863. *[Source: 2015-2023 Housing Element, Implementation Program HE-A.e, modified]*

Responsibility: Economic and Community Development Department

- | **Time Frame:** Monitor public lands at least annually (see Programs HE-1.C and HE-1.E for specific schedule of actions on City-owned sites in the inventory)
- | **Funding:** General Fund/Staff time
- | **Objective:** ~~300-435~~ lower-income, 570 moderate-income, and 200 above-moderate income housing units on City-owned land

HE-2.D (*NEW)

Accessory Dwelling Unit (ADU) Promotion

The City shall promote the development of accessory dwellings units by supporting efforts to construct ADUs. Efforts may include:

- Monitoring legislative changes related to ADUs annually and updating, as necessary, the City's Accessory Dwelling Unit regulations included in Chapter 18.34 and City handouts to ensure consistency with State law and reflect best practices.
- Amending the ADU Ordinance to allow two ADUs on parcels of a certain size if one of them is deed-restricted as lower income.
- Supporting efforts and outreach by County and Regional agencies regarding ADU construction, including participation in ADU informational training, regional working groups, and development of preapproved plans.

The City shall promote ADU tools and resources to homeowners throughout the city to promote mixed-income neighborhoods. *[Source: 2015-2023 Housing Element, Implementation Program HE-A.f, modified]*

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** Update the current ADU ordinance by July 1, 2023. Review legislative changes annually in September and update ordinance as necessary to comply with State law before January 1st of the following year; participate in regional efforts on an ongoing basis; amend the ordinance by June 2024 to expand the number of allowed ADUs
- | **Funding:** General Fund/Staff time

| **Objective:** 120 ADUs, with approximately 25 percent in high resource areas to improve housing mobility

HE 2.E (*New)

Monitor Accessory Dwelling Unit (ADU) Legislation

The City shall monitor legislative changes related to ADUs and amend Zoning Ordinance Chapter 18.34, Accessory Dwelling Units, as necessary to maintain compliance with State law. *[Source: New Program]*

- | ~~— **Responsibility:** City Council, Economic and Community Development Department~~
- | ~~— **Time Frame:** Ongoing monitoring and updates, as needed~~
- | ~~— **Funding:** General Fund, Community Development Block Grant funds~~
- | ~~— **Objective:** Compliance with State law~~

HE-2.FE (*NEW)

Religious Facility Housing Overlay

AB 1851 (Religious Facility Housing) provides relief in parking requirements when a religious institution partners with a nonprofit organization to provide affordable housing on site. The City shall adopt an overlay or another zoning mechanism that would allow and provide incentives for developing affordable housing on religious facility properties, including transitional housing and emergency shelters. *[Source: New Program]*

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** FY 26/2725/26
- | **Funding:** General fund/Staff time
- | **Objective:** 50 units of affordable or transitional housing

HE-2.FG (*NEW)

Housing Authority-owned Site in Decoto

The City shall work with the Housing Authority of Alameda County (HACA) to develop creative approaches to providing affordable housing on the HACA-owned site in the Decoto neighborhood. The City shall provide technical support, which may include permit streamlining, facilitating lot consolidation or zoning amendment, and/or support with neighborhood outreach. *[Source: New Program]*

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** Meet with Housing Authority at least annually starting in FY 25/2624/25 and develop a schedule of actions to report on in annual progress reports
- | **Funding:** General Fund/Staff time
- | **Objective:** 10 units of affordable housing

Housing Preservation

GOAL HE-3

To preserve and maintain existing housing to promote continued housing affordability and stability.

POLICIES1.H

HE-3.1

Preserve At-risk Affordable Housing

The City shall work with property owners and nonprofit housing providers to preserve deed-restricted affordable units at risk of conversion to market rents and extend the affordability covenants in perpetuity whenever feasible. [\[Source: 2015-2023 Housing Element, Policy HE-B-8, modified\]](#)

HE-3.2 (*NEW)

No Net Loss of Housing Stock

The City shall ensure that sites being redeveloped for housing do not result in a net reduction in housing unit capacity, consistent with Government Code Section 66300(d). [\[Source: New Policy\]](#)

HE-3.3 (*NEW)

Preserve Mobile Home Communities

The City shall strive to preserve mobile home communities as an important source of affordable housing. [\[Source: New Policy\]](#)

HE-3.4 (*NEW)

Replacement Housing Unit Requirement

The City shall require the replacement of housing units for any new development (residential, mixed-use, or nonresidential) proposed on a site in the Housing Element inventory that meets the following conditions, consistent with the requirements of Government Code section 65915, subdivision (c)(3):

- currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and
- was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- occupied by low or very low-income households. [\[Source: New Policy\]](#)

Implementation Programs

HE-3.A

Monitor and Preserve Affordable Units

The City shall monitor affordability agreements for existing affordable housing units and maintain close contact with property owners regarding long-term plans for the affordable units. The City shall provide financial and/or technical assistance to property owners whose affordability restrictions will expire within 36 months for preservation and/or rehabilitation of the affordable units. In the event at-risk units are not preserved, the City shall require projects that received government funding and/or were granted a density bonus to [comply with the required noticing procedures under State law, including providing](#) at least three years notice prior to the conversion of any deed-restricted affordable rental units to market rate [and providing additional notice at 12 and 6 months](#). The City shall also minimize displacement of current tenants by negotiating an anti-displacement policy or relocation mitigation with the owner, whenever possible. *[Source: 2015-2023 Housing Element, Implementation Program HE-B.d, modified]*

- | **Responsibility:** City Council, Economic and Community Development Department
- | **Time Frame:** Begin engaging property owners in FY 24/25
- | **Funding:** In-lieu fees, Affordable Housing Impact Fees, ~~and~~ HOME
- | **Objective:** Preservation of 206 at-risk affordable units

Housing Services and Assistance

GOAL HE-4

To assist Union City households in obtaining and maintaining adequate housing.

POLICIES

HE-4.1

First-time Homebuyers

The City shall support first-time homebuyers in accessing programs available through the County, with an emphasis on providing homeownership opportunities for black households and other households of color which historically could not access homeownership. *[Source: 2015-2023 Housing Element, Policy HE-C.1, modified]*

HE-4.2

Housing Choice Vouchers

The City shall support the continued use of Housing Choice Vouchers (HCV) by Union City residents and shall encourage landlord participation in the HCV program. *[Source: 2015-2023 Housing Element, Policy HE-C.2]*

HE-4.3

Foreclosure Assistance

The City shall strive to minimize the number of foreclosures by linking potential homebuyers with homebuyer education and counseling services. ~~[Source: 2015-2023 Housing Element, Policy HE C.3]~~

HE-4.4 (*NEW)

Rental Assistance for Mobile Home Park Residents

The City shall continue to provide rental assistance, based on available funding, to the Tropics Mobile Home Park to maintain affordability for mobile home park residents. ~~[Source: New Policy]~~

HE-4.5

Accessible Information on Affordable Housing

The City shall ensure that information on affordable housing programs is readily available throughout the city and in multiple languages. ~~[Source: 2015-2023 Housing Element, Policy HE C.4, modified]~~

Implementation Programs

HE-4.A

First Time Homebuyer Program

The City shall continue to promote first time homebuyer programs to Union City residents, including Alameda County (AC) Boost and the Alameda County Downpayment Assistance Loan Program. The City shall collaborate with the County on an outreach strategy targeted at providing homeownership opportunities for black households and other households of color which historically could not access homeownership. ~~[Source: 2015-2023 Housing Element, Implementation Program HE C.a]~~

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** Initiate collaboration with County in FY 23/24
- | **Funding:** General Fund/Staff time
- | **Objective:** Connect 15 Union City households with first-time homebuyer resources to increase awareness of housing mobility opportunities

HE-4.B

Housing Choice Voucher Program

The City shall continue to support the Housing Authority of Alameda County (HACA) in its continuing collaboration administration with the Housing Authority of and the utilization of the Housing Choice Voucher (HCV) Program to assist very low-income Union City households. The City shall collaborate with the Housing Authority on an educational campaign to educate landlords about their obligation to accept vouchers under fair housing laws and to encourage landlords in single-family neighborhoods to actively participate in the HCV Program as a way to affirmatively further fair housing. The City will host or co-sponsor at least one workshop during the planning period and will distribute mailers to landlords within the city. The City will also maintain resource links to the Housing Authority on its website. ~~[Source: 2015-2023 Housing Element, Implementation Program HE C.e, modified]~~

- | **Responsibility:** City Council, Economic and Community Development Department

- | **Time Frame:** Initiate collaboration with HACA in FY 24/25 [with the goal of supporting an educational campaign for landlords before 2026](#)
- | **Funding:** [General Fund](#)/Staff time
- | **Objective:** Increase HCVs in Union City single family neighborhoods by 5 percent
Note: There are currently (2022) 727 HCVs in Union City.

HE-4.C

Homebuyer Education and Foreclosure Counseling

The City shall support the efforts of local HUD-approved counseling agencies in their homebuyer-education, post-purchase, and default/foreclosure counseling efforts. The City shall post information on the City website about foreclosure counseling, toll-free hotlines, foreclosure prevention programs, and other resources available for residents facing possible foreclosures. The City shall ensure that materials are available in multiple languages to reach a broad spectrum of the community. ~~[Source: 2015-2023 Housing Element, Implementation Program HE C.d, modified]~~

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** Update website in FY 24/25 and review every two years thereafter
- | **Funding:** [General Fund](#)/Staff time
- | **Objective:** Prevent foreclosures

HE-4.D

Rental Assistance Program

The City shall continue to provide rental assistance, as funding is available, to very low- and extremely low-income residents at the Tropics Mobile Home Park. ~~[Source: 2015-2023 Housing Element, Implementation Program HE C.e]~~

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** Annual certification
- | **Funding:** Housing Successor Agency funds
- | **Objective:** Rental assistance to 170 households

HE-4.E

Multilingual Outreach on Affordable Housing Opportunities

The City shall continue to provide outreach to community residents [throughout the city](#) to inform them of opportunities to access affordable housing. The City shall place general information regarding affordable housing programs as well as promoting specific projects on the City website, in the City newsletter, at City Hall, in the local newspaper, and on local cable access. The City shall also continue to participate in annual housing fairs and other presentations and workshops to promote the City's housing programs in the community. The City shall ensure materials are available in multiple languages. ~~[Source: 2015-2023 Housing Element, Implementation Program HE B.e]~~

- | **Responsibility:** City Council, Economic and Community Development Department
- | **Time Frame:** Prepare outreach materials in FY 23/24 and update annually as necessary. Conduct workshops at least annually

Funding: [General Fund](#)/Staff time, Community Development Block Grant [\(CDBG\)](#) funds

Objective: Increase access to information about affordable housing opportunities

Neighborhood Preservation

GOAL HE-5

To maintain healthy neighborhoods by improving the condition of the existing housing stock and the integrity of residential neighborhoods.

POLICIES

HE-5.1

Eliminate Incompatible Land Uses

The City shall seek to eliminate incompatible land uses or blighting influences from residential neighborhoods through cooperative neighborhood improvement programs, targeted code enforcement action, and other available regulatory measures. [\[Source: 2015-2023 Housing Element, Policy HE-D.1\]](#)

HE-5.2

Conserve and Protect Housing in the Decoto Neighborhood and Historic Alvarado District

The City shall continue to preserve historic structures, conserve and protect the existing housing stock, provide adequate new housing, and avoid incompatible land uses in the Decoto and Historic Alvarado District neighborhoods. [\[Source: 2015-2023 Housing Element, Policy HE-D.2\]](#)

HE-5.3

Abatement of unsafe structures and resources for residents

The City shall continue the abatement of unsafe structures, giving property owners ample opportunities to correct deficiencies. [\[Source: 2015-2023 Housing Element, Policy HE-D.4, modified\]](#)

HE-5.4

Housing Rehabilitation Programs

The City shall continue to give housing rehabilitation efforts high priority in the use of Community Development Block Grant [\(CDBG\)](#) funds. [\[Source: 2015-2023 Housing Element, Policy HE-D.5\]](#)

HE-5.5

Investment in Older Residential Neighborhoods

The City shall continue to support the revitalization of older residential neighborhoods by keeping streets, sidewalks, and other municipal systems in good repair. The City shall continue to work cooperatively with other agencies and utilities concerning the maintenance of their properties and equipment in Union City. [\[Source: 2015-2023 Housing Element, Policy HE-D.6\]](#)

HE-5.6

Mobile Home Park Maintenance

The City shall continue to promote the maintenance of existing mobile home communities.

[Source: 2015-2023 Housing Element, Policy HE-D.7]

HE-5.7

Safe and Amenity Rich Multifamily Housing

The City shall require that multifamily housing be designed for the safety and security of children, and provide amenities for children (e.g., playgrounds) within the complex. *[Source: 2015-2023*

Housing Element, Policy HE-D.8]

Implementation Programs

HE-5.A

Housing Rehabilitation

The City shall continue to apply for Community Development Block Grant (CDBG) funds on an annual basis. The City shall give high priority for the expenditure of a portion of CDBG funds for housing rehabilitation, and directly contract with the County to administer the housing rehabilitation services. The City shall also use Housing Successor funds and HOME funds, as available and appropriate, to support housing rehabilitation for lower-income households. *[Source: 2015-2023 Housing Element, Implementation Program HE-D.a]*

- | **Responsibility:** City Council, Economic and Community Development Department
 - | **Time Frame:** Contract with the County annually for rehabilitation services
 - | **Funding:** ~~Community Development Block Grant~~CDBG funds
 - | **Objective:** Rehabilitate 25 units per year
-

HE-5.B

Code Enforcement

The City shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords, using the Code Enforcement process when necessary, to improve overall housing quality and conditions in the city. *[Source: 2015-2023 Housing Element, Implementation Program HE-D.c]*

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** As complaints are received
- | **Funding:** General Fund/Staff time
- | **Objective:** Respond to complaints within 10-14 days

Fair and Equal Housing Opportunity

GOAL HE-6

To ensure fair and equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community.

POLICIES

HE-6.1 (*NEW)

Affirmatively Further Fair Housing

The City shall ensure policies and development regulations follow the principle of equal access to housing opportunities. [\[Source: 2015-2023 Housing Element, Policy HE-E.1\]](#)

HE-6.2

Promote Equal Housing Opportunity

The City shall promote housing opportunities for all persons regardless of age, race, creed, religion, sex, sexual orientation, marital status, ancestry, national origin, color, disability, economic level, or other barriers that prevent choice in housing. [\[Source: 2015-2023 Housing Element, Policy HE-E.1\]](#)

HE-6.3

Enforce Fair Housing Laws

The City shall continue to support and enforce laws and programs that promote equal housing opportunities and provide fair housing and tenant/landlord mediation services. [\[Source: 2015-2023 Housing Element, Policy HE-E.2\]](#)

HE-6.4 (*NEW)

Protect Residents from Displacement

The City shall strive to protect residents from displacement and offer tenant protections. [\[Source: New Policy\]](#)

HE-6.5 (*NEW)

Improve Neighborhood Opportunity

The City shall work to make all neighborhoods places of opportunity. [\[Source: New Policy\]](#)

Implementation Programs

HE-6.A

Support Fair Housing Counseling Services

The City shall continue to provide funds and support for ECHO Housing in the operation of its fair-housing counseling services. The City shall continue to coordinate with ECHO in working with rental housing owners and tenants to ensure understanding and compliance with fair-housing laws. The City shall continue to refer housing complaints to ECHO. The City shall work with ECHO

Housing to expand multilingual access to fair housing services. ~~[Source: 2015-2023 Housing Element, Implementation Program HE E.a, modified]~~

- | **Responsibility:** City Council, Economic and Community Development Department
- | **Time Frame:** Ongoing
- | **Funding:** Community Development Block Grant [\(CDBG\)](#) funds
- | **Objective:** Provide fair housing services to 10 households annually and tenant/landlord counseling to 100 individuals each year

HE-6.B

Distribute Fair Housing Information

The City shall obtain information on fair housing laws from the Department of Housing and Community Development and State Fair Employment and Housing Commission's enforcement programs and make it available to the public in multiple languages. The City shall make copies of the information available on the City's website, at City Hall, and the local library and work with local realtor/landlord associations to distribute such information to prospective home sellers, landlords, buyers, and renters. ~~[Source: 2015-2023 Housing Element, Implementation Program HE E.b]~~

- | **Responsibility:** City Council, Economic and Community Development Department
- | **Time Frame:** Prepare and translate materials in FY 23/24 and distribute at least annually
- | **Funding:** Community Development Block Grant [\(CDBG\)](#) funds
- | **Objective:** Distribute information to 25 prospective home sellers, landlords, buyers, and renters

HE-6.C

Enforce Tenant Protection Ordinances

The City shall monitor and enforce compliance with the Eviction Harassment Protection Ordinance and the Rent Review Ordinance to prevent residents from displacement.

- | **Responsibility:** City Council, Economic and Community Development Department
- | **Time Frame:** Annual monitoring
- | **Funding:** Community Development Block Grant [\(CDBG\)](#) funds, ~~and~~ General Fund/[Staff time](#)
- | **Objective:** Protect tenants from displacement

HE-6.D

Increase Opportunities in the Decoto and Historic Alvarado District Neighborhoods

The City shall continue to prioritize public improvements [that improve pedestrian safety and promote active mobility](#) and [target](#) housing rehabilitation programs in areas with the greatest need, such as in the Decoto neighborhood and Historic Alvarado District. The City shall encourage place-based strategies for neighborhood planning and improvements that incorporate biking, pedestrian, and public transit connections from lower-resource to higher-resource areas and providing shade coverage, such as tree canopy or awnings, at public transit, to enhance access to amenities and to transform areas in need into areas of opportunity. [Specific improvements shall include: bicycle and](#)

pedestrian improvements along Mission Boulevard, improvements to Old Alvarado / Cesar Chavez Park include resurfacing of walkways throughout park, updating BBQ and picnic areas making them ADA compliant and accessible, and updating the park equipment and play areas. *(Source: 2015-2023 Housing Element, Implementation Program HE D.b, modified)*

- | **Responsibility:** City Council, Economic and Community Development Department
- | **Time Frame:** Contract with the County annually for Community Development Block Grant (CDBG) funds; pursue State and Federal grant programs annually
- | **Funding:** Community Development Block Grant (CDBG) funds, HOME funds, General funds, Affordable Housing and Sustainable Communities (AHSC), Infill Infrastructure Grant Catalytic Program, and other State and Federal grants, as available
- | **Objective:** Prioritize improvement of public facilities; and development of complete streets and transit amenities in the Decoto Neighborhood and Historic Alvarado District to encourage place-based revitalization and improve pedestrian safety in older, relatively lower-income neighborhoods

HE-6.E

Community Engagement and Capacity Building

The City shall work to increase awareness and build capacity among historically underrepresented populations by targeting public outreach and community engagement efforts to reach residents with the greatest need. The City shall look for opportunities to expand its outreach and public education on available housing services and programs to reach vulnerable and at-risk households by offering information in other languages, conducting targeted social media and e-blast efforts, combining information on resources, getting feedback from residents, and partnering with local service providers and religious facilities to disseminate information.

- | **Responsibility:** Economic and Community Development
- | **Time Frame:** Develop outreach strategies by FY 24/25
- | **Funding:** General Fund/Staff time
- | **Objective:** Build capacity and awareness of housing programs and services to historically underrepresented populations and residents with the greatest need

Special Needs

GOAL HE-7

Provide a range of housing services to meet the needs of special needs groups within Union City.

POLICIES

HE-7.1

Special Needs Services

The City shall partner with community and non-profit organizations to provide health, housing, educational, and other social services for households with special needs. [\[Source: 2015-2023 Housing Element, Policy HE-F.1\]](#)

HE-7.2

Regional Coordination

The City shall continue to support efforts at the regional and sub-regional levels to provide housing and services for people experiencing homelessness and those in need of emergency shelter. [\[Source: 2015-2023 Housing Element, Policy HE-F.2, modified\]](#)

HE-7.3

Sites for Emergency Shelters

The City shall continue to ensure sites are available for the development of emergency shelters and transitional housing and work with local partners to explore opportunities for emergency shelters and transitional housing in the city. [\[Source: 2015-2023 Housing Element, Policy HE-F.3, modified\]](#)

HE-7.4

Diversity of Housing Types and Age-Friendly Housing for Seniors

The City shall encourage a diversity of housing types and age-friendly housing that could meet the needs of seniors, including rental housing, apartments designed specifically for seniors, shared housing, accessory dwelling units (ADUs), group homes, independent living and assisted living facilities, and congregate care facilities. [\[Source: 2015-2023 Housing Element, Policy HE-F.4, modified\]](#)

HE-7.5

Encourage Accessible and Senior Housing Near Amenities and Transit

The City shall encourage the development of accessible and senior housing, particularly in neighborhoods that are accessible to public transit, commercial services, and health and community facilities. [\[Source: 2015-2023 Housing Element, Policy HE-F.5, modified\]](#)

HE-7.6

Senior Assisted Living Program Information

The City shall ensure that information on senior assisted living programs is readily available throughout the city. [\[Source: 2015-2023 Housing Element, Policy HE-F.6\]](#)

HE-7.7

Reasonable Accommodation

The City shall ensure equal access to housing for people with disabilities by providing reasonable accommodation in regard to relief from land use and zoning laws, rules, policies, practices, and/or procedures of the City. *[Source: 2015-2023 Housing Element, Policy HE-F.7]*

HE-7.8

Adaptable and Accessible Units in New Housing Developments

The City shall strive to increase the level of accessibility to disabled individuals in housing developments by encouraging developers to increase the number of adaptable and accessible units beyond Federal and State-mandated levels. *[Source: 2015-2023 Housing Element, Policy HE-F.8]*

HE-7.9 (*NEW)

Universal Design

The City shall encourage universal design features in housing units and built environments to create better housing accessibility for seniors and people with disabilities. *[Source: New]*

HE-7.10 (*NEW)

Family Friendly Housing

The City shall encourage the development of housing projects that accommodate the needs of large families, single-parent households, and families with children, such as including units with three or more bedrooms, on-site childcare facilities, and/or family-friendly open space and common areas. *[Source: New]*

Implementation Programs

HE-7.A (*NEW)

Zoning Ordinance Amendments for Special Needs Housing

The City shall prepare and adopt the following amendments to the Zoning Ordinance to allow housing for special needs groups consistent with State law:

- Allow “low barrier navigation center” developments by right in mixed-use zones and nonresidential zones permitting multifamily uses, consistent with Government Code Section 65662.
- Allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted, consistent with Government Code Section 65651(a).
- Increase the bed limitation to 50 beds **or higher** for emergency shelters, establish parking standards for emergency shelters consistent with Government Code 65583, and identify **a residential or mixed-use zone at least one additional zone** where emergency shelters are allowed by-right, **which may include the CMU, VMU, and/or RM Zoning Districts**. Ensure the identified zone has **available sites with** capacity to accommodate at least **489+54** shelter beds, **using the methodology outlined in Government Code section 65583 subdivision (a)(4) and that the identified zones have sites located near amenities and services that serve people**

experiencing homelessness, which may include health care, transportation, retail, employment, and social services.

- Review and amend the zoning code to allow group homes for seven or more persons (i.e., large community care facilities) as a permitted use in residential zones and ensure zoning permits group homes objectively consistent with State law and fair housing requirements.
- Expand the zones where single-room occupancy units (SROs) are a permitted use and ensure development standards, including parking, are not a barrier to the development of SROs.
- Allow employee and farmworker housing consistent with California Health and Safety Code Section 17021.5(b) Section 17021.6. *[Source: New Program]*
- **Responsibility:** Economic and Community Development Department
 - | **Time Frame:** FY 23/24
 - | **Funding:** General Fund/Staff time
 - | **Objective:** Ensure compliance with State law

HE-7.B

Partnerships to Address Homeless Needs

The City shall work with the appropriate homeless agencies and faith-based organizations through the Pastor's Alliance, to identify new strategies and opportunities to provide new emergency shelter and transitional housing options and address the needs of Union City residents in need of emergency shelter or temporary housing. *[Source: 2015-2023 Housing Element, Implementation Program HE F.b, modified]*

Responsibility: City Council, Economic and Community Development Department

- | **Time Frame:** Initiate coordinate with Pastor's Alliance in FY 22/23 and identify strategies by FY 23/24
- | **Funding:** Community Development Block Grant (CDBG) Funds, ~~and~~ General Fund/Staff time
- | **Objective:** Provide shelter and/or temporary housing assistance for 100 unsheltered persons annually

HE-7.C

Reasonable Accommodation

The City shall review the current Reasonable Accommodation Ordinance and adopt objective findings for approval of reasonable accommodation requests. The City shall market outreach and educational materials on reasonable accommodation for disabled persons and provide that information on the City's website. *[Source: 2015-2023 Housing Element, Implementation Program HE F.d, modified]*

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** Review and update outreach materials in FY 23/24
- | **Funding:** General Fund/Staff time
- | **Objective:** Provide accessible materials online and at City Hall and the Union City Public Library as resources for disabled persons

HE-7.D

Development of Housing for Persons with Disabilities

The City shall encourage the development of supportive housing and support applications for County, State, and Federal funding for the construction and rehabilitation of supportive housing for persons with disabilities, including developmental disabilities. ~~[Source: 2015-2023 Housing Element, Implementation Program HE F.c, modified]~~

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** Support applications as opportunities arise
- | **Funding:** HUD Section 811 program, State and Federal Supportive Housing sources
- | **Objective:** 10 units for persons with disabilities to reduce displacement risk

HE-7.E

Safe Parking Program ~~(*)NEW~~

The City shall continue supporting a safe parking program to provide a temporary and safe place to park overnight for individuals and families living in vehicles, while providing access to basic amenities and services that will help with the transition to permanent housing. The program will also look to add staff to expand the service area and look to partner with additional community and faith based partners who could provide sites for safe parking. The program has been implemented since 2016 and has been a focal point of the City's homeless services strategy and the City will look to expand the program to continue to meet the growing need for safe parking sites. ~~[Source: new program]~~

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** Ongoing and the City will continue to annually look for funding opportunities to support the program starting in FY 23/24.
- | **Funding:** Permanent Local Housing Allocation (PLHA) funds, Homeless Housing, Assistance and Prevention (HHAP) funds, Homeless Emergency Aid Program (HEAP), ~~and~~ Cannabis Community Benefit Funds
- | **Objective:** Provide safe parking locations for 30 vehicles per night

HE-7.F

Scattered Site Housing for Persons Experiencing Homelessness ~~(*)NEW~~

The City shall partner with other Alameda County cities and Bay Area Community Services (BACS) to apply for Project Homekey funds to support the acquisition and conversion of single-family homes to supportive shared housing for people experiencing homelessness. If the project is awarded funds and BACS acquires a property in Union City, the City will record a 55-year regulatory agreement against the subject property restricting the rents for extremely low-income households and establishing property maintenance and management standards. Staff will work with BACS and the other participating cities to refine the program goals, secure matching funding from Alameda County HOME Consortium and submit the application when the Homekey 2.0 NOFA is released in March 2023 and prior to the June 30, 2023 deadline for regional priority consideration. ~~[Source: New Program]~~

- | **Responsibility:** Economic and Community Development Department

Time Frame: Apply for Project Homekey 2.0 funding when NOFA is released in March of 2023 and apply prior to the June 30, 2023 deadline and identify scattered sites by March/April/May 2023

Funding: Project Homekey, HOME funds

Objective: Purchase 1-2 properties in partnership with BACS utilizing the Homekey funds, if awarded, to provide extremely low-income housing units for persons experiencing homelessness, with a goal of identifying the majority of sites in high resource census tracts

Energy Conservation and Sustainability

GOAL HE-8

Encourage sustainability practices in all new and existing housing through green building, achieving residential energy efficiency, and promotion and education.

POLICIES

HE-8.1

Green Building

The City shall continue to encourage green building in new residential construction to exceed CALGreen requirements for energy efficiency. *[Source: 2015-2023 Housing Element, Policy HE-G-1, modified]*

HE-8.2

Residential Energy Efficiency Promotion

The City shall work with local utility companies to raise awareness and promote energy efficiency, including disseminating information on programs and resources to residents. *[Source: 2015-2023 Housing Element, Policy HE-G-2, modified]*

HE-8.3

Transit-Oriented Development

The City shall continue to encourage transit-oriented development (TOD) as a means for creating walkable, transit-friendly communities that reduce reliance on the automobile, increase livability, and reduce overall greenhouse gas (GHG) emissions. *[Source: 2015-2023 Housing Element, Policy HE-G-3, modified]*

HE-8.4

Renewable Energy in New Residential Construction

The City shall encourage the increased use of renewable energy in new residential building construction. *[Source: 2015-2023 Housing Element, Policy HE-G-4, modified]*

HE-8.5

Shade Trees in New Residential Construction

The City shall encourage the use of shade trees in new residential development to contribute to a better sense of place and to reduce residential cooling needs associated with the urban heat island effect while still balancing the need to encourage solar access. *[Source: 2015-2023 Housing Element, Policy HE G.5, modified]*

HE-8.6

Water Efficient Landscaping Requirements

The City shall continue to require compliance with the Water Efficient Landscape Ordinance (Municipal Code 18.112) and the Landscape Standards Policy Statement, which requires the use of water-efficient landscaping. *[Source: 2015-2023 Housing Element, Policy HE G.6, modified]*

HE-8.7

Property Assessed Clean Energy (PACE) Program

The City shall continue supporting State and regional efforts to provide low-cost PACE financing program to encourage investment in energy-efficiency retrofits. *[Source: 2015-2023 Housing Element, Policy HE G.7]*

Implementation Programs

HE-8.A

Promote Weatherization Programs

The City shall continue to post and distribute information on currently available weatherization programs and continue to work with neighboring jurisdictions in providing and sharing information regarding green/energy conservation innovations and resources. *[Source: 2015-2023 Housing Element, Implementation Program HE G.a]*

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** Ongoing
- | **Funding:** Community Development Block Grant [\(CDBG\)](#) funds
- | **Objective:** Provide information and resources on the City website

HE-8.B

Encourage Residential Energy Efficient Retrofits and Upgrades

The City shall continue to collaborate with Pacific Gas and Electric (PG&E), East Bay Community Energy (EBCE), the Bay Area Regional Energy Network (BayREN), Alameda County Water District, and non-profit organizations to promote existing financial incentive programs to encourage voluntary energy efficiency upgrades and replacement of inefficient appliances with new Energy Star appliances. The City shall continue to leverage and use outreach and educational materials from the Energy Upgrade California program developed for residential property owners to encourage energy efficient retrofits and the use of energy efficient, low carbon, or renewable technologies. *[Source: 2015-2023 Housing Element, Implementation Program HE G.b and HE G.c, modified]*

- | **Responsibility:** Economic and Community Development Department
- | **Time Frame:** Ongoing

Funding: General Fund/[Staff time](#)

Objective: Partner with utility providers and regional organizations to provide information and resources to residents

Quantified Objectives

One of the requirements of State law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shown in Table 9-1 represent targets. They are estimates based on experience, anticipated funding levels, and housing market conditions. The quantified objectives are not designed to be minimum requirements.

The quantified objectives are based largely upon implementation programs that have measurable outcomes. However, the Housing Element contains several policies and implementation programs that reduce barriers and create opportunities for affordable housing. These policies and programs are essential to meeting the City's housing needs but are more qualitative and difficult to quantify.

TABLE 9-1: SUMMARY OF 2023-2031 QUANTIFIED OBJECTIVES, UNION CITY (2023-2031)						
Program Types	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
New Construction ¹	431	431	496	382	988	2,728
Rehabilitation ²		50	150			200
Preservation (At Risk Housing) ³		103	103			206
Rental Assistance (Section 8 and Local Rental Assistance Programs) ⁴	300	300	300			900
Homeowner Assistance ⁵			15			15

Notes:

¹New Construction objective is equal to the RHNA

²See Program HE-5.A

³There are 206 assisted units considered "at risk" of converting to market rate. See Program HE-3.A

⁴See Programs HE-4.B and HE-4.D.

⁵See Program HE-4.A

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Appendix A | Public Engagement Materials

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Outreach Flyers

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HOUSING ELEMENT UPDATE



What is a Housing Element?

The City's Housing Element addresses housing needs and shows how the City will accommodate its fair share of the regional housing needs, as required by State law. The City is required to update its Housing Element every 8 years and this update will cover the time period from 2023-2031.

Union City is updating its Housing Element and needs your input!

There are a number of ways to participate and share your concerns, ideas, and solutions for housing in your community.

Attend a Virtual Workshop

ENGLISH

Thursday, Feb. 24th, 2022

6:30pm – 8:00pm

Register here:

qrco.de/1workshop

SPANISH

Monday, Feb. 28th, 2022

6:30pm – 8:00pm

Register here:

qrco.de/2workshop

Visit our Booth at the Farmer's Market



Saturday, Feb. 26th, 2022

9am to 1pm

Old Alvarado Park

30940 Watkins St

Union City, CA

Take a Survey

Available online, through Mar. 18, 2022, in the following languages:



English

[qrco.de/
1english](https://qrco.de/1english)



Español

[qrco.de/
2spanish](https://qrco.de/2spanish)



中文

[qrco.de/
3mandarin](https://qrco.de/3mandarin)



Tagalog

[qrco.de/
4tagalog](https://qrco.de/4tagalog)



हिन्दी

[qrco.de/
5hindi](https://qrco.de/5hindi)

Francisco Gomez Jr.

Housing & Community Development Manager
Economic & Community Development Department
housing@unioncity.org



Visit the project website, unioncity.org/HousingElement or contact the City's Housing and Community Development Manager, Francisco Gomez Jr., to learn more about the City's Housing Element Update!

नयिन सटी हाउसिंग एलमेंट अपडेट



हाउसिंग एलमेंट क्या है?

सटी का हाउसिंग एलमेंट आवास संबंधी ज़रूरतों को पूरा करता है और यह दिखाता है कि सटी राज्य के कानून की आवश्यकताओं के अनुरूप, कृषेत्रीय आवास के अपने उचित हिससे को कैसे समायोजित करेगा। सटी को हर 8 वर्ष में अपने हाउसिंग एलमेंट को अपडेट करना ज़रूरी होता है और इस अपडेट में 2023 -2031

यूनयिन सटी अपने हाउसिंग एलमेंट को अपडेट कर रहा है और इसमें आपके सहयोग की ज़रूरत है! ऐसे बहुत से तरीके हैं जिनसे आप भाग ले सकते हैं और अपने समुदाय में आवास के बारे में अपनी चर्चाओं, विचारों और उपायों को साझा कर सकते हैं।

— एक वर्चुअल वर्कशाप में भाग लें —

अंग्रेजी

24 फ़रवरी 2022

शाम 6:30 – 8:30 बजे

यहाँ रजिस्टर करें:

qrco.de/1workshop

नशि

28 फ़रवरी 2022

शाम 6:30 – 8:30 बजे

यहाँ रजिस्टर करें:

qrco.de/2workshop

— कसिन मंडी में हमारे बूथ पर आएँ —



26 फ़रवरी 2022

सुबह 9 बजे से दोपहर 1 बजे तक

Old Alvarado Park

30940 Watkins St

Union City, CA

— एक सर्वेक्षण में हसिसा लें —

नमिन भाषाओं में उपलब्ध:



अंग्रेजी

[qrco.de/
1english](https://qrco.de/1english)



स्पेनशी

[qrco.de/
2spanish](https://qrco.de/2spanish)



मैंडरनि

[qrco.de/
3mandarin](https://qrco.de/3mandarin)



टेगालोग

[qrco.de/
4tagalog](https://qrco.de/4tagalog)



हन्दी

[qrco.de/
5hindi](https://qrco.de/5hindi)

फ्रांससिको गोमेज़ जूनियर (Francisco Gomez Jr.)

आवास एवं सामुदायिक विकास प्रबंधक

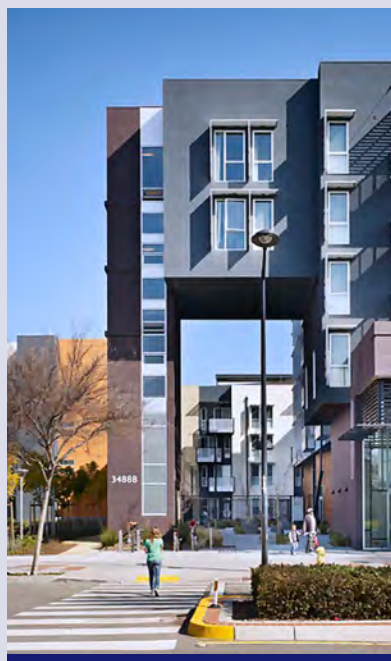
यूनयिन सटी | आर्थिक और सामुदायिक विकास विभाग

housing@unioncity.org



की अवधि शामिल होगी। सटी के हाउसिंग एलीमेंट अपडेट के बारे में ज़्यादा जानकारी के लिए, प्रॉजेक्ट की वेबसाइट पर जाएँ, unioncity.org/HousingElement या शहर के आवास एवं सामुदायिक विकास प्रबंधक, फ्रांससिको गोमेज़ जूनियर (Francisco Gomez Jr.) से संपर्क करें।

联合市住房要素更新



什么是住房要素？

根据州法律的要求，本市的住房要素旨在解决住房需求，并说明本市将如何满足本区域住房需求。本市需要每8年更新一次住房要素，本次更新将涵盖2023年至2031年。

联合市正在更新住房要素，需要了解您的意见！

您有多种方式可以参与进来，分享您对您社区住房的疑虑、想法和解决方案。

— 参加虚拟研讨会 —

英文

2022年2月24日

晚上6:30 – 8:30

在此注册

qrco.de/1workshop

西班牙语

2022年2月28日

晚上6:30 – 8:30

在此注册

qrco.de/2workshop

— 访问我们在农夫市场的摊位 —



2022年2月26日
早上9点至下午1点

Old Alvarado Park
30940 Watkins St
Union City, CA

— 填写调查问卷 —

提供以下语言版本



英文

[qrco.de/
1english](https://qrco.de/1english)



西班牙语

[qrco.de/
2spanish](https://qrco.de/2spanish)



中文

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印度文

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ACTUALIZACIÓN DEL ELEMENTO DE VIVIENDA



¿Qué es el Elemento de Vivienda?

El Elemento de Vivienda de Union City aborda las necesidades de vivienda y muestra cómo acogerá el municipio una cuota justa sobre las necesidades de vivienda a nivel regional, según lo establece la ley estatal. El municipio debe actualizar su Elemento de Vivienda cada 8 años. La presente actualización cubrirá el período de 2023 -2031.

¡Union City está actualizando su Elemento de Vivienda y necesita de su colaboración! Hay varias formas como puede participar y compartir sus preocupaciones, ideas y soluciones para los problemas de vivienda que afectan a su comunidad.

— Participe en un taller virtual —

INGLÉS

Jueves, 24 de febrero de 2022

6:30pm – 8:00pm

Regístrese aquí:

qrco.de/1workshop

ESPAÑOL

Jueves, 28 de febrero de 2022

6:30pm – 8:00pm

Regístrese aquí:

qrco.de/2workshop

— Visite nuestra caseta en el mercado local —



Sábado, 26 de febrero de 2022

9am to 1pm

Old Alvarado Park

30940 Watkins St

Union City, CA

— Responda una encuesta —

Disponible en los siguientes idiomas:



English

[qrco.de/
1english](https://qrco.de/1english)



Español

[qrco.de/
2spanish](https://qrco.de/2spanish)



Mandarín

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3mandarin](https://qrco.de/3mandarin)



Tagalo

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Hindi

[qrco.de/
5hindi](https://qrco.de/5hindi)

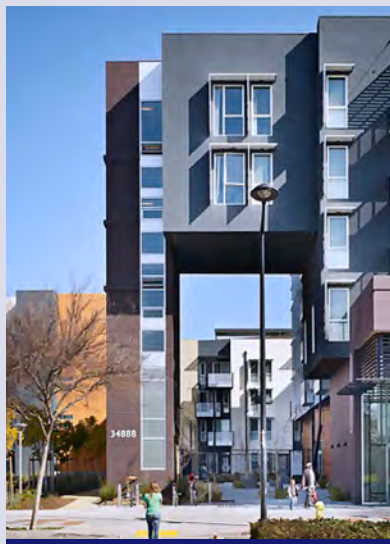
Francisco Gomez Jr.

Housing & Community Development Manager
Economic & Community Development Department
housing@unioncity.org



Visite el sitio web del proyecto en [unioncity.org/
HousingElement](https://unioncity.org/HousingElement) o comuníquese con el Gerente de Vivienda y Desarrollo Comunitario del Municipio, Francisco Gómez Jr., para obtener más información sobre la Actualización del Elemento de Vivienda de Union City.

MGA PAGBABAGO SA ELEMENTO NG PABAHAY



Ano ang Elemento ng Pabahay?

Tinutugunan ng Elemento ng Pabahay ng Lungsod ang mga pangangailangan sa pabahay at ipinapakita kung paano tutugunan ng Lungsod ang patas na bahagi nito sa mga pangangailangan sa pabahay sa rehiyon, gaya ng iniaatas ng batas ng Estado. Kinakailangan ng Lungsod na baguhin ang Elemento ng Pabahay nito tuwing 8 taon at sasaklawin ng pagbabago na ito ang yugto ng panahon mula 2023 hanggang 2031.

Gagawa ng mga pagbabago ang Lungsod ng Union sa Elemento ng Pabahay nito at kailangan ang inyong opinion! Gagawa ng mga pagbabago ang Lungsod ng Union sa Elemento ng Pabahay nito at kailangan ang inyong opinion! Mayroong ilang mga paraan upang makilahok at ibahagi ang inyong mga alalahanin, ideya, at solusyon para sa pabahay sa inyong komunidad

— Dumalo sa isang Virtual Workshop —

INGLES

Huwebes, ika-24 ng Pebrero, 2022

6:30pm – 8:00pm

Magpatala dito:

qrco.de/1workshop

ESPANYOL

Lunes, ika-28 ng Pebrero, 2022

6:30pm – 8:00pm

Magpatala dito:

qrco.de/2workshop

— Bisitahin ang aming Booth sa Farmer's Market —



Sabado, ika-26 ng Pebrero, 2022

9am hanggang 1pm

Old Alvarado Park

30940 Watkins St

Union City, CA

— Sagutan ang Survey —

Masasagutan ito sa mga sumusunod na wika:



Ingles

[qrco.de/
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Espanyol

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Hindi

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5hindi](https://qrco.de/5hindi)

Francisco Gomez Jr.

Tagapamahala ng Pabahay at Pagpapaunlad ng Komunidad
Lungsod ng Union | Kagawaran ng Pang-ekonomiko at
Pangkumunidad na Pagpapaunlad
housing@unioncity.org



Bisitahin ang website ng proyekto, unioncity.org/HousingElement o makipag-ugnayan sa Tagapamahala ng Pabahay at Pagpapaunlad ng Lungsod na si Francisco Gomez Jr., para malaman pa ang tungkol sa Pagbabago sa Elemento ng Pabahay ng Lungsod!

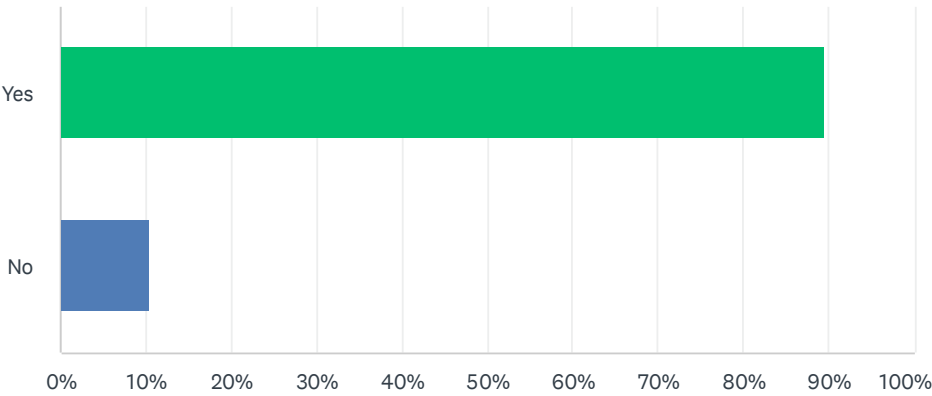
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Online Survey Results – English

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Q1 Are you a resident of Union City? (Choose one)

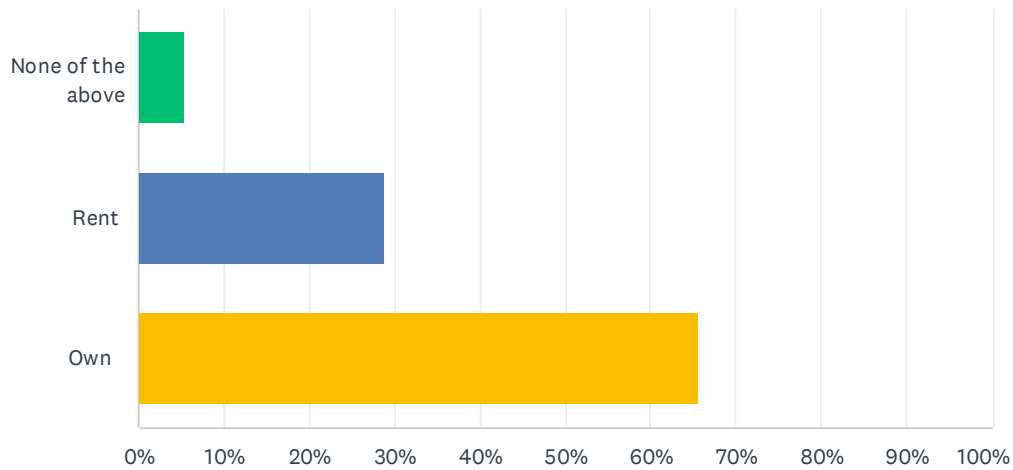
Answered: 448 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	89.51%	401
No	10.49%	47
TOTAL		448

Q2 Do you currently rent or own your home? (Choose one)

Answered: 444 Skipped: 7



ANSWER CHOICES	RESPONSES	
None of the above	5.41%	24
Rent	28.83%	128
Own	65.77%	292
TOTAL		444

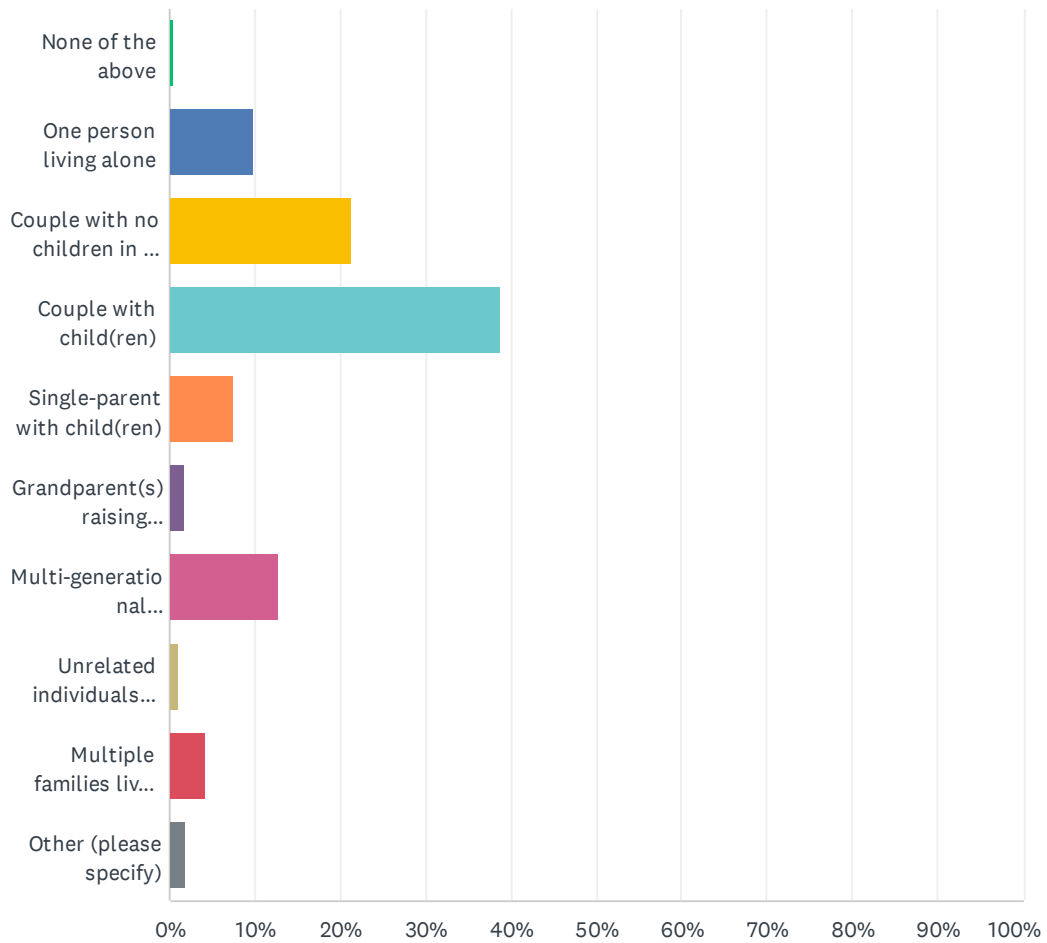
#	OTHER (PLEASE SPECIFY)	DATE
1	Live in parents home.	3/18/2022 3:07 PM
2	rent at small amount at my uncle's house	3/18/2022 9:49 AM
3	Live with parent.	3/17/2022 10:52 PM
4	Renting a room	3/17/2022 2:31 PM
5	Mobile home	3/15/2022 6:08 PM
6	Own but sometimes I rent for months	3/15/2022 5:40 PM
7	own property	3/15/2022 1:01 PM
8	Live with family	3/10/2022 11:22 AM
9	Live with parents	3/9/2022 9:13 PM
10	Live with parents	3/9/2022 8:23 PM
11	Landlord	3/9/2022 7:39 PM
12	live with a family member	3/9/2022 5:27 PM
13	Temporary living with family	3/1/2022 1:05 AM
14	I live with my parents, who own their home.	2/26/2022 2:09 PM
15	Live with parents	2/25/2022 4:14 PM

Union City 2023-2031 Housing Element Update

16	Live with Parents	2/25/2022 3:15 PM
17	Living with parents, rent free	2/25/2022 1:35 PM
18	My parents own the house, we pay them rent.	2/9/2022 10:50 AM
19	Live with family	2/8/2022 5:34 PM
20	own manufacturing home, rent lot	2/8/2022 5:02 PM
21	Homeless	2/8/2022 4:47 PM

Q3 Which of the following best describes your household? (Choose one)

Answered: 450 Skipped: 1



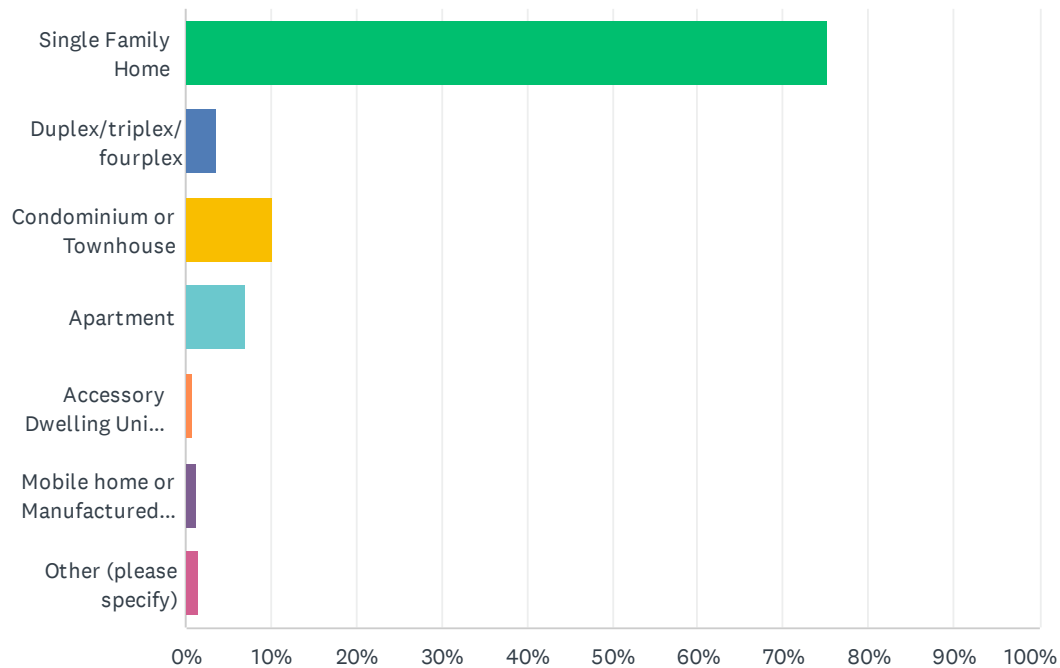
Union City 2023-2031 Housing Element Update

ANSWER CHOICES	RESPONSES	
None of the above	0.44%	2
One person living alone	9.78%	44
Couple with no children in the home	21.33%	96
Couple with child(ren)	38.89%	175
Single-parent with child(ren)	7.56%	34
Grandparent(s) raising grandchild(ren)	1.78%	8
Multi-generational (grandparents, parents, and grandchildren)	12.89%	58
Unrelated individuals living together	1.11%	5
Multiple families living together	4.22%	19
Other (please specify)	2.00%	9
TOTAL		450

#	OTHER (PLEASE SPECIFY)	DATE
1	Th	3/25/2022 5:43 AM
2	living with uncle and cousin	3/18/2022 9:49 AM
3	taking care of parents and rented house to a couple with no children	3/15/2022 12:13 PM
4	2 siblings	3/9/2022 9:29 PM
5	Siblings brother and sister living together	3/9/2022 6:58 PM
6	Myself and adult daughter	3/9/2022 5:57 PM
7	Me with parents	2/25/2022 4:35 PM
8	Couple with kids at college	2/10/2022 5:44 AM
9	Couple & with one brother	2/9/2022 1:09 PM

Q4 What type of housing do you live in? (Choose one)

Answered: 448 Skipped: 3

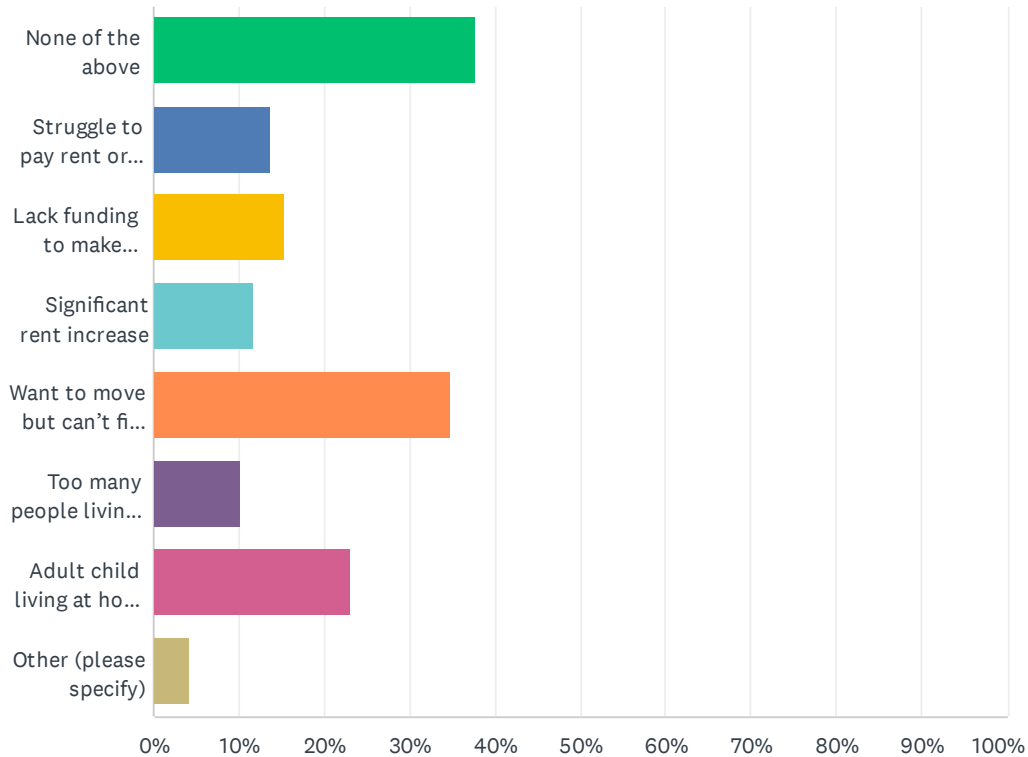


ANSWER CHOICES	RESPONSES	
Single Family Home	75.22%	337
Duplex/triplex/fourplex	3.57%	16
Condominium or Townhouse	10.27%	46
Apartment	7.14%	32
Accessory Dwelling Unit (granny flats/second units/guest houses)	0.89%	4
Mobile home or Manufactured Home	1.34%	6
Other (please specify)	1.56%	7
TOTAL		448

#	OTHER (PLEASE SPECIFY)	DATE
1	Single family renting room	3/27/2022 11:24 AM
2	Rent a room (from a home)	3/16/2022 11:26 PM
3	Homeless	3/9/2022 5:40 PM
4	Single family home renting room	3/9/2022 5:38 PM
5	Single family home renting a room only	2/28/2022 1:32 PM
6	Room rent	2/9/2022 4:12 AM
7	Homeless	2/8/2022 4:47 PM

Q5 Have you or are you experiencing any of the following housing issues? (Choose all that apply)

Answered: 446 Skipped: 5



ANSWER CHOICES	RESPONSES
None of the above	37.67% 168
Struggle to pay rent or mortgage (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	13.68% 61
Lack funding to make necessary home repairs	15.25% 68
Significant rent increase	11.66% 52
Want to move but can't find or afford a home that meets my and my family's needs	34.75% 155
Too many people living in one home (overcrowding)	10.31% 46
Adult child living at home due to inability to afford housing	23.09% 103
Other (please specify)	4.26% 19
Total Respondents: 446	

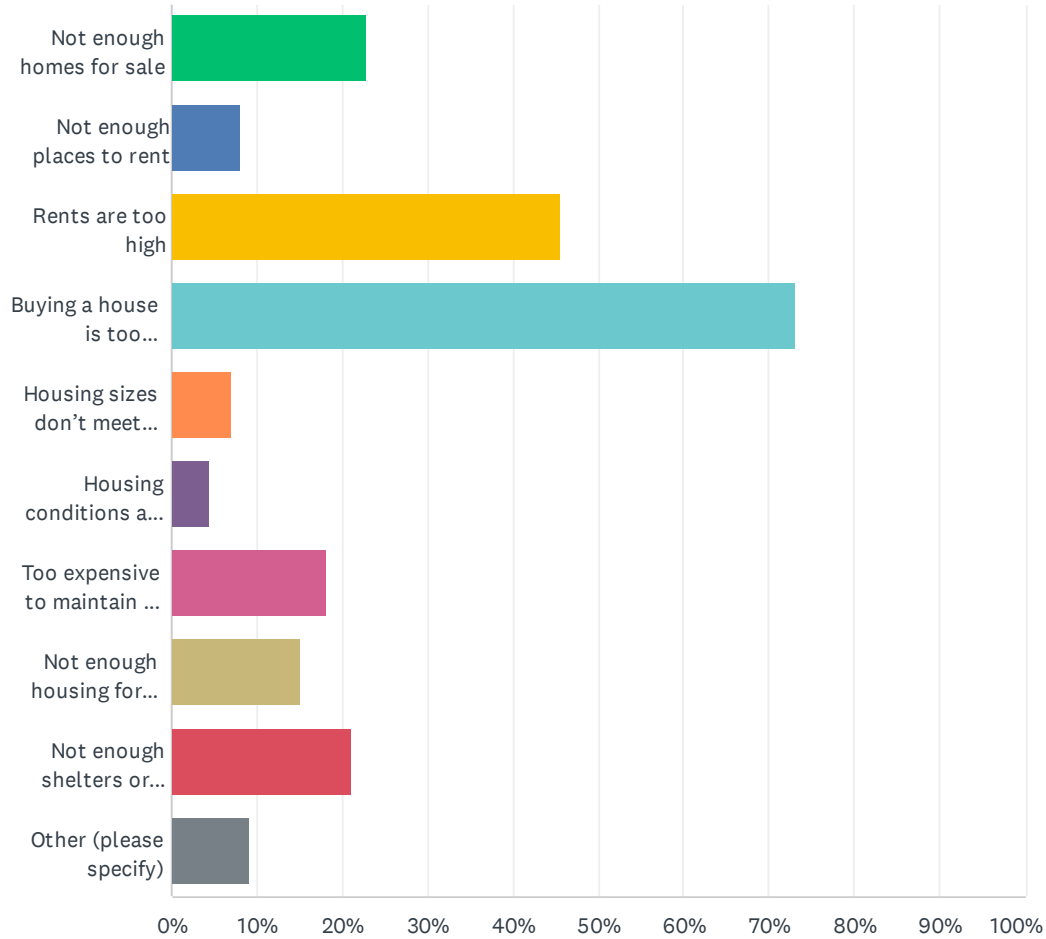
#	OTHER (PLEASE SPECIFY)	DATE
1	n/a	3/25/2022 5:43 AM
2	Shuffle bills	3/19/2022 10:01 AM

Union City 2023-2031 Housing Element Update

3	Low Income	3/18/2022 8:24 PM
4	Elder living at home due to inability to afford housing	3/17/2022 10:20 PM
5	High taxes	3/17/2022 2:28 PM
6	I am unable to park on street in front of my own house- too many renters in neighboring houses - and not enough parking spots allotted correctly	3/17/2022 1:30 PM
7	My children cannot live near me.	3/16/2022 1:20 PM
8	Adults living at home due to intellectual disabilities	3/16/2022 12:46 PM
9	Prices are too high and rent makes it hard to save enough for 20% down payment	3/15/2022 3:06 PM
10	House is paid off	3/15/2022 1:09 PM
11	I am the owner but renting the home to a family with children.	3/15/2022 12:10 PM
12	too expensive	3/15/2022 12:07 PM
13	too many people living in neighbors home, crowded, parking issues	3/10/2022 7:05 AM
14	More Crimes in neighborhood	3/9/2022 6:33 PM
15	Rent to hight	3/9/2022 5:40 PM
16	Property tax levels	3/9/2022 5:39 PM
17	Senior housing	2/27/2022 1:37 PM
18	maintenance a challenge	2/25/2022 4:11 PM
19	Unacceptable property party line privscy piece issues	2/10/2022 11:27 PM

Q6 What do you feel is the most significant housing problem facing Union City residents? (Choose up to three)

Answered: 451 Skipped: 0



Union City 2023-2031 Housing Element Update

ANSWER CHOICES	RESPONSES	
Not enough homes for sale	22.84%	103
Not enough places to rent	8.20%	37
Rents are too high	45.68%	206
Buying a house is too expensive	73.17%	330
Housing sizes don't meet family needs	7.10%	32
Housing conditions are poor	4.43%	20
Too expensive to maintain my home as a property owner	18.18%	82
Not enough housing for seniors or people with disabilities	15.08%	68
Not enough shelters or services for people experiencing homelessness	21.06%	95
Other (please specify)	9.09%	41
Total Respondents: 451		

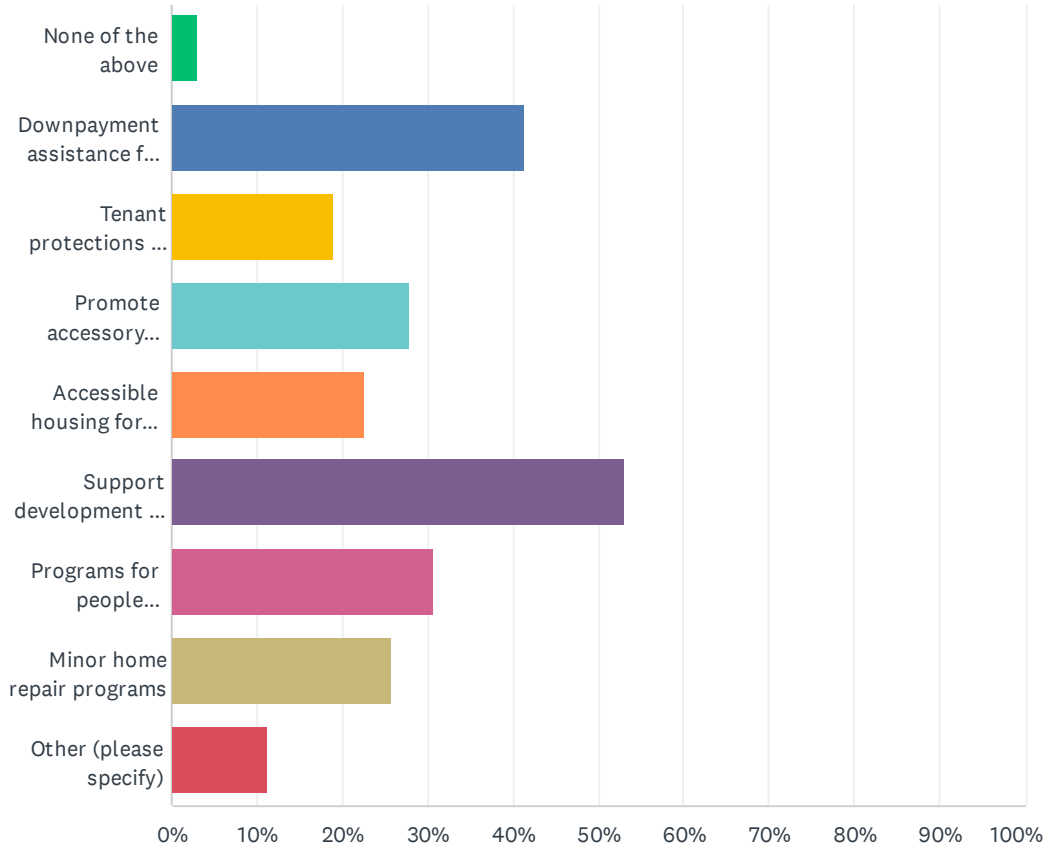
#	OTHER (PLEASE SPECIFY)	DATE
1	does not have a housing assistance program	3/18/2022 9:49 AM
2	Homelessness and trashed neighborhoods	3/17/2022 9:08 PM
3	Police, fire, and other city services diminished, and taxes increase	3/17/2022 2:28 PM
4	Too many houses are being built	3/17/2022 1:31 PM
5	Houses are being bought to rent and pack many renters into a house- or adding illegal additions to existing houses to add more renters	3/17/2022 1:30 PM
6	Schools	3/17/2022 1:01 PM
7	None of these apply to me.	3/17/2022 12:40 PM
8	Want to purchase a single family home because I am a senior	3/17/2022 12:08 PM
9	Too crowded, taking away quality of life	3/16/2022 12:46 PM
10	Homes should go first to families not investors	3/16/2022 11:59 AM
11	Should not built houses anywhere in California, because there is not enough water.	3/16/2022 10:31 AM
12	Very high property taxes	3/16/2022 10:22 AM
13	Too much garbage	3/15/2022 10:41 PM
14	Need to have outhouses so parents can live	3/15/2022 5:40 PM
15	Overcrowding	3/15/2022 4:28 PM
16	None of the above	3/15/2022 2:38 PM
17	Not enough long-term affordable housing that can keep our community diverse socio-economically and allow families to stay in Union City	3/15/2022 12:37 PM
18	better schools	3/15/2022 12:13 PM
19	None	3/12/2022 4:54 PM
20	Want to buy rental investment property but rules and regulations too unfavorable to small landlords	3/12/2022 3:08 PM
21	housing for developmentally disabled persons	3/10/2022 7:24 PM

Union City 2023-2031 Housing Element Update

22	None of these. The housing is good.	3/9/2022 10:31 PM
23	Homeless need to move out of the expensive bay area	3/9/2022 6:33 PM
24	Sometimes I see homeless people are asking for money in shopping plaza, this is really annoying	3/6/2022 9:57 PM
25	Lack of code enforcement and placing homeless into facilities where they can benefit.	2/25/2022 9:26 PM
26	Governmentinterfering in the free market which makes things worse and the net effect is to raises rents and home prices	2/25/2022 5:58 PM
27	encoouraging non citizens to live in union city	2/25/2022 4:11 PM
28	City working to raise all taxes, Gas, Electric, Phone, Property. Energy prices doubled and you added a new tax on top of it all!!!!	2/25/2022 1:18 PM
29	too many single family homes, not enough multi-family homes	2/22/2022 11:53 AM
30	Housing supply is insufficient compared to demand.	2/18/2022 4:09 PM
31	Laws aren't conducive for building more housing units	2/14/2022 8:11 PM
32	x	2/13/2022 8:10 AM
33	Need to Allow home owners to expand or increase size or do addition without increase in R. E. Tax	2/11/2022 11:14 AM
34	Poor neighbor relations inconsiderate of others	2/10/2022 11:27 PM
35	High property taxes - higher than Fremont	2/9/2022 6:50 PM
36	need more street safety	2/9/2022 10:39 AM
37	too many houses being built. would like to see a limit on number of homes in single family homes areas.	2/8/2022 11:46 PM
38	not enough open space	2/8/2022 6:06 PM
39	crime in neighborhoods	2/8/2022 4:53 PM
40	Crime, unsafe neighborhoods	2/8/2022 4:50 PM
41	N/A	2/8/2022 4:47 PM

Q7 Which strategies do you think the City should prioritize? (Choose up to three)

Answered: 451 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	2.88%	13
Downpayment assistance for homebuyers	41.46%	187
Tenant protections for renters	19.07%	86
Promote accessory dwelling units (granny flats/second units/ guest houses)	27.94%	126
Accessible housing for seniors or people with disabilities	22.62%	102
Support development of affordable housing	52.99%	239
Programs for people experiencing or at risk of homelessness	30.60%	138
Minor home repair programs	25.72%	116
Other (please specify)	11.31%	51
Total Respondents: 451		

#	OTHER (PLEASE SPECIFY)	DATE
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Union City 2023-2031 Housing Element Update

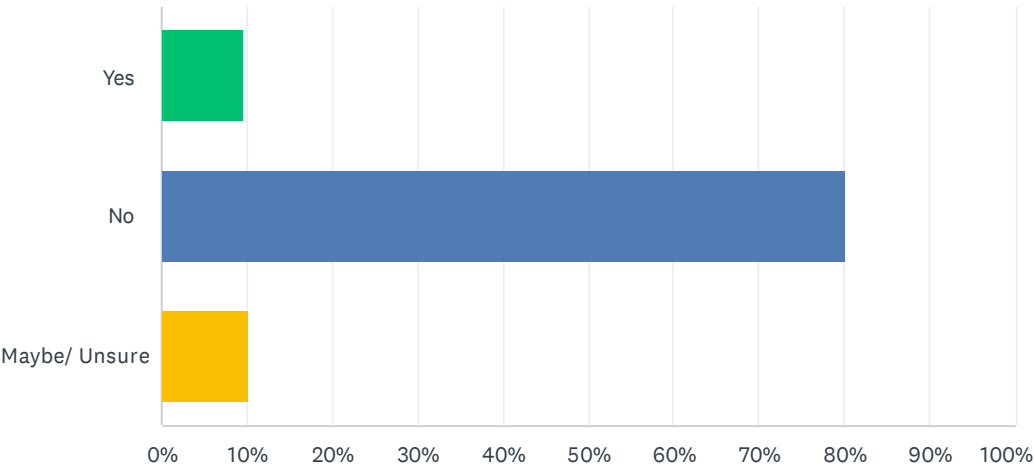
1	Major home renovation programs	3/18/2022 3:07 PM
2	Crime intervention and prevention Enforcing homeless not living in neighborhoods and parks	3/17/2022 9:08 PM
3	Promote more programs for affordable home ownership	3/17/2022 5:33 PM
4	lower taxes	3/17/2022 3:09 PM
5	Police, fire, parkmaintenance	3/17/2022 2:28 PM
6	Start fining illegal construction of non-permitted additions/ housing containers in backyards of houses- that are used for rental properties	3/17/2022 1:30 PM
7	Improve Education	3/17/2022 1:01 PM
8	Major repair assistance for seniors and those with disabilities	3/17/2022 12:41 PM
9	Single family homes for Seniors	3/17/2022 12:08 PM
10	Build schools to accommodate the children in the new houses	3/16/2022 6:34 PM
11	Might be difficult to do, but affordable housing for family members to remain together in the community.	3/16/2022 1:20 PM
12	Quality of life for taxpayers in union city.	3/16/2022 12:46 PM
13	1st time buyers not investors	3/16/2022 11:59 AM
14	Real state agents try to raise the cost of houses. We need that the price of houses go down.	3/16/2022 10:31 AM
15	Development of more homes by Bart	3/15/2022 9:56 PM
16	just built more houses and improve schools	3/15/2022 9:50 PM
17	Down payment assistance for first time buyers	3/15/2022 8:28 PM
18	Lower taxes	3/15/2022 8:00 PM
19	Reduced fees for permits & decrease need for permits	3/15/2022 7:15 PM
20	Allow tax breaks or other incentives to add extra rooms for parents	3/15/2022 5:40 PM
21	Support development	3/15/2022 3:42 PM
22	Owner occupied first time buyer affordable homes	3/15/2022 2:38 PM
23	Affordable housing for families within the median income bracket because we are being priced out of the market and don't qualify for low income housing.	3/15/2022 1:32 PM
24	affordable housing needs to be more inclusive not just for low income but some middle/moderate income single parent homes	3/15/2022 1:24 PM
25	Don't build anymore getting overcrowded	3/15/2022 1:19 PM
26	mixed-income, high-density, multi-generational housing	3/15/2022 12:37 PM
27	assistance in switching to all electric or solar	3/15/2022 12:13 PM
28	Protect small landlords more so more are willing to rent out their properties	3/12/2022 3:08 PM
29	Protect landlords from bad renters - bad experiences would make neighbors less likely to share a room in their house for rent, thus reducing the total number available	3/11/2022 10:27 PM
30	Quit raising prop taxes, water, garbage, PG&E costs	3/10/2022 8:37 AM
31	Encourage construction of new housing units	3/9/2022 10:25 PM
32	Would be nice too see more affordable homes for sale	3/9/2022 8:36 PM
33	Reduce taxes	3/9/2022 6:33 PM
34	Safe Down sizing cottage homes for seniors	3/9/2022 6:05 PM
35	Single level Units 2bed 2 bath in one complex	3/9/2022 5:38 PM

Union City 2023-2031 Housing Element Update

36	Lower tax	3/9/2022 5:28 PM
37	1. Support union city teachers to buy a house 2. Have a development for smaller houses so there will be more property to be sold or rented at an affordable price like 2 BR 2 BA housing.	2/25/2022 4:35 PM
38	Build more housing period	2/25/2022 4:23 PM
39	housing for citizens only	2/25/2022 4:11 PM
40	Allow residents of Union City be the ones to buy Property here first	2/25/2022 4:09 PM
41	Prioritize housing for residents who have lived in Union City for 5 years or more and who's children attend Union City Schools!!!!	2/25/2022 1:45 PM
42	You have extorted to much money from the average family to fund your worthless pet projects. STOP ALREADY!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!	2/25/2022 1:18 PM
43	Permit and support denser housing developments.	2/18/2022 4:09 PM
44	x	2/13/2022 8:10 AM
45	Need to Allow home owners to expand or increase size or do addition without increase in R. E. Tax	2/11/2022 11:14 AM
46	Increase larger multi-family projects	2/9/2022 7:29 PM
47	Have remedy to help homeless and clean up our streets and make them safe.	2/9/2022 1:40 PM
48	UC does not have to pretend to be a metro city. New homes Building should be limited to new developments only. We don't want to see over crowded streets with adu, granny flats or multi homes in single family area. keep UC beautiful.	2/8/2022 11:46 PM
49	Below market rate housing program	2/8/2022 10:27 PM
50	Build much more housing, more quickly	2/8/2022 9:41 PM
51	ensuring safety against crime, loitering, street trash, visible household rubbish is foremost with any housing strategy implemented and including the necessary increases in manpower to keep people safe and areas clean	2/8/2022 4:53 PM

Q8 Have you or a neighbor been displaced from your home in the last five years?

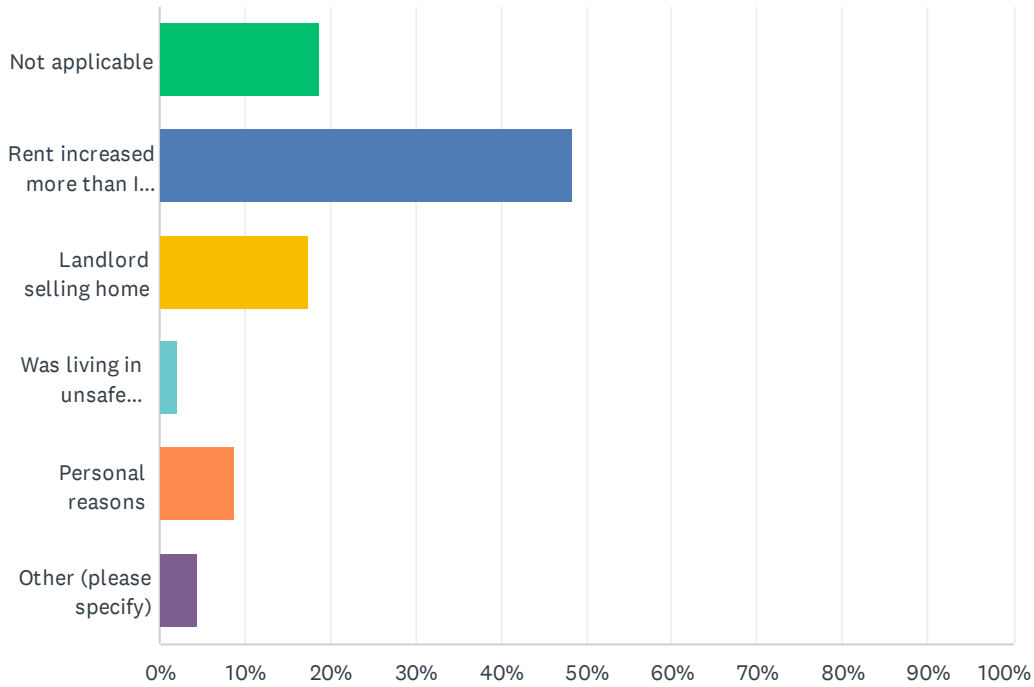
Answered: 447 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	9.62%	43
No	80.09%	358
Maybe/ Unsure	10.29%	46
TOTAL		447

Q9 Which of the following best describe the reason you (or a neighbor) were displaced?

Answered: 91 Skipped: 360

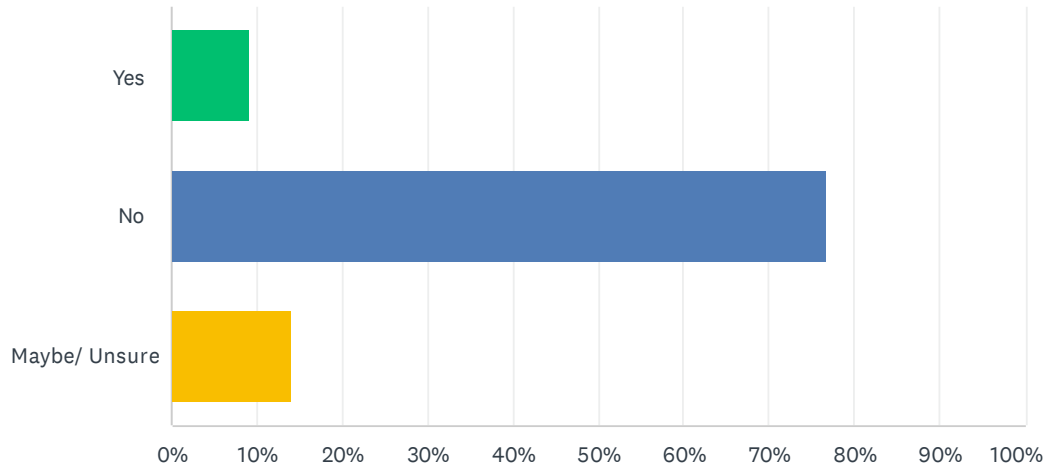


ANSWER CHOICES	RESPONSES	
Not applicable	18.68%	17
Rent increased more than I could pay	48.35%	44
Landlord selling home	17.58%	16
Was living in unsafe conditions	2.20%	2
Personal reasons	8.79%	8
Other (please specify)	4.40%	4
TOTAL		91

#	OTHER (PLEASE SPECIFY)	DATE
1	Mental illness on disability cannot afford rent or buy	3/28/2022 3:53 PM
2	Location and neighborhood conditions not up to par with home prices	3/17/2022 9:09 PM
3	Rent raised and nothing being fixed	3/9/2022 5:58 PM
4	not sure	2/8/2022 4:54 PM

Q10 When you looked for housing in Union City in the past 10 years, did you ever feel you were discriminated against?

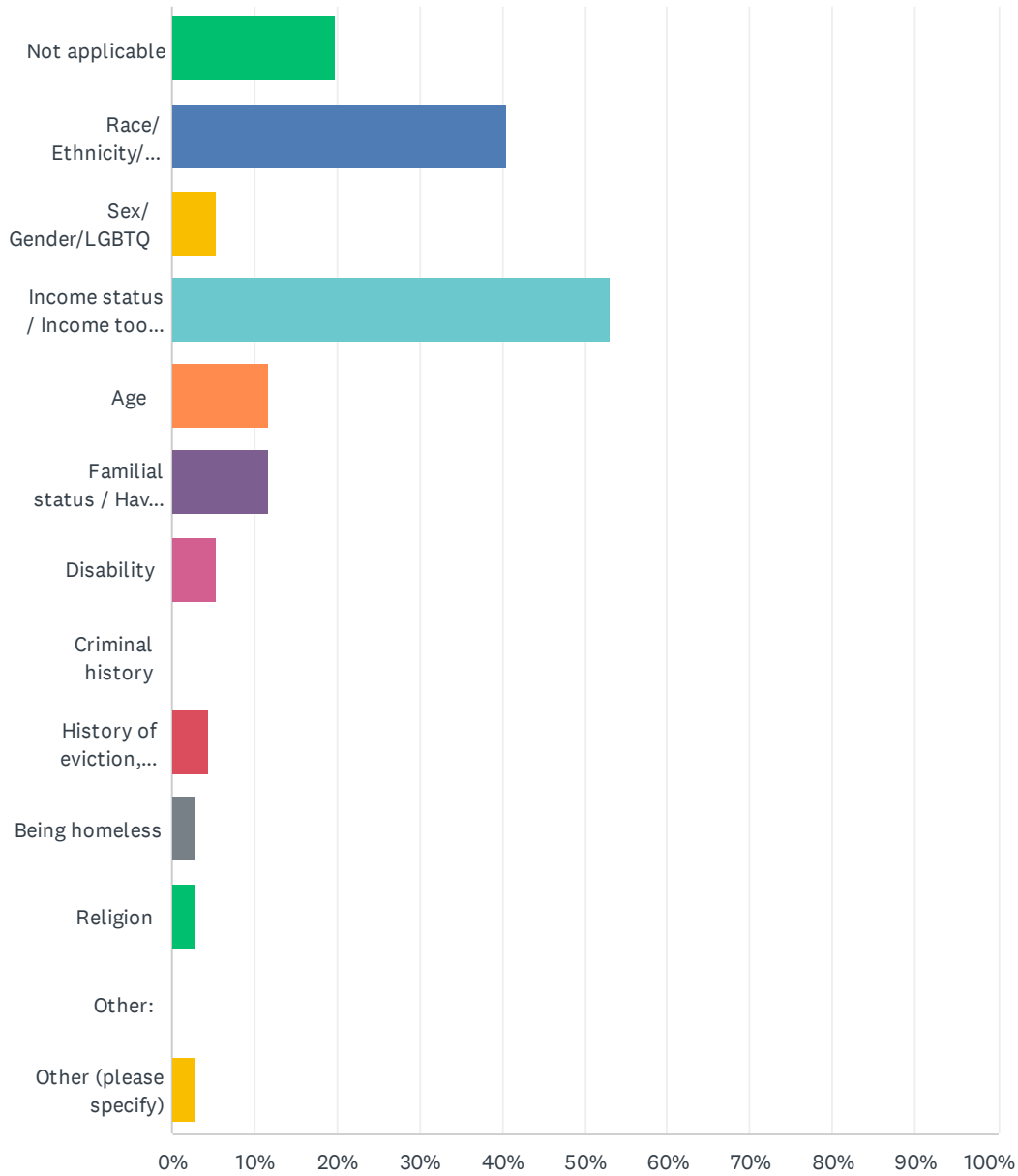
Answered: 434 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	9.22%	40
No	76.73%	333
Maybe/ Unsure	14.06%	61
TOTAL		434

Q11 Why do you think you were discriminated against? (Choose all that apply)

Answered: 111 Skipped: 340



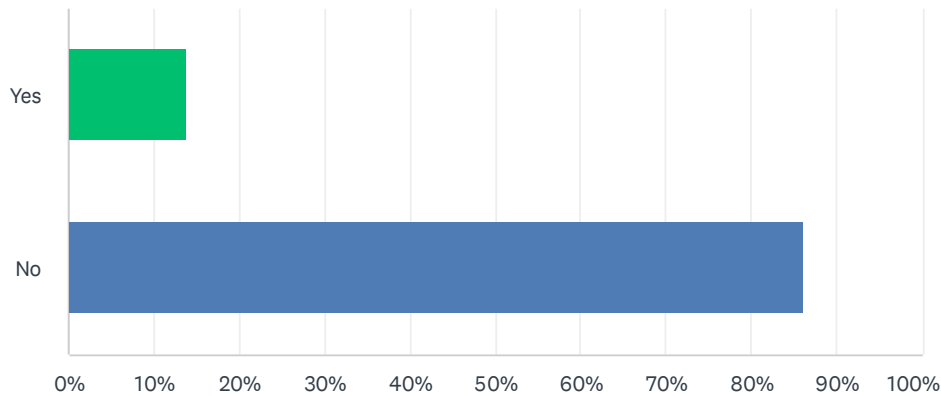
Union City 2023-2031 Housing Element Update

ANSWER CHOICES	RESPONSES	
Not applicable	19.82%	22
Race/ Ethnicity/ Language spoken	40.54%	45
Sex/ Gender/LGBTQ	5.41%	6
Income status / Income too low	53.15%	59
Age	11.71%	13
Familial status / Having children	11.71%	13
Disability	5.41%	6
Criminal history	0.00%	0
History of eviction, foreclosure, bad credit	4.50%	5
Being homeless	2.70%	3
Religion	2.70%	3
Other:	0.00%	0
Other (please specify)	2.70%	3
Total Respondents: 111		

#	OTHER (PLEASE SPECIFY)	DATE
1	Down payment was to high on a house due to the budget	2/26/2022 2:55 AM
2	Owning a pet (dog)	2/9/2022 8:37 PM
3	No one wants to rent to a family that has a dog. If you own a dog you have to be a homeowner, that's not right.	2/9/2022 10:51 AM

Q12 When you looked for housing in Union City in the past 10 years, were you ever denied housing to rent or buy?

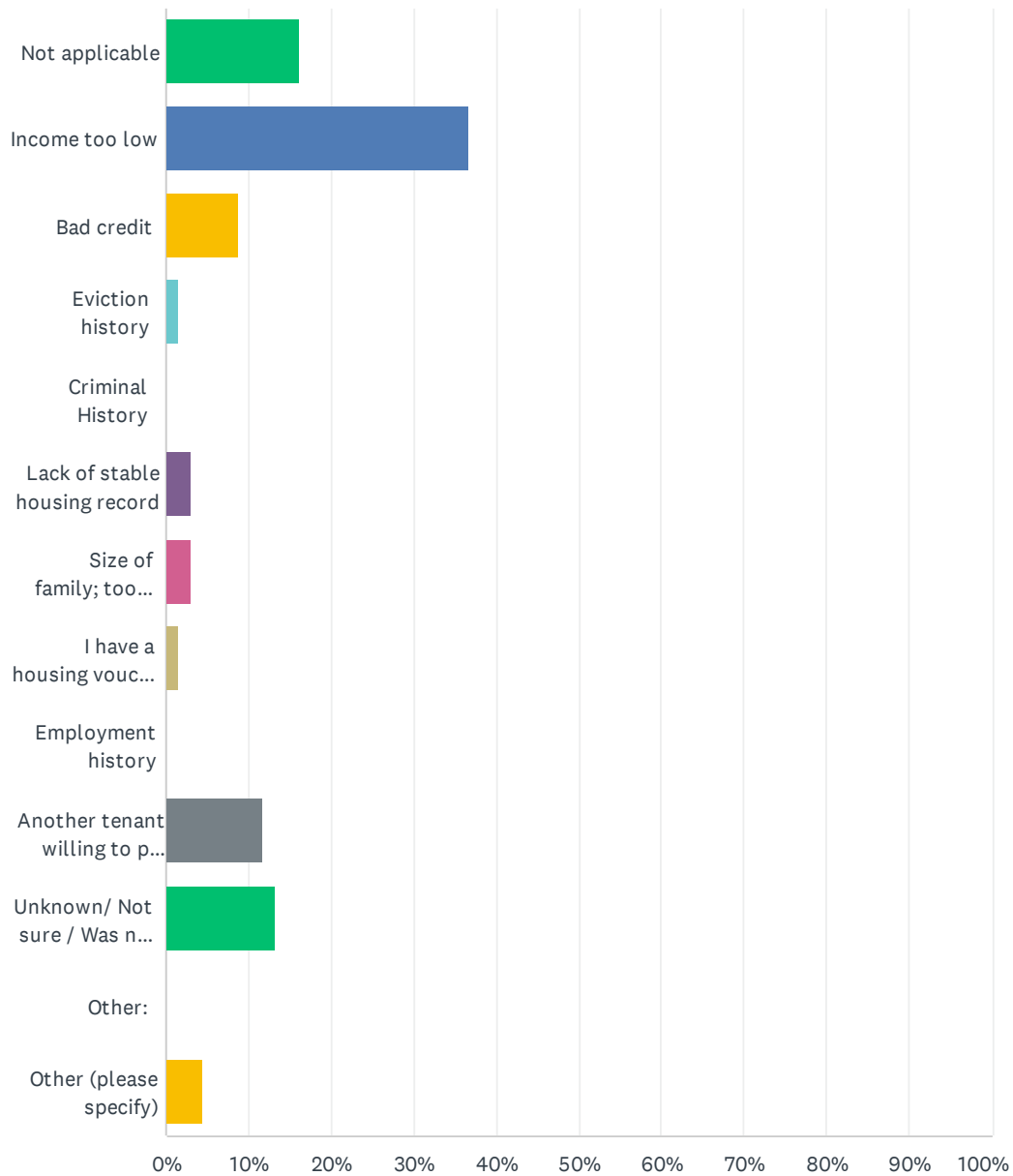
Answered: 431 Skipped: 20



ANSWER CHOICES	RESPONSES	
Yes	13.92%	60
No	86.08%	371
TOTAL		431

Q13 Why were you denied?

Answered: 68 Skipped: 383



Union City 2023-2031 Housing Element Update

ANSWER CHOICES	RESPONSES	
Not applicable	16.18%	11
Income too low	36.76%	25
Bad credit	8.82%	6
Eviction history	1.47%	1
Criminal History	0.00%	0
Lack of stable housing record	2.94%	2
Size of family; too many people	2.94%	2
I have a housing voucher	1.47%	1
Employment history	0.00%	0
Another tenant willing to pay more	11.76%	8
Unknown/ Not sure / Was not given a reason	13.24%	9
Other:	0.00%	0
Other (please specify)	4.41%	3
TOTAL		68

#	OTHER (PLEASE SPECIFY)	DATE
1	On a wait list - never called	3/28/2022 3:55 PM
2	Note sure, maybe other bid/s were all cash	3/15/2022 12:39 PM
3	competition from other buyers, esp. all-cash buyers	2/25/2022 1:36 PM

Q14 What is your race?

Answered: 392 Skipped: 59

#	RESPONSES	DATE
1	Chinese American	4/5/2022 4:17 PM
2	Indigenous from Central America	4/5/2022 2:59 PM
3	Asian	3/29/2022 12:38 PM
4	Latino	3/28/2022 3:55 PM
5	WHITE	3/27/2022 12:57 PM
6	Asian	3/27/2022 11:27 AM
7	Asian	3/26/2022 4:50 PM
8	Mix	3/25/2022 5:46 AM
9	Asian	3/24/2022 11:02 AM
10	Asian	3/23/2022 8:21 PM
11	Asian/European	3/22/2022 8:48 AM
12	White/Asian: biracial	3/20/2022 7:29 PM
13	Black	3/20/2022 3:54 PM
14	Asian African American	3/19/2022 6:07 PM
15	White	3/19/2022 4:29 PM
16	Hispanic	3/19/2022 10:14 AM
17	Chinese	3/19/2022 9:16 AM
18	asian	3/18/2022 10:11 PM
19	ASIAN	3/18/2022 8:26 PM
20	asian	3/18/2022 4:56 PM
21	Filipino	3/18/2022 3:08 PM
22	Black	3/18/2022 1:58 PM
23	Asian	3/18/2022 9:55 AM
24	Caucasian	3/18/2022 9:46 AM
25	White	3/18/2022 4:22 AM
26	Mexican	3/18/2022 12:04 AM
27	caucasian	3/18/2022 12:01 AM
28	White	3/17/2022 11:09 PM
29	Hispanic	3/17/2022 11:05 PM
30	Filipino	3/17/2022 10:53 PM
31	Chinese	3/17/2022 10:22 PM
32	Hispanic	3/17/2022 9:59 PM
33	Asian	3/17/2022 8:38 PM

Union City 2023-2031 Housing Element Update

34	asian	3/17/2022 7:42 PM
35	Mexican	3/17/2022 7:31 PM
36	Asian	3/17/2022 6:53 PM
37	Asian American	3/17/2022 6:22 PM
38	Asia	3/17/2022 6:00 PM
39	Black	3/17/2022 5:36 PM
40	Taiwanese	3/17/2022 4:08 PM
41	Prefer not to Answer	3/17/2022 3:51 PM
42	white	3/17/2022 3:43 PM
43	African American	3/17/2022 3:38 PM
44	White	3/17/2022 3:18 PM
45	mixed	3/17/2022 3:11 PM
46	Asian	3/17/2022 3:11 PM
47	Black	3/17/2022 3:10 PM
48	white	3/17/2022 2:36 PM
49	Asian	3/17/2022 2:33 PM
50	White + pacific islander	3/17/2022 2:31 PM
51	White	3/17/2022 2:21 PM
52	WHITE	3/17/2022 2:01 PM
53	Asian	3/17/2022 1:44 PM
54	Asian	3/17/2022 1:42 PM
55	White	3/17/2022 1:35 PM
56	Mexican	3/17/2022 1:33 PM
57	Asian	3/17/2022 1:24 PM
58	white	3/17/2022 1:14 PM
59	white	3/17/2022 1:12 PM
60	Latina	3/17/2022 12:48 PM
61	mixed	3/17/2022 12:48 PM
62	African American	3/17/2022 12:46 PM
63	white	3/17/2022 12:42 PM
64	N/a	3/17/2022 12:41 PM
65	Multi racial	3/17/2022 12:35 PM
66	Asian	3/17/2022 12:34 PM
67	Asian	3/17/2022 12:33 PM
68	East Indian	3/17/2022 12:32 PM
69	African American	3/17/2022 12:26 PM
70	caucasian	3/17/2022 12:25 PM
71	African-American	3/17/2022 12:22 PM

Union City 2023-2031 Housing Element Update

72	Filipino	3/17/2022 12:21 PM
73	Asian	3/17/2022 12:17 PM
74	asian	3/17/2022 12:16 PM
75	Caucasian	3/17/2022 12:12 PM
76	AA	3/17/2022 12:10 PM
77	Hispanic	3/17/2022 12:09 PM
78	Caucasian	3/17/2022 12:07 PM
79	Mexican	3/17/2022 10:53 AM
80	Korean American	3/17/2022 7:42 AM
81	Asian	3/17/2022 12:20 AM
82	Mexican	3/16/2022 11:29 PM
83	Mexican/ white	3/16/2022 6:37 PM
84	Chinese	3/16/2022 5:41 PM
85	Human	3/16/2022 12:47 PM
86	american mexican	3/16/2022 12:00 PM
87	humanoid	3/16/2022 11:23 AM
88	Asian	3/16/2022 11:06 AM
89	Asian	3/16/2022 8:45 AM
90	Asian Pacific Islander	3/16/2022 7:15 AM
91	Filipino	3/16/2022 6:48 AM
92	Hispanic/Latino	3/16/2022 5:19 AM
93	N/A	3/16/2022 1:48 AM
94	Filipino	3/15/2022 11:22 PM
95	Asian	3/15/2022 10:52 PM
96	Latino	3/15/2022 10:47 PM
97	Asian	3/15/2022 10:34 PM
98	Asian	3/15/2022 9:57 PM
99	Asian	3/15/2022 9:53 PM
100	Asian	3/15/2022 9:52 PM
101	Asian indian	3/15/2022 9:05 PM
102	White	3/15/2022 8:41 PM
103	Asian	3/15/2022 8:39 PM
104	White	3/15/2022 8:30 PM
105	Hispanic	3/15/2022 8:02 PM
106	White	3/15/2022 7:54 PM
107	Asian	3/15/2022 7:44 PM
108	Asian	3/15/2022 7:21 PM
109	Mexican American	3/15/2022 7:18 PM

Union City 2023-2031 Housing Element Update

110	Asian	3/15/2022 7:17 PM
111	Asian Indian	3/15/2022 6:36 PM
112	Cauc.	3/15/2022 6:10 PM
113	Avian	3/15/2022 5:47 PM
114	Asian	3/15/2022 5:32 PM
115	white	3/15/2022 4:55 PM
116	White	3/15/2022 4:35 PM
117	Portuguese, Maltese, Spanish, Italian, German	3/15/2022 4:31 PM
118	White	3/15/2022 4:07 PM
119	White	3/15/2022 4:07 PM
120	AI	3/15/2022 4:05 PM
121	N/a	3/15/2022 3:43 PM
122	Hispanic	3/15/2022 3:41 PM
123	dts	3/15/2022 3:27 PM
124	Hispanic	3/15/2022 3:26 PM
125	Asian	3/15/2022 3:18 PM
126	Asian	3/15/2022 3:00 PM
127	Asian	3/15/2022 2:48 PM
128	Hispanic	3/15/2022 2:41 PM
129	Asian American	3/15/2022 2:39 PM
130	Asian pacific islander	3/15/2022 2:26 PM
131	asian	3/15/2022 2:24 PM
132	Asian	3/15/2022 2:17 PM
133	Human	3/15/2022 2:17 PM
134	Filipino Vietnamese	3/15/2022 2:13 PM
135	Latino	3/15/2022 2:10 PM
136	Indian	3/15/2022 2:07 PM
137	Black	3/15/2022 2:03 PM
138	asian	3/15/2022 1:53 PM
139	Human	3/15/2022 1:37 PM
140	white	3/15/2022 1:34 PM
141	African American	3/15/2022 1:34 PM
142	Filipino	3/15/2022 1:32 PM
143	Mixed	3/15/2022 1:26 PM
144	African American	3/15/2022 1:25 PM
145	Latina	3/15/2022 1:21 PM
146	Filipino	3/15/2022 1:17 PM
147	Caucasian	3/15/2022 1:16 PM

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148	Filipino	3/15/2022 1:07 PM
149	Filipino	3/15/2022 1:06 PM
150	Asian Indian	3/15/2022 1:05 PM
151	Latino	3/15/2022 1:05 PM
152	filipino american	3/15/2022 1:05 PM
153	white / filipino but looks mexican	3/15/2022 1:00 PM
154	no answer	3/15/2022 12:59 PM
155	European-American (White)	3/15/2022 12:57 PM
156	Asian	3/15/2022 12:55 PM
157	Filipino	3/15/2022 12:52 PM
158	Person	3/15/2022 12:48 PM
159	White	3/15/2022 12:42 PM
160	asian	3/15/2022 12:41 PM
161	Asian Indian	3/15/2022 12:39 PM
162	Asian (Indian)	3/15/2022 12:38 PM
163	Caucasian	3/15/2022 12:38 PM
164	Black	3/15/2022 12:34 PM
165	South asian	3/15/2022 12:33 PM
166	Latino	3/15/2022 12:33 PM
167	White and Black	3/15/2022 12:33 PM
168	Filipino	3/15/2022 12:29 PM
169	Asian	3/15/2022 12:28 PM
170	Human/Black	3/15/2022 12:28 PM
171	Caucasian	3/15/2022 12:26 PM
172	Filipino	3/15/2022 12:25 PM
173	Mexican	3/15/2022 12:22 PM
174	Native American/Latin	3/15/2022 12:22 PM
175	Filipino	3/15/2022 12:17 PM
176	Latina	3/15/2022 12:16 PM
177	not applicable -	3/15/2022 12:14 PM
178	Hispanic	3/15/2022 12:11 PM
179	Asian	3/15/2022 12:11 PM
180	East Asian	3/15/2022 12:10 PM
181	Asian	3/15/2022 12:09 PM
182	filipino	3/15/2022 12:08 PM
183	Caucasian	3/15/2022 12:08 PM
184	White	3/15/2022 12:06 PM
185	white	3/14/2022 6:52 PM

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186	Asian	3/14/2022 4:58 PM
187	Other	3/14/2022 10:33 AM
188	white	3/14/2022 7:30 AM
189	Asian	3/12/2022 9:29 PM
190	Hwhite	3/12/2022 5:15 PM
191	Rather not answer	3/12/2022 3:12 PM
192	White	3/12/2022 12:16 PM
193	Asian Indian	3/11/2022 10:28 PM
194	Old white guy	3/11/2022 1:53 PM
195	Latino	3/11/2022 10:21 AM
196	White	3/11/2022 9:47 AM
197	White	3/11/2022 9:17 AM
198	Asian	3/11/2022 8:55 AM
199	African American	3/11/2022 7:25 AM
200	Asian	3/10/2022 9:15 PM
201	n/a	3/10/2022 8:39 PM
202	Black	3/10/2022 8:23 PM
203	Asian	3/10/2022 7:25 PM
204	Asian	3/10/2022 5:19 PM
205	Mexican American	3/10/2022 3:19 PM
206	na	3/10/2022 2:41 PM
207	Filipino	3/10/2022 2:11 PM
208	Mexican	3/10/2022 1:54 PM
209	Indian Asian	3/10/2022 1:30 PM
210	Asian	3/10/2022 1:24 PM
211	Filipino	3/10/2022 1:05 PM
212	Mexican-American	3/10/2022 12:06 PM
213	Asian	3/10/2022 11:23 AM
214	White	3/10/2022 10:44 AM
215	Latina	3/10/2022 10:17 AM
216	White	3/10/2022 9:51 AM
217	Latino	3/10/2022 9:33 AM
218	African American	3/10/2022 9:14 AM
219	Caucasian	3/10/2022 8:38 AM
220	White	3/10/2022 8:36 AM
221	Asian	3/10/2022 7:37 AM
222	White	3/10/2022 7:24 AM
223	caucasian	3/10/2022 7:08 AM

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224	Asian	3/10/2022 6:36 AM
225	Caucasian	3/10/2022 6:08 AM
226	Asian Filipino	3/10/2022 12:32 AM
227	White	3/10/2022 12:02 AM
228	Asian	3/9/2022 11:30 PM
229	Asian	3/9/2022 11:28 PM
230	White	3/9/2022 10:53 PM
231	Caucasian	3/9/2022 10:33 PM
232	American	3/9/2022 10:26 PM
233	Mexican white Native American	3/9/2022 9:49 PM
234	Asian	3/9/2022 9:42 PM
235	Asian-FILIPINO	3/9/2022 9:38 PM
236	Asian	3/9/2022 9:38 PM
237	Asian	3/9/2022 9:29 PM
238	Polynesian	3/9/2022 9:15 PM
239	White	3/9/2022 9:02 PM
240	Asian	3/9/2022 9:00 PM
241	Hispanic	3/9/2022 8:51 PM
242	Marathoner	3/9/2022 8:43 PM
243	Hispanic	3/9/2022 8:39 PM
244	Hispanic	3/9/2022 8:37 PM
245	Asian	3/9/2022 8:19 PM
246	Asian	3/9/2022 8:00 PM
247	Asian	3/9/2022 7:59 PM
248	Mexican	3/9/2022 7:58 PM
249	White	3/9/2022 7:41 PM
250	Caucasian	3/9/2022 7:21 PM
251	Chinese	3/9/2022 7:05 PM
252	White	3/9/2022 7:04 PM
253	White	3/9/2022 7:02 PM
254	Filipino	3/9/2022 6:59 PM
255	Human	3/9/2022 6:54 PM
256	Portuguese	3/9/2022 6:54 PM
257	white	3/9/2022 6:49 PM
258	White	3/9/2022 6:47 PM
259	Black	3/9/2022 6:40 PM
260	Human Race	3/9/2022 6:38 PM
261	Hispanic	3/9/2022 6:28 PM

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262	Asian	3/9/2022 6:16 PM
263	Native American/ Hispanic	3/9/2022 6:10 PM
264	Filipino	3/9/2022 6:07 PM
265	Latino	3/9/2022 6:04 PM
266	Hispanic	3/9/2022 5:59 PM
267	Caucasian	3/9/2022 5:57 PM
268	asian	3/9/2022 5:52 PM
269	Asian	3/9/2022 5:45 PM
270	caucasian	3/9/2022 5:42 PM
271	Filipino	3/9/2022 5:42 PM
272	White	3/9/2022 5:41 PM
273	Asian	3/9/2022 5:41 PM
274	Hispanic	3/9/2022 5:40 PM
275	Filipino	3/9/2022 5:37 PM
276	Caucasian	3/9/2022 5:37 PM
277	Hispanic	3/9/2022 5:31 PM
278	Asian	3/9/2022 5:29 PM
279	Multi-ethnicity	3/9/2022 5:28 PM
280	Hispanic	3/9/2022 5:27 PM
281	Tongan	3/9/2022 5:27 PM
282	Chicana/Latina	3/9/2022 5:27 PM
283	n/a	3/8/2022 4:12 PM
284	White/ Iranian	3/6/2022 9:59 PM
285	filipino	3/3/2022 1:07 PM
286	White/Latino	3/2/2022 9:19 AM
287	Hispanic	3/1/2022 4:11 AM
288	Filipino	2/28/2022 1:36 PM
289	Chinese	2/28/2022 11:38 AM
290	Chicana	2/28/2022 12:57 AM
291	White	2/27/2022 5:26 PM
292	Hispanic	2/27/2022 1:38 PM
293	Asian	2/26/2022 2:09 PM
294	asian	2/26/2022 10:37 AM
295	White	2/26/2022 10:13 AM
296	Mixed Asian and white	2/26/2022 9:57 AM
297	Mexican	2/26/2022 8:15 AM
298	Hispanic	2/26/2022 5:18 AM
299	Hispanic	2/26/2022 2:56 AM

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300	Hispanic	2/26/2022 2:04 AM
301	Hispanic	2/26/2022 1:21 AM
302	Filipino	2/25/2022 9:06 PM
303	Puerto Rican/Mexican	2/25/2022 8:48 PM
304	Hispanic	2/25/2022 8:45 PM
305	Chinese	2/25/2022 8:02 PM
306	Mexican	2/25/2022 6:01 PM
307	race should is not a factor	2/25/2022 6:00 PM
308	Asian	2/25/2022 4:36 PM
309	White	2/25/2022 4:27 PM
310	native american	2/25/2022 4:12 PM
311	Latin	2/25/2022 4:10 PM
312	Hispanic	2/25/2022 3:59 PM
313	Latina/Chicana	2/25/2022 3:31 PM
314	White	2/25/2022 3:18 PM
315	White	2/25/2022 2:15 PM
316	Mixed	2/25/2022 2:03 PM
317	Filipino	2/25/2022 2:02 PM
318	Hispanic	2/25/2022 1:59 PM
319	Black	2/25/2022 1:48 PM
320	No available	2/25/2022 1:40 PM
321	south asian	2/25/2022 1:39 PM
322	Asian	2/25/2022 1:36 PM
323	Hispanic	2/25/2022 1:35 PM
324	white	2/25/2022 1:31 PM
325	Chinese/white	2/25/2022 1:30 PM
326	White	2/25/2022 1:25 PM
327	Asian	2/25/2022 1:25 PM
328	Pacific Islander	2/25/2022 1:23 PM
329	chinese	2/25/2022 1:17 PM
330	Do not wish to disclose	2/25/2022 1:09 PM
331	Asian	2/25/2022 1:09 PM
332	White	2/25/2022 1:09 PM
333	Latino	2/25/2022 12:59 PM
334	Asian	2/25/2022 12:58 PM
335	Latina	2/24/2022 9:21 PM
336	Asian	2/22/2022 11:54 AM
337	White	2/18/2022 4:12 PM

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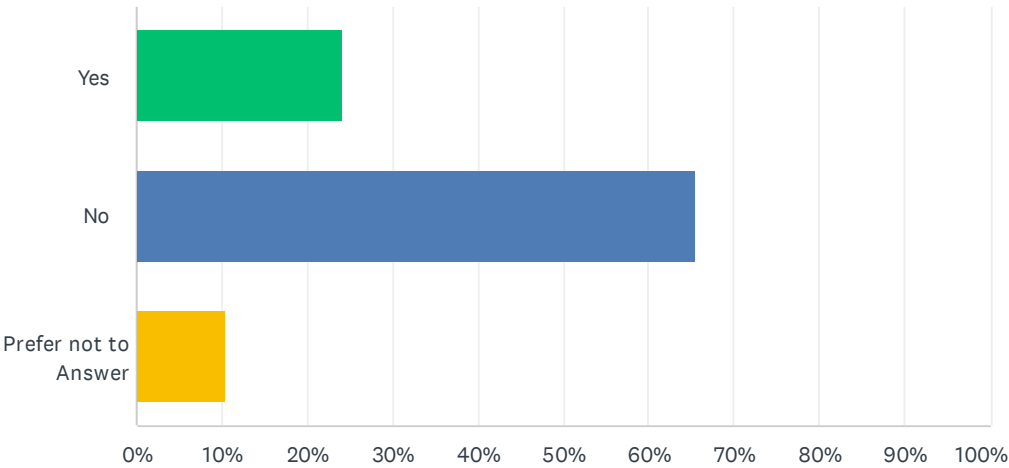
338	American	2/15/2022 3:38 PM
339	Asian Indian	2/14/2022 8:12 PM
340	Asian	2/12/2022 9:10 AM
341	Asian-American	2/11/2022 11:17 AM
342	White	2/11/2022 10:07 AM
343	Human	2/10/2022 11:34 PM
344	Mixed	2/10/2022 5:35 PM
345	Hispanic	2/10/2022 10:19 AM
346	Chinese	2/9/2022 11:35 PM
347	Latino	2/9/2022 11:32 PM
348	Hispanic	2/9/2022 8:43 PM
349	Afro latino	2/9/2022 8:38 PM
350	Asian	2/9/2022 8:37 PM
351	White, non-Hispanic	2/9/2022 8:16 PM
352	Asian	2/9/2022 7:31 PM
353	N/A	2/9/2022 6:54 PM
354	Japanese and White	2/9/2022 1:44 PM
355	white	2/9/2022 1:14 PM
356	Chinese American	2/9/2022 1:12 PM
357	Hispanic	2/9/2022 10:55 AM
358	White	2/9/2022 10:40 AM
359	Filipino	2/9/2022 9:50 AM
360	Native American	2/9/2022 9:46 AM
361	white	2/9/2022 9:39 AM
362	Asian	2/9/2022 9:18 AM
363	Asian	2/9/2022 8:43 AM
364	white	2/9/2022 8:13 AM
365	Asian	2/9/2022 4:18 AM
366	Asian/ indian	2/8/2022 11:51 PM
367	Asian	2/8/2022 10:31 PM
368	mixed	2/8/2022 10:22 PM
369	Latina	2/8/2022 10:14 PM
370	Asian	2/8/2022 9:42 PM
371	Asian Filipino	2/8/2022 8:46 PM
372	Hispanic	2/8/2022 8:44 PM
373	White	2/8/2022 8:30 PM
374	Samoan	2/8/2022 8:03 PM
375	Polynesian	2/8/2022 8:03 PM

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376	Hispanic	2/8/2022 7:49 PM
377	African	2/8/2022 7:30 PM
378	American	2/8/2022 6:57 PM
379	White	2/8/2022 6:13 PM
380	Asian	2/8/2022 5:35 PM
381	Asian-Indian	2/8/2022 5:32 PM
382	Latina	2/8/2022 5:11 PM
383	Hispanic	2/8/2022 5:04 PM
384	Native American	2/8/2022 5:03 PM
385	Mexican/Filipino	2/8/2022 5:00 PM
386	Caucasian	2/8/2022 4:57 PM
387	caucasian	2/8/2022 4:57 PM
388	caucasian	2/8/2022 4:52 PM
389	White	2/8/2022 4:51 PM
390	Asian	2/8/2022 4:51 PM
391	African American	2/8/2022 4:49 PM
392	n/a	2/8/2022 4:46 PM

Q15 Are you of Hispanic, Latino, or Spanish origin?

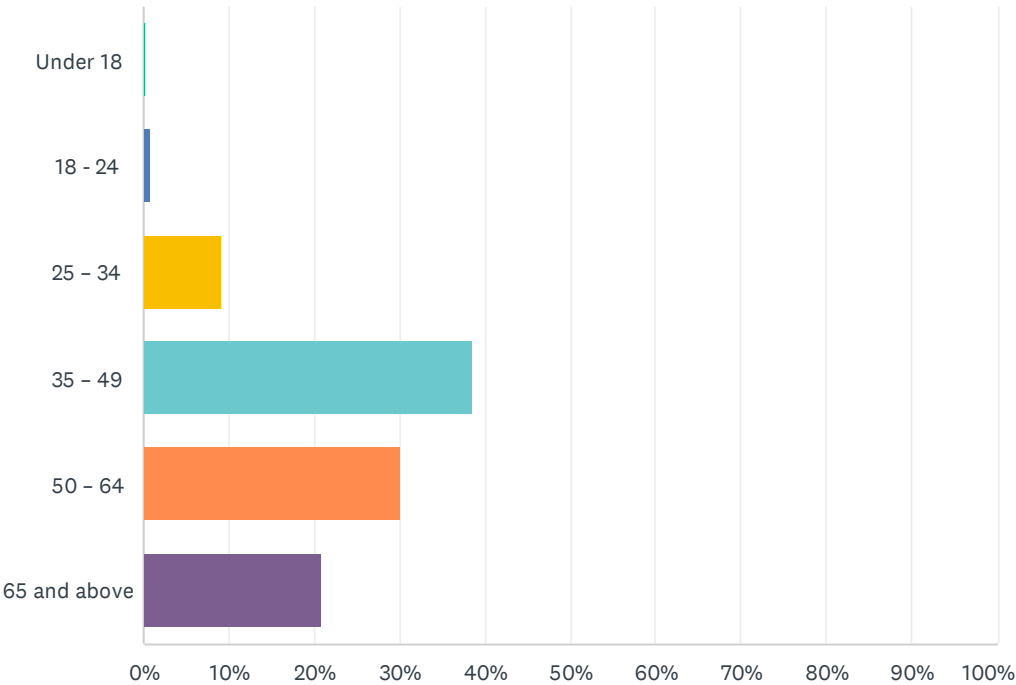
Answered: 431 Skipped: 20



ANSWER CHOICES	RESPONSES	
Yes	24.13%	104
No	65.43%	282
Prefer not to Answer	10.44%	45
TOTAL		431

Q16 What is your age?

Answered: 432 Skipped: 19



ANSWER CHOICES	RESPONSES	
Under 18	0.23%	1
18 - 24	0.93%	4
25 – 34	9.26%	40
35 – 49	38.66%	167
50 – 64	30.09%	130
65 and above	20.83%	90
TOTAL		432

Q17 Do you have any additional housing related comments that are not listed above and should be considered in the Housing Element update process?

Answered: 236 Skipped: 215

#	RESPONSES	DATE
1	No	3/29/2022 12:38 PM
2	Union City needs housing for the mentally ill and homeless	3/28/2022 3:55 PM
3	Have existing rentals affordable. Stop withholding available Housing from being rented Giving the false impression that's there isn't enough housing available.	3/27/2022 5:35 PM
4	Put together a list of local businesses that are good for Union City residents to use to update their homes. Home repair businesses that don't rip off home owners	3/27/2022 12:57 PM
5	Affordable housing for senior	3/27/2022 11:27 AM
6	No	3/25/2022 5:46 AM
7	No	3/24/2022 11:02 AM
8	None	3/22/2022 8:48 AM
9	No	3/20/2022 7:29 PM
10	Housing for displaced is not just housing structures but also those wrap-around services, like waste management, security, and youth services, that make our community safe and clean.	3/20/2022 3:54 PM
11	better use of land for housing, and factor in traffic	3/19/2022 4:29 PM
12	Union City is already over built and over crowded. Traffic is terrible. You can't even drive on main streets because of congestion. I have lived here since 1969 and have considered moving because of the congestion. I love Union City and would hate to move. I've been a Realtor for 30 years. I know the area's and still chose to live in Union City because of its beauty, small town feel and open spaces or should I say, what is left of it. Don't build more homes.	3/19/2022 10:14 AM
13	Seniors with low income should have better access & given priority to Affordable Housing , Right now Emergency should keep extending as Too many Seniors with low income can NOT afford to pay existing rent due to Inflation etc. in spite of State's Help. Thanks	3/18/2022 4:56 PM
14	No	3/18/2022 3:08 PM
15	The Union City government should have programs that would assist first time home buyers who can't afford the Fair market value of homes in the Bay Area	3/18/2022 9:55 AM
16	Neighborhood preservation teams to help support the aesthetics of neighborhoods, manage minor property complaints and support City Ordinances	3/18/2022 9:46 AM
17	None	3/18/2022 4:22 AM
18	no	3/18/2022 12:04 AM
19	Please work on rent control. I can't believe our city doesn't have it! Also, affordable SFHs under 1 million, esp for teachers!	3/18/2022 12:01 AM
20	I see a lot of new housing going up in Fremont/Newark but almost none when I'm in Union City. With the city always struggling with finances, I would think encouraging new housing would be a top priority to grow our community.	3/17/2022 11:09 PM
21	Cost of living is extremely high. I have lived all of my life here, my kids were born here, this is my city, but I feel people from other areas are displacing locals. Affordable housing should be available for union city residents first.	3/17/2022 11:05 PM

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22	Assistance for first time home buyer	3/17/2022 8:38 PM
23	None	3/17/2022 6:22 PM
24	No	3/17/2022 6:00 PM
25	NA	3/17/2022 5:36 PM
26	No	3/17/2022 4:08 PM
27	It would be nice if the City could promote a sense of community and communication between the Nidus Court residents (and maybe other housing program residents) and the senior center.	3/17/2022 3:43 PM
28	Please consider more housing opportunities for families with middle incomes, ones who may not qualify for "affordable" low income housing, yet cannot afford to purchase at the current market rate.	3/17/2022 3:38 PM
29	I think the overall pricing for housing is skyrocketing. But it's not limited to Union City. I've been here almost all of my life and I do not prefer the multi unit housing. I like single family homes with a yard and a garage.	3/17/2022 3:11 PM
30	N/A	3/17/2022 2:33 PM
31	Several squatters moved in to our neighborhood. Several fires, fireworks, and side shows	3/17/2022 2:31 PM
32	Prioritize more affordable housing	3/17/2022 2:21 PM
33	No	3/17/2022 1:44 PM
34	No More building in Union City!!!	3/17/2022 1:35 PM
35	House rentals- survey-ensure that there is enough parking offered- all streets are now overcrowded	3/17/2022 1:32 PM
36	Please improve schooling.	3/17/2022 1:24 PM
37	None	3/17/2022 1:10 PM
38	Make rent affordable. Single women w/children should come as a priority. Residents within UC should have first priority	3/17/2022 12:48 PM
39	Please consider a way to limit or eliminate the possibility of corporate buyers (like Blackrock, for instance) from competing for single family homes. Large scale corporate ownership can kill the American Dream for average families.	3/17/2022 12:48 PM
40	I suggest establishment of higher competitive real estate sales tax.	3/17/2022 12:46 PM
41	If we plan more housing, we need to consider infrastructure at same time. A highway through town does not answer that.	3/17/2022 12:41 PM
42	I know there are limited areas available for development in union city, however what is preventing development in an empty lot on Whipple near US Steel?	3/17/2022 12:35 PM
43	no	3/17/2022 12:25 PM
44	No	3/17/2022 12:21 PM
45	In order to retain highly quality City and School employees, the City needs to provide affordable housing so they can work and live in the city they serve.	3/17/2022 12:20 PM
46	please create affordable housing for low income in union city	3/17/2022 12:17 PM
47	Need an affordable single family home with a yard, garage and off the street.	3/17/2022 12:10 PM
48	Keeping prop 13 for the home owners!!!!	3/16/2022 6:37 PM
49	We need affordable housing more than we need low income housing so that families can stay together.	3/16/2022 1:21 PM
50	rent control is necessary; even considering the pandemic years getting 9% increase is just horrid.	3/16/2022 12:55 PM
51	Remember those who already live here. Quality of life	3/16/2022 12:47 PM

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52	more family housing thats affordable	3/16/2022 12:00 PM
53	Stop building housing in all California. There is not enough water for everybody. Otherwise, start building centrals were you can purify sea water.	3/16/2022 11:23 AM
54	A lot of realtors taking advantage of the forclosure by buying houses for cheaper and selling for higher price after and they're driving house prices up for their own profits.	3/16/2022 10:32 AM
55	None	3/16/2022 6:48 AM
56	Overcrowding of residents renting out rooms there is never enough parking in the street.	3/16/2022 5:19 AM
57	It will be not stay in Union City. Hopefully the city can provide us the opportunity to own our house.	3/15/2022 11:22 PM
58	None	3/15/2022 10:52 PM
59	The city must do something to take care the garbage on the streets. Especially between Alvarado Blvd and Alvarado Niles (Dyer) other streets in Union City are clean, but this area is always full of garbage. The bus stops, the centers and all over.	3/15/2022 10:47 PM
60	None	3/15/2022 10:34 PM
61	I pay huge property tax bill but school in my area rate very poor. that leads to house value not increasing as much as Fremont. Improve schools so people would want to move to union city too.	3/15/2022 9:53 PM
62	We definitely need income based assistance for building maintenance like energy saving windows installation, solar panels to cut down unaffordable electric bills, sky high entertainment/ city/ regional taxes on a basic TV connection. It's getting unaffordable to live a simple life & not a penny goes to savings after paying all the bills	3/15/2022 9:05 PM
63	Why are the middle schools rated so poorly in relation to the high school and many elementary school?	3/15/2022 8:52 PM
64	More modern living communities to help alleviate high priced units	3/15/2022 8:39 PM
65	Keeping green space is important in housing areas	3/15/2022 8:30 PM
66	Your limit for low income should be for 1 adult and 1 child annual income of 60k and below. Your chart is ridiculous and inaccurate to the current living conditions around the area.	3/15/2022 7:54 PM
67	Stop growth in the industrial industry & Increase open space walking trails ,parks that older non minors can enjoy.	3/15/2022 7:18 PM
68	No	3/15/2022 6:10 PM
69	We need to allow some houses which has large plots to build additional rooms for parents/in-laws	3/15/2022 5:47 PM
70	No	3/15/2022 4:31 PM
71	Quit building along Mission. Think of the traffic impact from housing and take care of that also.	3/15/2022 4:07 PM
72	affordable housing needs to be realistic and affordable not overinflated	3/15/2022 3:27 PM
73	Property taxes are too high! How can the city attract young families with kids. It has become unaffordable. School district enrollment is suffering and will continue to decline because of this. How can a young working family afford to live here?	3/15/2022 2:41 PM
74	No	3/15/2022 2:39 PM
75	the city should provide a meaningful program of DPA not a band aid so that members of the community who have lived here for decades and volunteered can afford you live here.	3/15/2022 2:26 PM
76	i don't live in union city but in neighboring city. UC was our top priority of places to buy home. unfortunately even if we can afford the monthly mortgage payment it's the price of the house and the down payment required that we can't afford.	3/15/2022 2:24 PM
77	City should inspect houses with more than 12 people living at which some are living in garages, with 6 cars parked outside.	3/15/2022 2:17 PM

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78	Pet approved housing	3/15/2022 2:13 PM
79	Housing is too expensive in Union City and its not worth the house that Is being bought. The houses are in the same condition as it was decades ago but are being sold at extremely high prices. There is still gang issues that the police fails to address which doesn't the housing price and I continue to get scammed by the street sweeping fees.	3/15/2022 2:10 PM
80	Very high utility bills (PGE, ACWD). Very high property taxes.	3/15/2022 2:07 PM
81	a lot of homeless/ tents on the streets of Union City	3/15/2022 1:53 PM
82	No	3/15/2022 1:37 PM
83	I have lived here for 46 years in the same house	3/15/2022 1:34 PM
84	Please consider building mixed income developments. Families in the median income bracket are priced out of the traditional housing market yet don't have the income qualifications for low income housing. Our families deserve an opportunity to own a home that is affordable and fits our needs as well.	3/15/2022 1:34 PM
85	Make housing affordable and available so as to keep our budding talents locally or close by	3/15/2022 1:32 PM
86	No	3/15/2022 1:26 PM
87	More apartments should allow pets and not with a monthly pet rent.	3/15/2022 1:25 PM
88	Do not build anymore housing in Union City traffic is getting bad and too many people here now	3/15/2022 1:21 PM
89	There should be a tax or fee in place for investors because they have made it difficult for first time home buyers.	3/15/2022 1:17 PM
90	There should be an assisting program to help low income people to become secure renters and/or home owners. Real Estate agents are abusing the market conditions and making home ownership almost impossible for many.	3/15/2022 1:14 PM
91	getting permits to develop new housing is too cumbersome. paying more than \$20k for permits is a major deterrent and there's only one city engineer to approve grading permits??? I can't get a grading permit because the one engineer is on vacation again?! please streamline the building permit approval process	3/15/2022 1:05 PM
92	UC should offer something like a habitat for humanity program; offer more down payment assistance.	3/15/2022 1:00 PM
93	Programs to need to be invested to help those in poverty trap	3/15/2022 12:55 PM
94	We do not have a housing problem, we have a too many people problem.	3/15/2022 12:48 PM
95	Traffic infrastructure, excessive cars for single family home,	3/15/2022 12:42 PM
96	Union City needs more non-rental (long term lease ok) mixed-income, accessible, high-density housing near public transportation and shopping	3/15/2022 12:41 PM
97	None	3/15/2022 12:39 PM
98	Do NOT take away farmlands or Bay Lands to build more housing.	3/15/2022 12:38 PM
99	There is a growing problem of homeless encampments that detract from the perceptions of the city by residents and visitors alike.	3/15/2022 12:38 PM
100	If new housing developments are being considered so should enlarged infrastructure be added. The traffic is terrible already.	3/15/2022 12:33 PM
101	Housing needs to be more affordable for Teachers and single parents. It seems impossible to own a home in the community that I have grown up in and teach in.	3/15/2022 12:33 PM
102	Make it easy for existing home owners to make improvements in their home from permitting viewpoint. For example - it should be easier to upgrade a half bath to full bath or a spare garage (3rd garage) into a habitable space or make full use of their backyard	3/15/2022 12:29 PM
103	Please find a lot or street for people living in their cars. It's too dirty having their trash and human waste left in the streets.	3/15/2022 12:26 PM

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104	We had to pay over \$4000 to the school district before we could get a bldg permit to add on a mother n law unit (done having kids a long time ago)	3/15/2022 12:22 PM
105	the city of union city should offer Below market rate housing and or lottery of new developments	3/15/2022 12:17 PM
106	Yes, keep our beautiful hills from housing construction.	3/15/2022 12:16 PM
107	open space and parks and afterschool programs	3/15/2022 12:14 PM
108	Traffic is significant on Alvarado Niles Blvd. and on Dyer. We shouldn't add residents until all of the road improvements are completed. It shouldn't take 35+ minutes to get across town.	3/15/2022 12:14 PM
109	This survey does not include or asks appropriate questions to home owners like me (owner but renting the home to a family).	3/15/2022 12:11 PM
110	Need to be more focused on cleaning up the city and growing green spaces	3/15/2022 12:10 PM
111	NA	3/15/2022 12:09 PM
112	none	3/15/2022 12:08 PM
113	Programs for EV and removing gas lawn mower incentive's	3/14/2022 4:58 PM
114	Disability	3/14/2022 10:33 AM
115	Parking needs to be available for any future housing so that it does not impact local residents. Limit condominiums/apartments in residential areas.	3/13/2022 9:45 PM
116	Leave open spaces in Union City. I am not in favor of Overdevelopment as the traffic on the side streets such as Mission Blvd, Dyer and Union City Blvd is getting worse!	3/13/2022 6:36 PM
117	No	3/12/2022 5:15 PM
118	Protect small landlords from abusing tenants who take advantage of tenants protection ordiances. It's a pain for landlords in Union City.	3/12/2022 3:12 PM
119	There are too many multi-family dwellings being built in Alameda County causing major delays in traffic as well as wear & tear on the roads! Where is the money from our gas tax going? It sure isn't fixing potholes!	3/12/2022 12:16 PM
120	I am not sure what is the plan for parking, etc. when people build ADUs	3/11/2022 10:28 PM
121	No stairs	3/11/2022 9:47 AM
122	None	3/11/2022 9:17 AM
123	Not at this time	3/11/2022 8:55 AM
124	No Comment	3/11/2022 7:25 AM
125	Na	3/10/2022 9:15 PM
126	There should be programs to promote the beauty of Union City...keep Union City green as it was once a really thriving farming community ...promote the planting of trees.	3/10/2022 8:39 PM
127	There are too many condos	3/10/2022 7:37 PM
128	More Affordable Housing has to be Built like Fremont , only planning, Data Collection will not help in long way ! " In tricity & East Bay Union City is Way behind in Affordable Housing !!"	3/10/2022 5:19 PM
129	be the city that changes the ways buying and selling works, not promoting the highest selling homes on the market like many realtors flaunt. instead of building more homes for the rich build more home for the working poor so we can have a chance to make our lives better too	3/10/2022 2:41 PM
130	No	3/10/2022 1:54 PM
131	No	3/10/2022 10:44 AM
132	I would LOVE to stay in Union City. I've lived here all my life. I now can't afford to buy a house in the city I grew up, work in and lived in my whole life. It's sad. There should be more programs promoted that help those of us who want to buy a home. I may not qualify for low	3/10/2022 10:17 AM

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income since my husband and I work, but I want to be able to get help to navigate the process for a first time buyer. I don't want to leave UC!

133	Efforts to support accessibility to housing for ALL Union City residents, regardless of race, religion, etc. can help to maintain the diversity of the city.	3/10/2022 9:14 AM
134	The infrastructure can't handle this flood of people living in Single Family zoned residences. Too many cars, etc. etc.	3/10/2022 7:08 AM
135	When we plan and develop more housing projects, we need to consider the effects of climate change, like sea level rising. Part of our city has already in flood zone if sea level rises to certain levels. We must plan ahead to protect the people and properties.	3/10/2022 6:36 AM
136	Continue the program for new affordable housing, rent control and down payment assistance for new home buyers.	3/10/2022 12:32 AM
137	N/A	3/10/2022 12:02 AM
138	No	3/9/2022 11:30 PM
139	I heard most of the new home Union City plans to build are high price apartments?! If that is the case, why bother to build that many? Inflation nowadays are horrible, it is hard to maintain a quality life. Instead of building expensive high-rise apartments, I would rather Union City preserves more nature. So at least, although cannot afford my own place, I can still have some good scenery to enjoy while living in Union City.	3/9/2022 11:28 PM
140	There is adequate housing in Union City. Keeping open spaces or prioritizing making more parks would be more beneficial.	3/9/2022 10:33 PM
141	Make housing permit process easier so it's less costly to build	3/9/2022 9:38 PM
142	No	3/9/2022 9:15 PM
143	Programs should be fair to both tenants and landlords. Not all landlords are the same.	3/9/2022 9:00 PM
144	Not at this time.	3/9/2022 8:51 PM
145	Termite infestation	3/9/2022 8:43 PM
146	Affordable housing for young couples wanting to buy a home, townhouse or condominium	3/9/2022 8:25 PM
147	No	3/9/2022 8:19 PM
148	Give priority for affordable house development	3/9/2022 8:00 PM
149	Improve neighborhood safety. Looking to move out of Union City because it doesn't feel safe any longer.	3/9/2022 7:21 PM
150	Start to see many homeless people in the city.	3/9/2022 7:05 PM
151	Need more housing for individuals with developmental disabilities	3/9/2022 7:04 PM
152	I believe Union city is a great place to live . But the taxes here are very high and residents never get a rebate back ever something that's says thanks for living here and staying in Union city. .	3/9/2022 7:02 PM
153	Help for homeless	3/9/2022 6:54 PM
154	No	3/9/2022 6:49 PM
155	Consider college grads who are well educated, but have student loans ahead of down payments.	3/9/2022 6:47 PM
156	Homelessness is a delicate subject, but I don't want to see tent cities appearing in Union City. Nor do I like the trash and litter they leave behind. Tax dollars clean it up, but there's not requirement for them to clean up behind themselves.....don't agree with that model.	3/9/2022 6:40 PM
157	Stop collect more fees, keep raising taxes to make Union City unaffordable. Government doesn't have money to give to anyone without first taking more from middle class home owners. Phoenix property tax is roughly .62% Stop progressing into communism!! Government can NOT give housing to everyone!! Big fat Marxist lie!!	3/9/2022 6:38 PM

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158	Affordable housing especially for First Time Home Buyer	3/9/2022 6:16 PM
159	Life communities for seniors Like Stone Creek Pleasanton and Walnut Creek.	3/9/2022 6:10 PM
160	No	3/9/2022 6:04 PM
161	No	3/9/2022 5:59 PM
162	no	3/9/2022 5:45 PM
163	Housing and social programs for to eliminate homelessness. Healthcare, mental health, food, job and transportation assistance	3/9/2022 5:42 PM
164	More affordable housing for seniors with low income.	3/9/2022 5:42 PM
165	1. Schools should be good, specially elementary 2. Single level multi unit condo buildings with seniors facility	3/9/2022 5:41 PM
166	No	3/9/2022 5:40 PM
167	We need more housing. More entry-level housing, more housing for homeless and lower-income individuals.	3/9/2022 5:37 PM
168	Tax too high	3/9/2022 5:29 PM
169	Generational residents should be given priority for subsidized programs.	3/9/2022 5:27 PM
170	There is a very large privately owned property east of the Seven Hills neighborhood that should be developed with homes.	3/8/2022 4:12 PM
171	I would like to know new plans of houses. i like to see more land change to new houses and more grocery shops to be added in the city.	3/6/2022 9:59 PM
172	Landscaping in Decoto. So many trees have died or been cut down. We need the shade and the oxygen because of climate change.	3/2/2022 9:19 AM
173	Low credit score	3/1/2022 4:11 AM
174	Shorter wait time and more affordable housing for seniors.	2/28/2022 1:36 PM
175	No	2/27/2022 5:26 PM
176	No	2/27/2022 1:38 PM
177	More friendly regulations allowing more units to be built with less red tapes	2/26/2022 10:37 AM
178	Develop housing with amenities in mind, both business and parks/public spaces to build better community culture	2/26/2022 9:57 AM
179	No	2/26/2022 8:15 AM
180	Lack of parking because of residence renting rooms out, neighbors have at least 4 cars each household	2/26/2022 5:18 AM
181	More affordable housing is needed for all, including seniors.	2/26/2022 2:04 AM
182	Overly Crowded with Traffic Rents are Crazy High not Good	2/25/2022 8:48 PM
183	More assistance for seniors. Assistance for first time buyers single patents.	2/25/2022 8:45 PM
184	Want to hear the city's support to house its public school teachers.	2/25/2022 4:36 PM
185	Affordable housing needs to be a priority so our kids and grandkids don't have to move away to be able to buy a home. The population who can afford to do so currently is not very diverse. Should include N/A for questions like looking for housing in the last 10 years or discrimination.	2/25/2022 4:27 PM
186	No	2/25/2022 4:10 PM
187	Not at this very moment	2/25/2022 3:59 PM
188	Generational residents should be given priority for subsidized programs	2/25/2022 3:31 PM
189	Priority housing for families who 100% Union City families! I live in Union City and my children go to school in Union City. We've outgrown our apartment but can't afford to go anywhere else	2/25/2022 1:48 PM

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190	Tenant is Discrimination	2/25/2022 1:40 PM
191	We should probably up-zone, but it should be accompanied by dedicating more open spaces (e.g., parks/playgrounds) near new developments.	2/25/2022 1:39 PM
192	no	2/25/2022 1:31 PM
193	Why not construct dormitory style housing for poor along BART corridor, or mobile home parks. It makes little sense for each urban city to be treated as separate unit instead of putting Fremont, Newark, Union City together as one, especially because Union City has no high-rise developments [high rises reduce land cost per unit and are better usage of land than single family units].	2/25/2022 1:30 PM
194	Stop robbing the Average family to pay for your pet projects, Union City families are all hurting with the Massive energy Costs and inflation!!! YOU HAVE MADE THIS WORSE, NOW WE MUST STAY COLD IN THE WINTER, because you are adding Bogus taxes to energy and if your car breaks down to the rental of a car in Union City.	2/25/2022 1:22 PM
195	Concern about infrastructure support for increased population, ie. Traffic, water, utilities, etc.	2/25/2022 1:09 PM
196	We desperately need more housing in the Bay Area. We all need to sacrifice a bit to help solve this California-wide housing crisis. Converting unused business retail space into residential spaces supporting Townhomes, Multi-family residences, Apartment complexes, and so forth is one option. Helping home owners plan additions like Governor Newsom suggests is another good use of energy and resources. Lastly if we choose to be more drastic we may consider limiting investment home-buying/renting in our communities. We as current and future residents should not be competing with domestic/foreign investors and investment companies that will simply rent out properties at a huge profit.	2/25/2022 1:09 PM
197	Increase capacity.	2/25/2022 12:59 PM
198	no	2/22/2022 11:54 AM
199	There is insufficient housing supply relative to demand; the city should permit and support development and construction of more housing in general, especially denser developments near the BART station.	2/18/2022 4:12 PM
200	Need more affordable housing	2/15/2022 3:38 PM
201	How is UC prioritizing/facilitating production of new units? What are the concrete steps taken by city to fully embrace State Housing Bills such as SB9 and SB10?	2/11/2022 3:49 PM
202	Union City should allow to add/built additional rooms without increasing taxes.	2/11/2022 11:17 AM
203	Do not overturn historical resident democratically generated decisions to accommodate new construction. Consider a new committee of long term residents 40 + years when major decisions are pending, they have lived the city's growth and possess rare insights into what works or not.	2/10/2022 11:34 PM
204	Developments by public transit are a great idea that would increase property values and housing stock	2/10/2022 5:35 PM
205	Union City residents should be prioritized when buying or renting a home in the area. A lot of residents from other areas are displacing locals.	2/10/2022 10:19 AM
206	None	2/9/2022 11:32 PM
207	No	2/9/2022 8:38 PM
208	Affordable housing is critical to keeping Union City vibrant	2/9/2022 8:37 PM
209	The questions regarding looking for housing in the past 10 years should have another option: "Have not sought housing in last 10 years."	2/9/2022 8:16 PM
210	We need population growth which is a key driver to economic growth. We need to increase homeownership among Millennials and create conditions encouraging young families to move to UC to reverse the decline in school enrollment.	2/9/2022 7:31 PM
211	City should encourage the improvement of properties with landscaping and trees...promote a	2/9/2022 6:54 PM

Union City 2023-2031 Housing Element Update

place of well being where you want to raise children in a safe clean community... everyone deserves this... it takes work by home owners & renters & the City.

212	permits. mobile homes require a lot more than standard homes. mobile homes are purchased by those that cannot buy standard homes.	2/9/2022 1:14 PM
213	No	2/9/2022 1:12 PM
214	When my parents wanted to add onto their house, the City Planner told them they would not be able to and said it had to do with a parking issue. My parents neighbor has 10 cars for a family of three, some of which are parked on the lawn - why is that okay and adding onto the house my parents own not allowed? Union City needs to stop using stupid reasons to deny home expansions. People are stuck living in overcrowded situations and I don't see the City doing anything about it. Stop punishing residents who are trying to do things the right way. Your residents are suffering, make life easier on them.	2/9/2022 10:55 AM
215	no	2/9/2022 10:40 AM
216	I would like to see additional single-family home development in addition to new schools	2/9/2022 9:46 AM
217	I see that our local cities do almost nothing to help with affordable housing. I know many cities charge builders fees to support affordable housing, but those fees end up supplementing rental credits or similar ideas. That's a very temporary fix. And no matter what our citizens say, I don't think you'll do anything to really help build affordable housing. I know it's not an easy problem to fix, but what's happening isn't helping. By the way, I'm a real estate agent and property manager, and in the past 30 years of my career, not much changes. It's been a topic since the 1980's.	2/9/2022 9:39 AM
218	Need more affordable housing for people making \$200,000 & up.	2/9/2022 9:18 AM
219	Shorter wait time for affordable housing	2/9/2022 4:18 AM
220	We do not want see AB5 law being freely used on single family home areas in Union City, there should be a local ordinance to restrict tearing down of existing homes to build multi units on one dwelling. New developments could be used for new residents who want to move in. Our families invested their hard earned money to be a resident in UC for the last 30 years. We would like to preserve our union City heritage as well. This would make Union City a special city as it has been for us thus far.	2/8/2022 11:51 PM
221	it is shameful to live in a city that touts some of the highest home sale prices	2/8/2022 10:22 PM
222	There should be also amended criteria. My income fell short, but I had a hefty savings, Great credit score and felt worthy to purchase on my own without a cosigner	2/8/2022 8:03 PM
223	Young families cannot afford to live here. It would be helpful for middle class young families to have affordable homes with an option rent to own. Not enough options available. There should be a law about how much property owners and landlords can charge for rent. It's ridiculous!	2/8/2022 8:03 PM
224	Many older homes are built on large lots. Promote affordable ways for these home owners to build ADU. Example, decrease building permits fees, provide assistance programs for construction of ADU, and/or tax deductions, etc.	2/8/2022 7:49 PM
225	Stop using the Agenda 21 for a housing guide. This is the way socialism uses as a way to control the people	2/8/2022 6:57 PM
226	Unaffordable, price has gone up so so much	2/8/2022 6:49 PM
227	Need community based housing for low income and homeless.	2/8/2022 6:13 PM
228	Housing is absolutely unaffordable even for mid income households. This creates instability, greater risk for gendered violence, and overall lack of wellbeing for huge swathes of people.	2/8/2022 5:11 PM
229	notification to residents of any proposed new housing and /or storage units & types with locations very early in the early approval & planning stages with allowance for resident input and voting by those existing residents most impacted by such housing strategies with incorporation of pre determined agreed solutions by both city and residents to offset any negative impacts of such.	2/8/2022 5:06 PM
230	Stop building houses. People need to spread across the state and stop the over population problem here.	2/8/2022 5:04 PM

Union City 2023-2031 Housing Element Update

231	The qualifications for assistance programs are too low. I make too much but can't afford going rate. That doesn't make sense.	2/8/2022 4:57 PM
232	More housing is needed but consider also that we should have the transportation infrastructure (such as more public transit) to support a growing population and higher density. Consider adding more parks and community spaces to accommodate the higher population, too.	2/8/2022 4:57 PM
233	Rent control discourages investors from owning rental property. Know an investor who sold multiple properties when rent control started in union city.	2/8/2022 4:55 PM
234	1) traffic patterns and parking issues caused by dense and/or poor planning in housing developments; 2) lack of public transportation & expectations that it will be used if provided (hint--it won't--Californians are too "married" to their cars)--so once again we see the importance of planning for parking spaces and roadways. This MUST be an integral part of every housing plan.	2/8/2022 4:52 PM
235	N/A	2/8/2022 4:49 PM
236	Consideration of affordable housing/ assistance for City and School District employees.	2/8/2022 4:46 PM

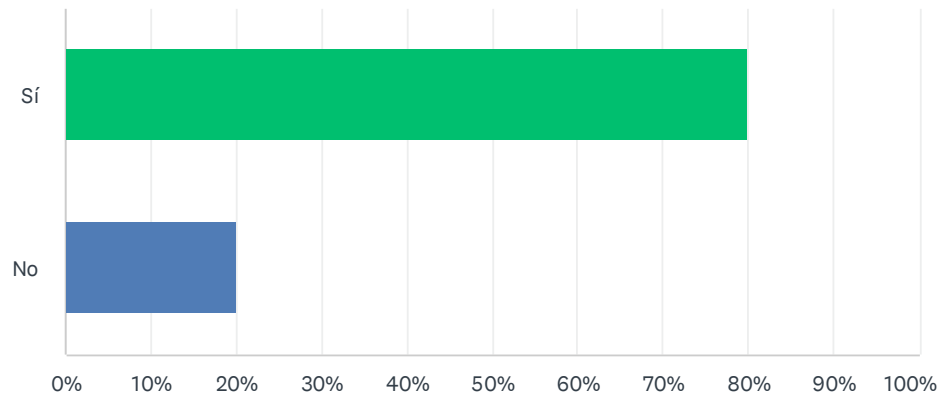
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Online Survey Results – Spanish

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Q1 ¿Vive en Union City? (Escoja una opción)

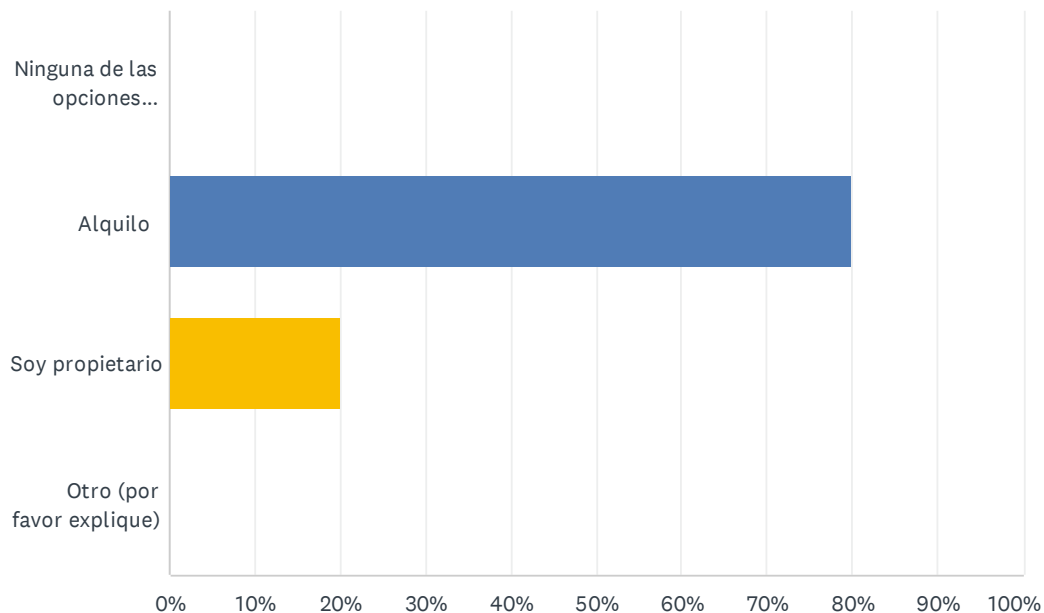
Answered: 5 Skipped: 1



ANSWER CHOICES	RESPONSES	
Sí	80.00%	4
No	20.00%	1
TOTAL		5

Q2 ¿Actualmente alquila o es propietario de su vivienda? (Escoja una opción)

Answered: 5 Skipped: 1



ANSWER CHOICES	RESPONSES	
Ninguna de las opciones mencionadas	0.00%	0
Alquilo	80.00%	4
Soy propietario	20.00%	1
Otro (por favor explique)	0.00%	0
TOTAL		5

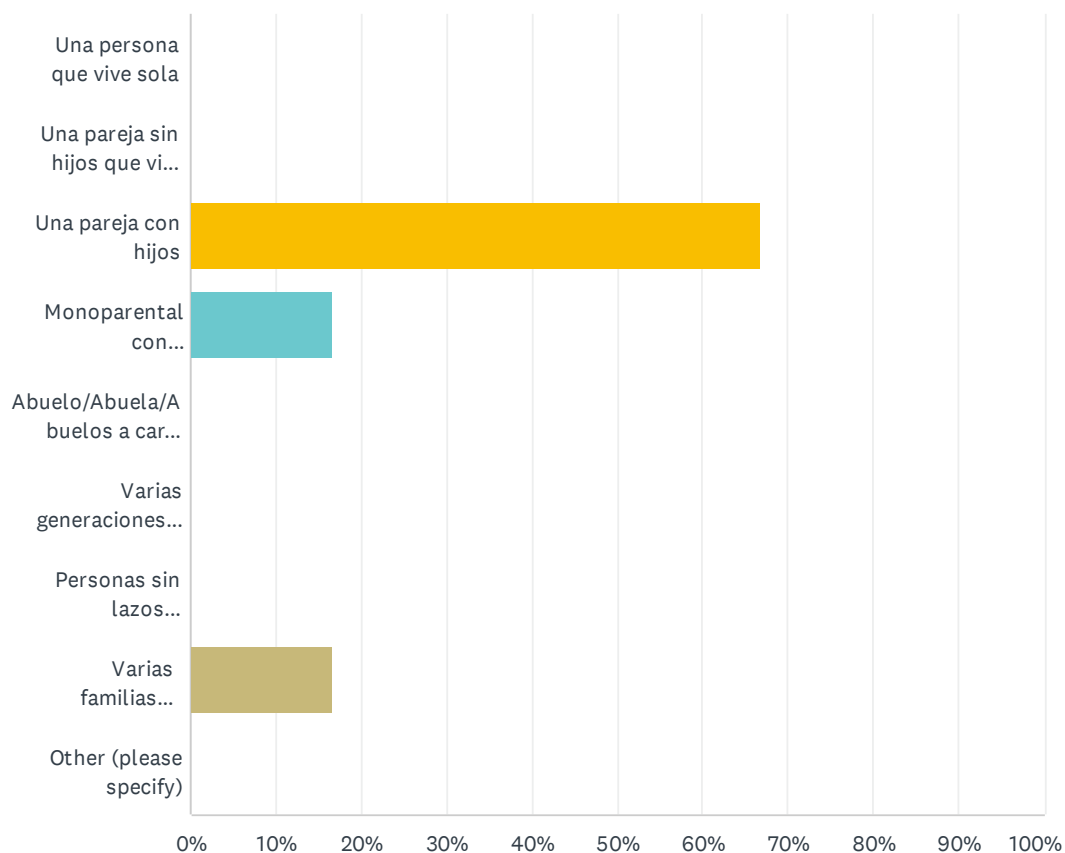
#	OTRO (POR FAVOR EXPLIQUE)	DATE
	There are no responses.	

Online Survey Results – Spanish

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Q3 ¿Cuál describe mejor la situación de su hogar? (Escoja una opción)

Answered: 6 Skipped: 0

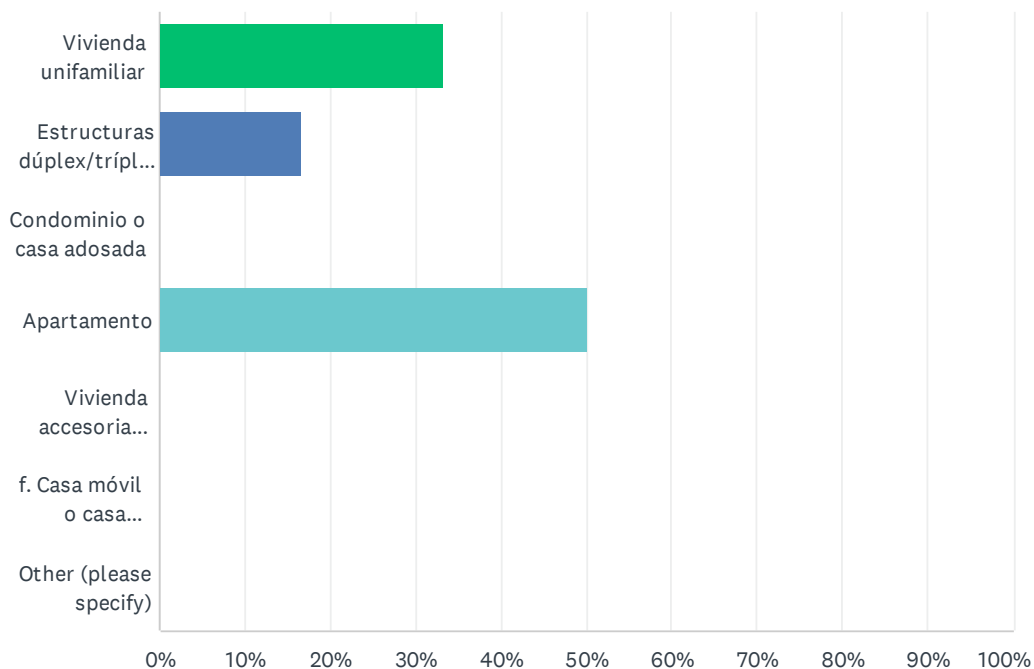


ANSWER CHOICES	RESPONSES	
Una persona que vive sola	0.00%	0
Una pareja sin hijos que vivan en la vivienda	0.00%	0
Una pareja con hijos	66.67%	4
Monoparental con hijo/hija/hijos	16.67%	1
Abuelo/Abuela/Abuelos a cargo de la crianza de un nieto/nietos	0.00%	0
Varias generaciones (abuelos, padres de familia y nietos)	0.00%	0
Personas sin lazos familiares que comparten la vivienda	0.00%	0
Varias familias comparten la vivienda	16.67%	1
Other (please specify)	0.00%	0
TOTAL		6

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q4 ¿En qué tipo de vivienda vive? (Escoja una opción)

Answered: 6 Skipped: 0

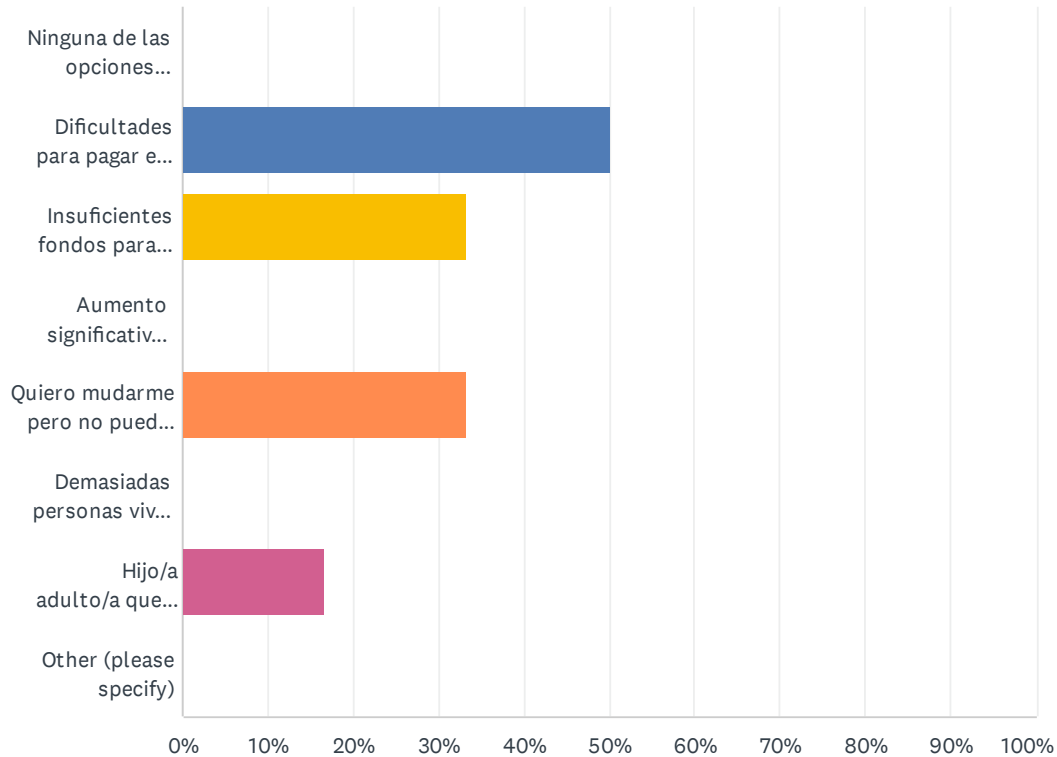


ANSWER CHOICES	RESPONSES	
Vivienda unifamiliar	33.33%	2
Estructuras dúplex/tríplex/cuádruplex	16.67%	1
Condominio o casa adosada	0.00%	0
Apartamento	50.00%	3
Vivienda accesoria (unidad para parientes, unidad secundaria, casas de huéspedes)	0.00%	0
f. Casa móvil o casa prefabricada	0.00%	0
Other (please specify)	0.00%	0
TOTAL		6

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q5 ¿Tiene o alguna vez ha tenido alguno de los siguientes problemas de vivienda? (Elija todos los que correspondan)

Answered: 6 Skipped: 0

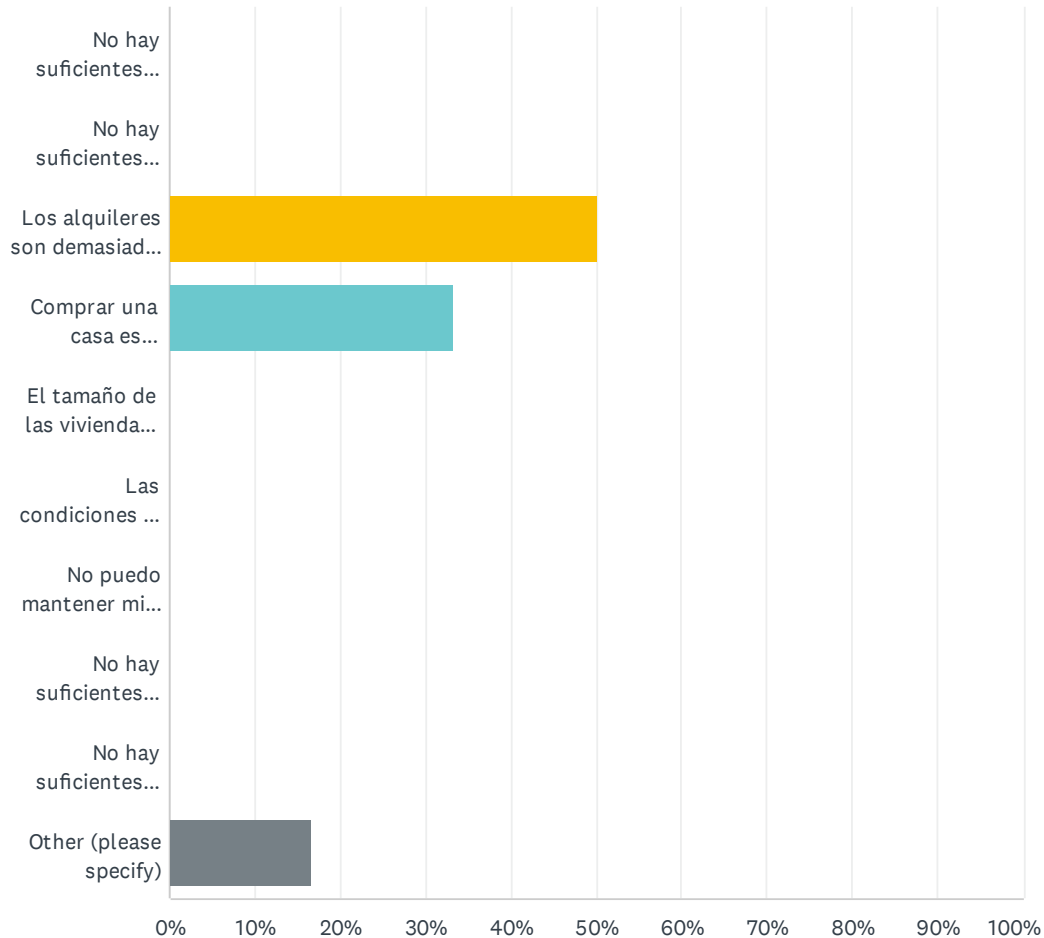


ANSWER CHOICES	RESPONSES	
Ninguna de las opciones mencionadas	0.00%	0
Dificultades para pagar el alquiler o la hipoteca (por ejemplo, a veces paga tarde, deja de pagar otras cuentas para pagar el alquiler, deja de comprar alimentos o medicinas)	50.00%	3
Insuficientes fondos para hacer las reparaciones necesarias en el hogar	33.33%	2
Aumento significativo del alquiler	0.00%	0
Quiero mudarme pero no puedo encontrar/pagar una casa que satisfaga mis necesidades y/o las de mi familia	33.33%	2
Demasiadas personas viven en la vivienda (hacinamiento)	0.00%	0
Hijo/a adulto/a que vive en casa porque no puede pagar una vivienda	16.67%	1
Other (please specify)	0.00%	0
Total Respondents: 6		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q6 ¿Cuál cree que es el problema de vivienda más importante que enfrentan los residentes de Union City? (Escoja hasta tres)

Answered: 6 Skipped: 0



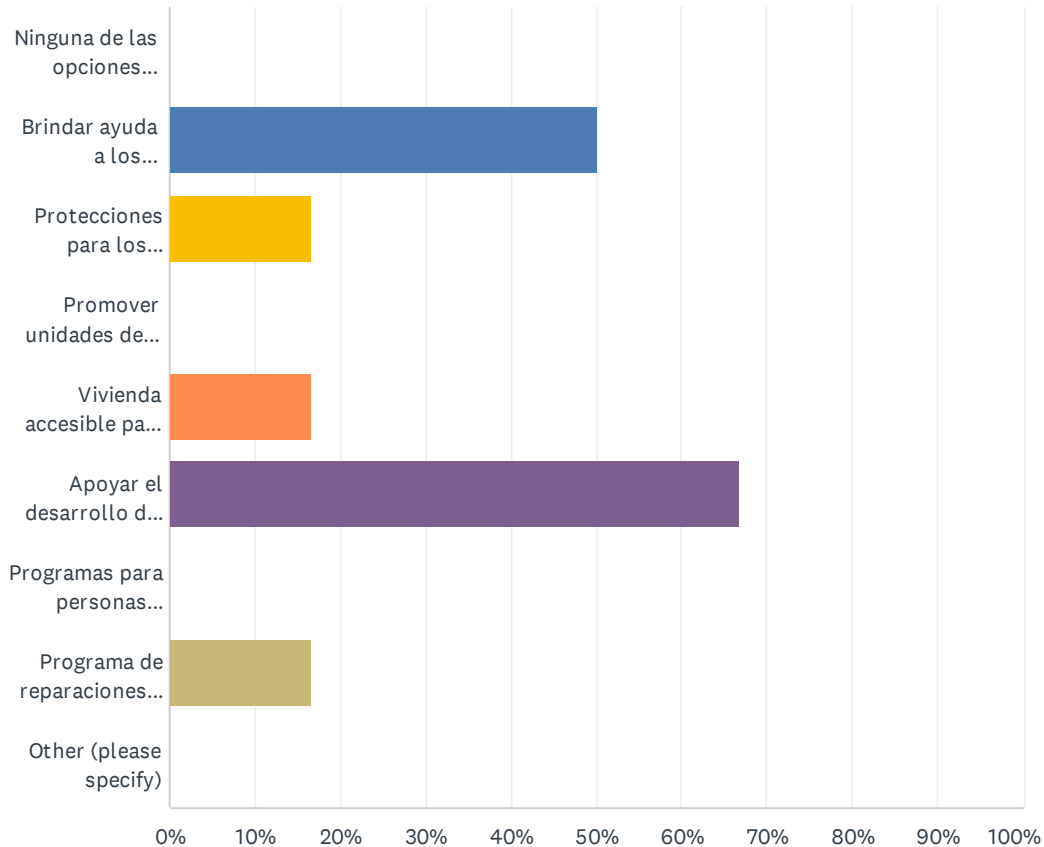
Actualización del Elemento de Vivienda de Union City 2023-2031

ANSWER CHOICES	RESPONSES	
No hay suficientes propiedades en venta	0.00%	0
No hay suficientes propiedades en alquiler	0.00%	0
Los alquileres son demasiado altos	50.00%	3
Comprar una casa es demasiado caro	33.33%	2
El tamaño de las viviendas no satisface las necesidades de las familias	0.00%	0
Las condiciones de vivienda son malas	0.00%	0
No puedo mantener mi casa como propietario porque es demasiado caro	0.00%	0
No hay suficientes viviendas para personas mayores o personas con discapacidades	0.00%	0
No hay suficientes albergues o servicios para personas desplazadas sin hogar	0.00%	0
Other (please specify)	16.67%	1
Total Respondents: 6		

#	OTHER (PLEASE SPECIFY)	DATE
1	Renta y compra de casa es demasiado caro	2/10/2022 9:48 PM

Q7 ¿A qué estrategias cree que el municipio debería dar prioridad? (Escoja hasta tres)

Answered: 6 Skipped: 0



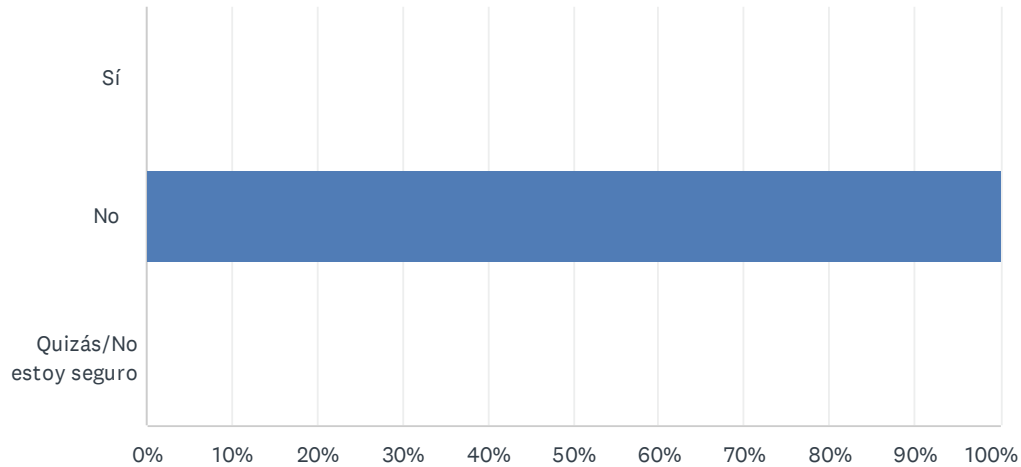
ANSWER CHOICES		RESPONSES	
Ninguna de las opciones mencionadas		0.00%	0
Brindar ayuda a los compradores con el pago inicial		50.00%	3
Protecciones para los inquilinos		16.67%	1
Promover unidades de vivienda accesorias (unidad para parientes, unidad secundaria, cabaña en el patio trasero)		0.00%	0
Vivienda accesible para personas mayores y personas con discapacidades		16.67%	1
Apoyar el desarrollo de viviendas asequibles		66.67%	4
Programas para personas desplazadas que han perdido su hogar o están en riesgo de quedarse sin hogar		0.00%	0
Programa de reparaciones menores en las viviendas		16.67%	1
Other (please specify)		0.00%	0
Total Respondents: 6			

#	OTHER (PLEASE SPECIFY)	DATE
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There are no responses.

Q8 ¿Ha sido usted o algún vecino desplazado de su hogar en los últimos cinco años?

Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	100.00%	6
Quizás/No estoy seguro	0.00%	0
TOTAL		6

Q9 ¿Cuál de las siguientes opciones describe mejor la razón por la o algún vecino que fue desplazado?

Answered: 0 Skipped: 6

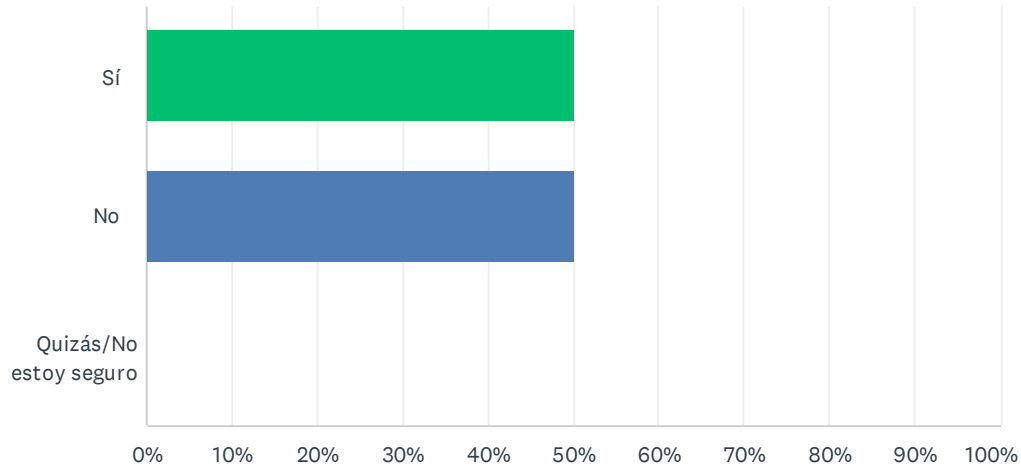
 No matching responses.

ANSWER CHOICES	RESPONSES	
No aplica	0.00%	0
El alquiler aumentó más de lo que podía pagar	0.00%	0
El propietario vendió la casa	0.00%	0
Vivía en condiciones inseguras	0.00%	0
Razones personales	0.00%	0
Other (please specify)	0.00%	0
TOTAL		0

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q10 Cuando buscó vivienda en Union City en los últimos 10 años, ¿alguna vez sintió que lo discriminaron?

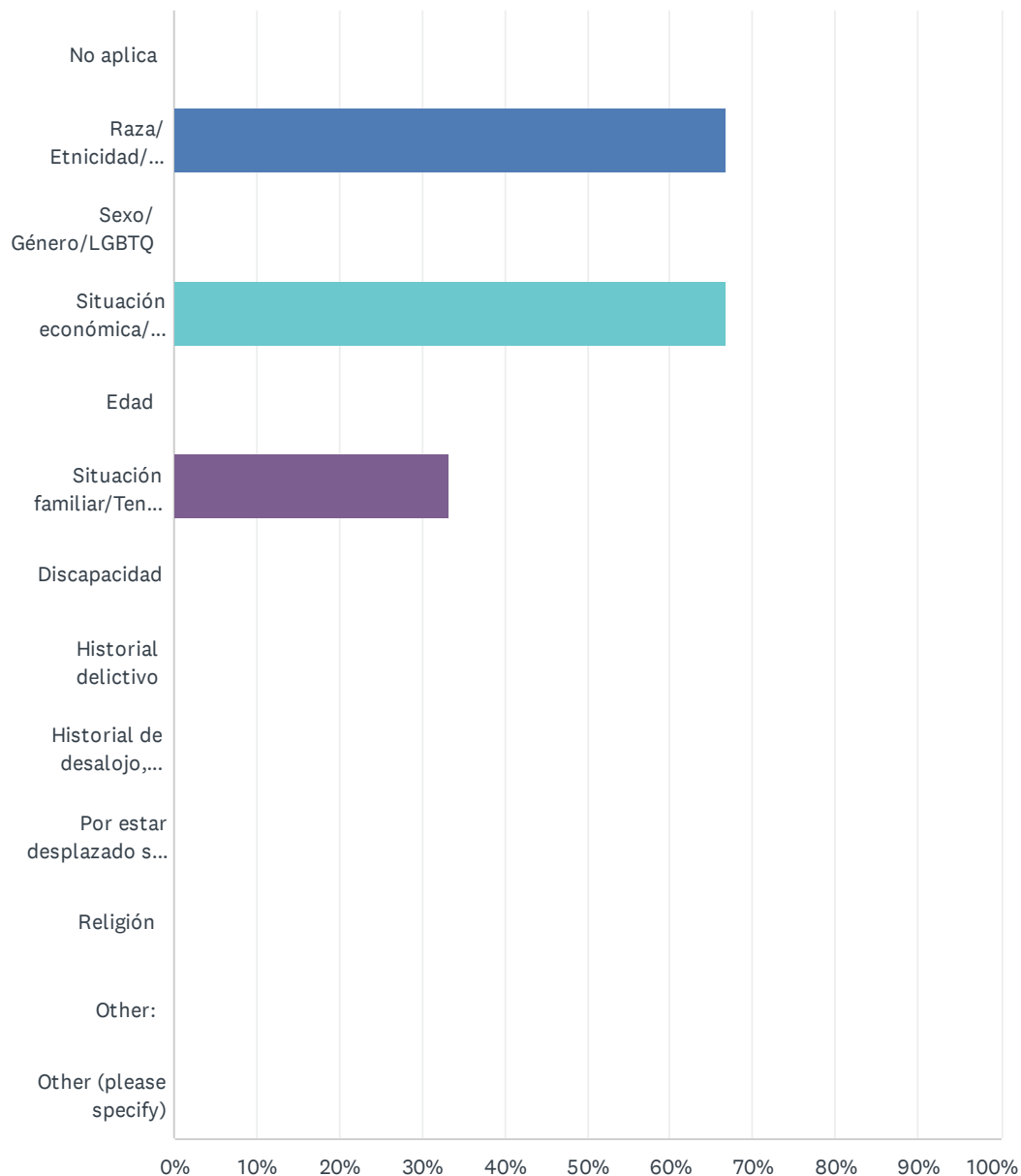
Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	50.00%	3
No	50.00%	3
Quizás/No estoy seguro	0.00%	0
TOTAL		6

Q11 ¿Por qué cree que lo discriminaron? (Elija todas las opciones que correspondan)

Answered: 3 Skipped: 3



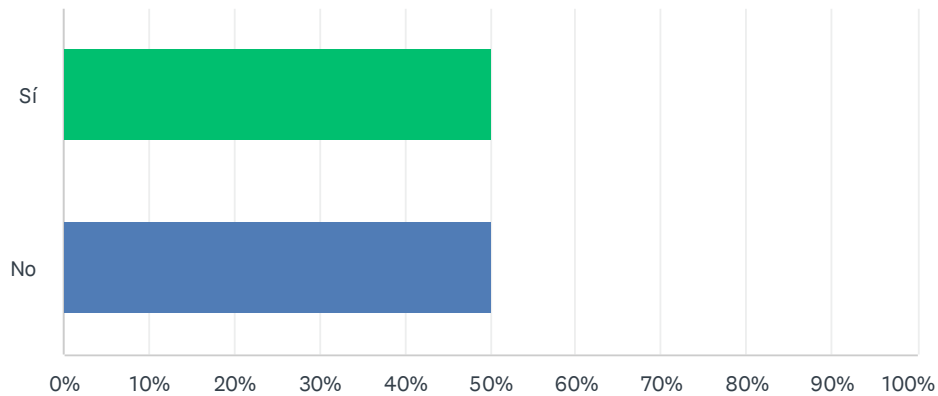
Actualización del Elemento de Vivienda de Union City 2023-2031

ANSWER CHOICES	RESPONSES	
No aplica	0.00%	0
Raza/ Etnicidad/ Idioma	66.67%	2
Sexo/ Género/LGBTQ	0.00%	0
Situación económica/ Ingresos demasiado bajos	66.67%	2
Edad	0.00%	0
Situación familiar/Tener hijos	33.33%	1
Discapacidad	0.00%	0
Historial delictivo	0.00%	0
Historial de desalojo, quiebra financiera, mal crédito	0.00%	0
Por estar desplazado sin tener hogar	0.00%	0
Religión	0.00%	0
Other:	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 3		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q12 Cuando buscó vivienda en Union City en los últimos 10 años, ¿alguna vez le negaron una vivienda en alquiler o en venta?

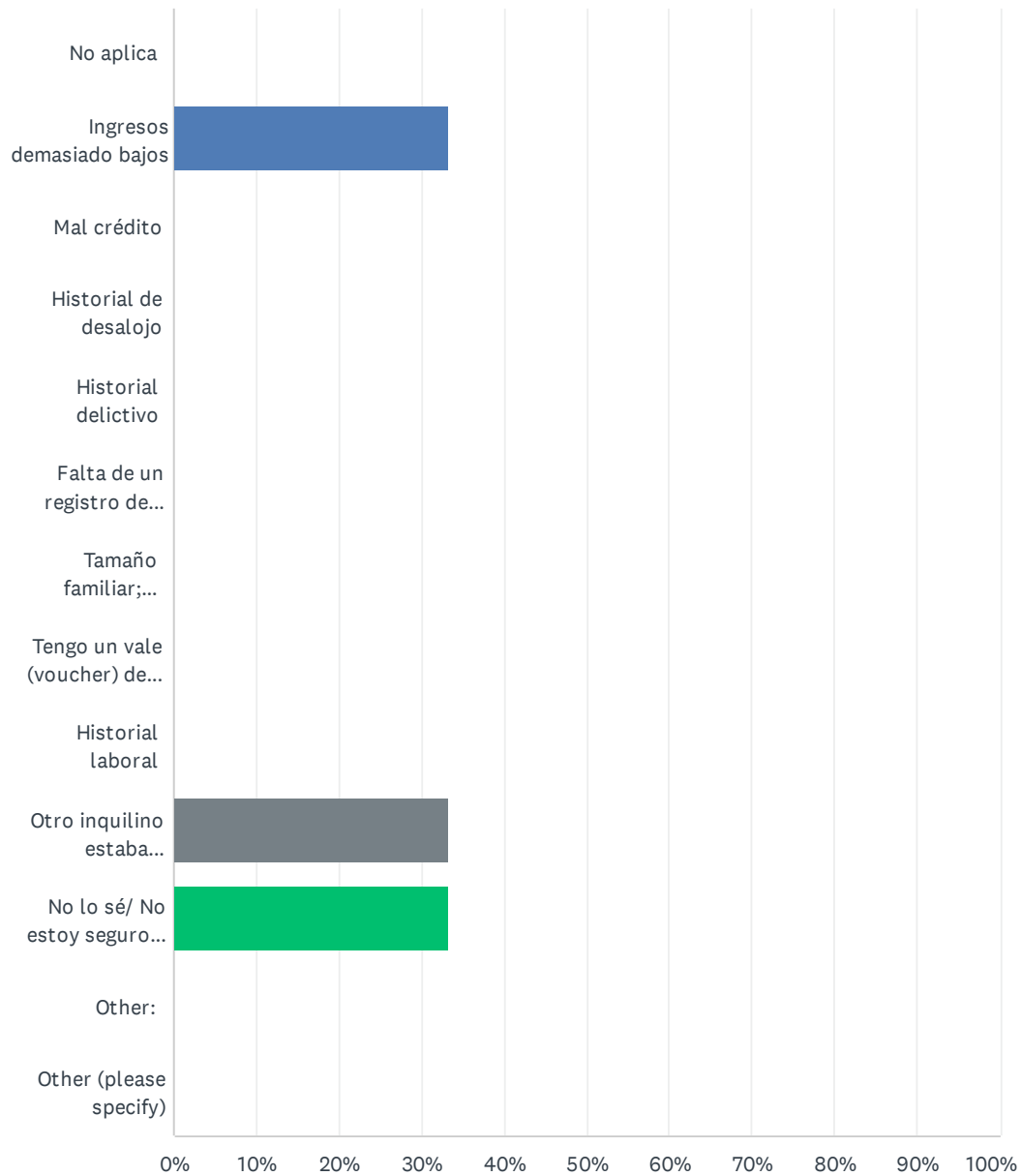
Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	50.00%	3
No	50.00%	3
TOTAL		6

Q13 ¿Por qué le negaron la vivienda?

Answered: 3 Skipped: 3



Actualización del Elemento de Vivienda de Union City 2023-2031

ANSWER CHOICES	RESPONSES	
No aplica	0.00%	0
Ingresos demasiado bajos	33.33%	1
Mal crédito	0.00%	0
Historial de desalojo	0.00%	0
Historial delictivo	0.00%	0
Falta de un registro de vivienda estable	0.00%	0
Tamaño familiar; demasiadas personas	0.00%	0
Tengo un vale (voucher) de vivienda	0.00%	0
Historial laboral	0.00%	0
Otro inquilino estaba dispuesto pagar más	33.33%	1
No lo sé/ No estoy seguro / No me dijeron por qué	33.33%	1
Other:	0.00%	0
Other (please specify)	0.00%	0
TOTAL		3

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

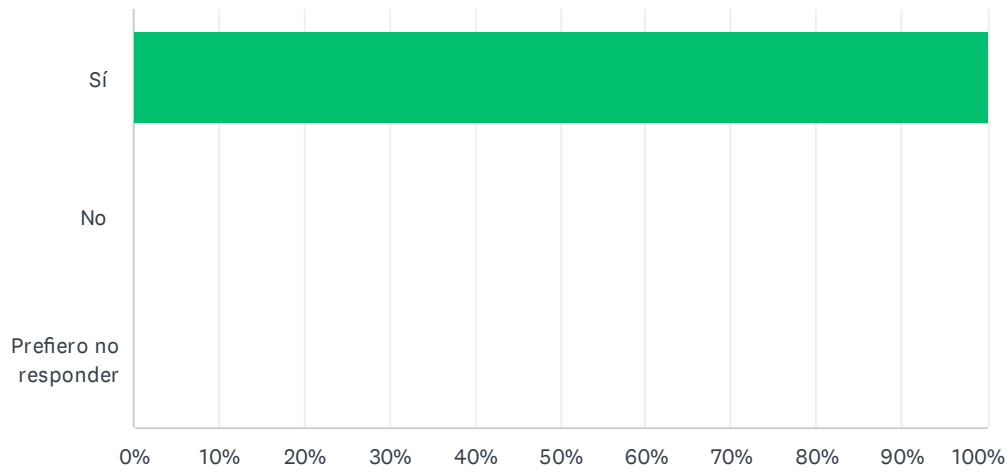
Q14 ¿Cuál es su raza? (Escribir)

Answered: 5 Skipped: 1

#	RESPONSES	DATE
1	Spanish	3/17/2022 4:05 PM
2	Ispano	3/16/2022 5:22 AM
3	Ispana	3/15/2022 7:33 PM
4	Hispano/latino	3/11/2022 3:25 PM
5	Blanco	2/10/2022 9:56 PM

Q15 ¿Es de origen hispano, latino o español?

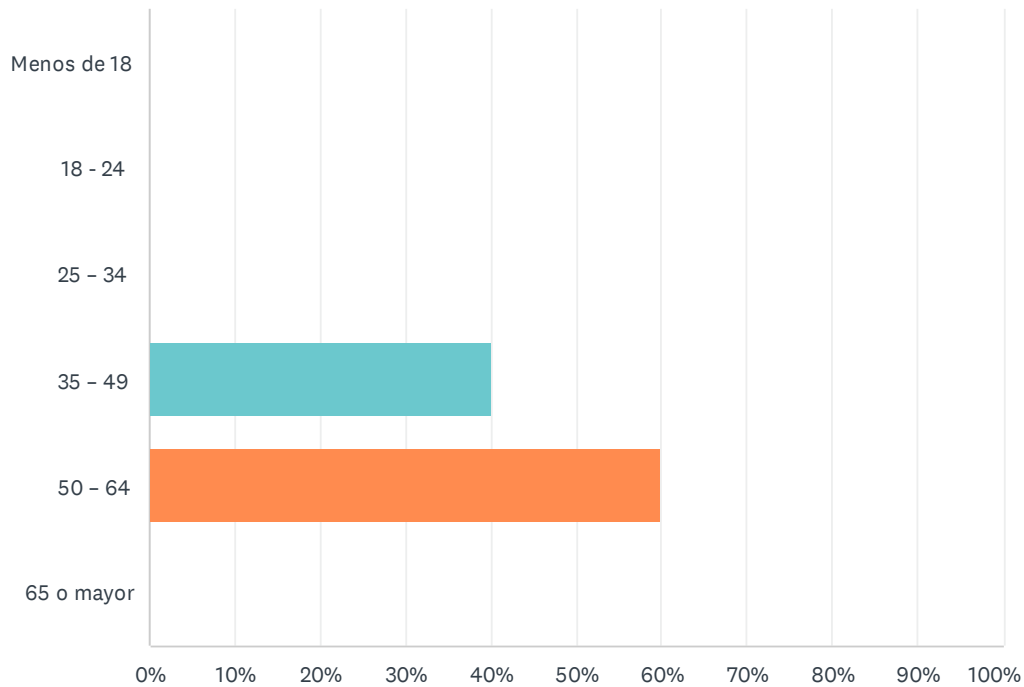
Answered: 5 Skipped: 1



ANSWER CHOICES	RESPONSES	
Sí	100.00%	5
No	0.00%	0
Prefiero no responder	0.00%	0
TOTAL		5

Q16 ¿Cuáles su edad?

Answered: 5 Skipped: 1



ANSWER CHOICES	RESPONSES	
Menos de 18	0.00%	0
18 - 24	0.00%	0
25 - 34	0.00%	0
35 - 49	40.00%	2
50 - 64	60.00%	3
65 o mayor	0.00%	0
TOTAL		5

Q17 ¿Tiene algún comentario adicional sobre la problemática de la vivienda que no se haya mencionado en la lista anterior y que deba tomarse en cuenta en el proceso de actualización del Elemento de Vivienda?

Answered: 4 Skipped: 2

#	RESPONSES	DATE
1	None	3/17/2022 4:05 PM
2	Están muy caras las casas para poder comprar una casa y que tengan programas para poder ampliar la casa o permiso y no salga caro para ampliar la casa de enfrente	3/16/2022 5:22 AM
3	Si no tienes historial crediticio tampoco puedes rentar una casa.	3/11/2022 3:25 PM
4	En la pregunta 6 el cuestionario no detecta ninguna respuesta. Mi comentario sería que la renta de vivienda es muy cara y comprar casa es casi imposible por los precios tan altos. Las personas de fuera del área llegaron a Union City a desplazar a las personas que tenían o tienen aquí toda su vida. Los sueldos aquí no son lo suficientemente buenos como para poder pagar una renta y mucho menos para poder comprar casa. Debería de dársele prioridad para comprar y rentar a las personas que ya viven aquí. Los sueldos deberían de ser mejores y los precios de las casas deberían tener un control. Yo se que entre más alto el precio más impuestos recibe el gobierno, pero a las clase media y la clase baja nos están obligando a buscar vivienda en otro lugar, siendo que tenemos toda una vida aquí.	2/10/2022 9:56 PM

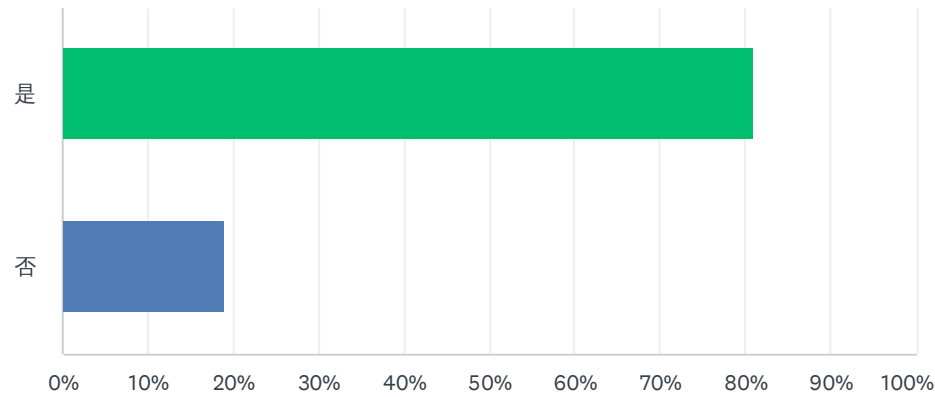
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Online Survey Results – Mandarin

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Q1 您是联合市的居民吗？（单选）

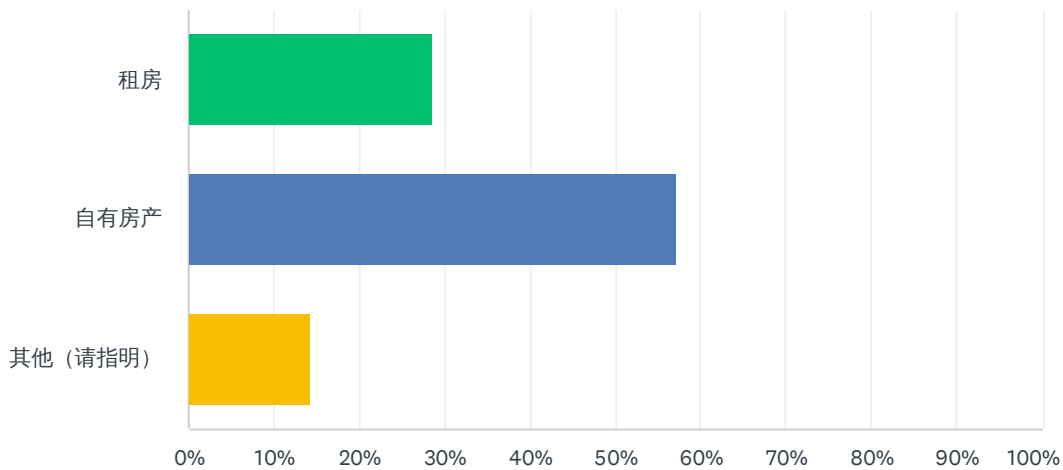
Answered: 21 Skipped: 0



ANSWER CHOICES		RESPONSES	
是		80.95%	17
否		19.05%	4
TOTAL			21

Q2 您目前是租房还是自有房产？（单选）

Answered: 21 Skipped: 0

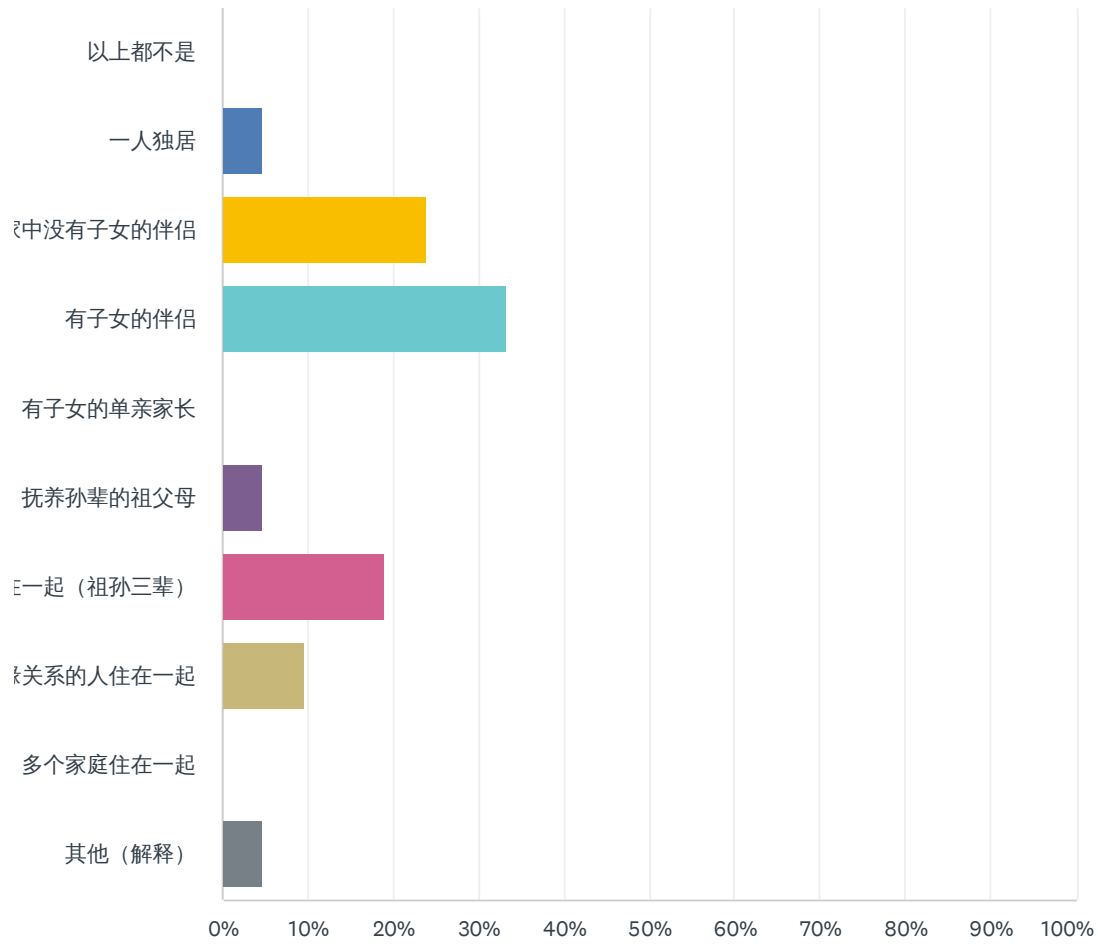


ANSWER CHOICES		RESPONSES	
租房		28.57%	6
自有房产		57.14%	12
其他 (请指明)		14.29%	3
TOTAL			21

#	其他 (请指明)	DATE
1	Live my family	3/17/2022 4:50 PM
2	住家人房子	2/26/2022 9:57 AM
3	Retirement Community	2/25/2022 1:03 PM

Q3 以下哪一项能最好地描述您的家庭？（单选）

Answered: 21 Skipped: 0



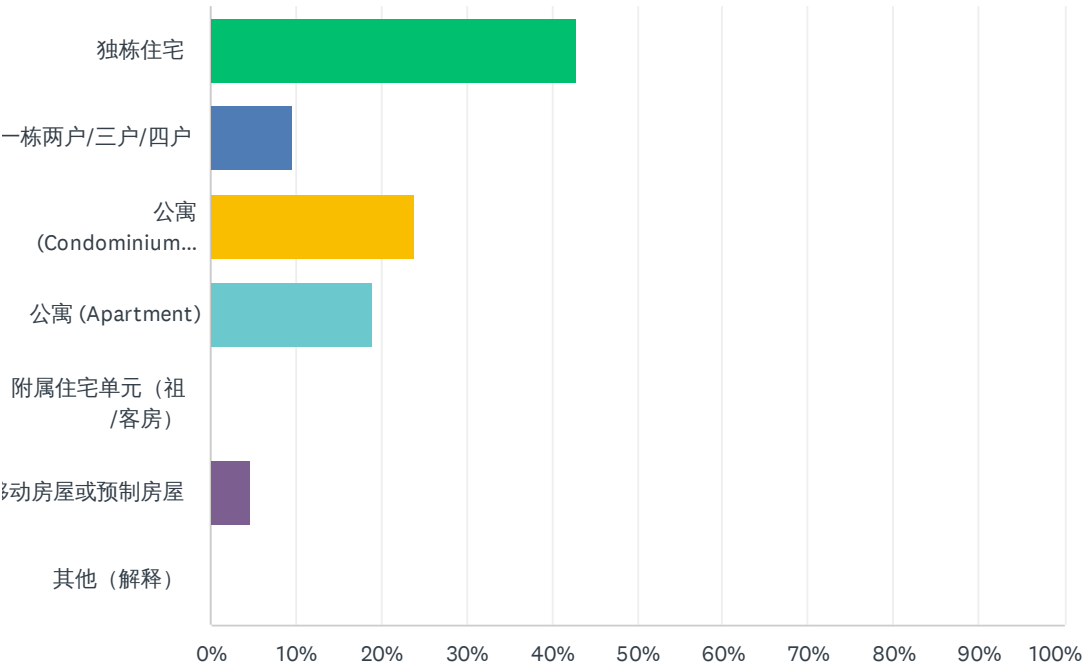
联合市 2023-2031 住房要素更新

ANSWER CHOICES	RESPONSES	
以上都不是	0.00%	0
一人独居	4.76%	1
家中没有子女的伴侣	23.81%	5
有子女的伴侣	33.33%	7
有子女的单亲家长	0.00%	0
抚养孙辈的祖父母	4.76%	1
多代人住在一起（祖孙三辈）	19.05%	4
没有亲缘关系的人住在一起	9.52%	2
多个家庭住在一起	0.00%	0
其他（解释）	4.76%	1
TOTAL		21

#	其他（解释）	DATE
1	与母亲和姐姐一起居住	2/26/2022 9:57 AM

Q4 您住在什么类型的房子里？（单选）

Answered: 21 Skipped: 0

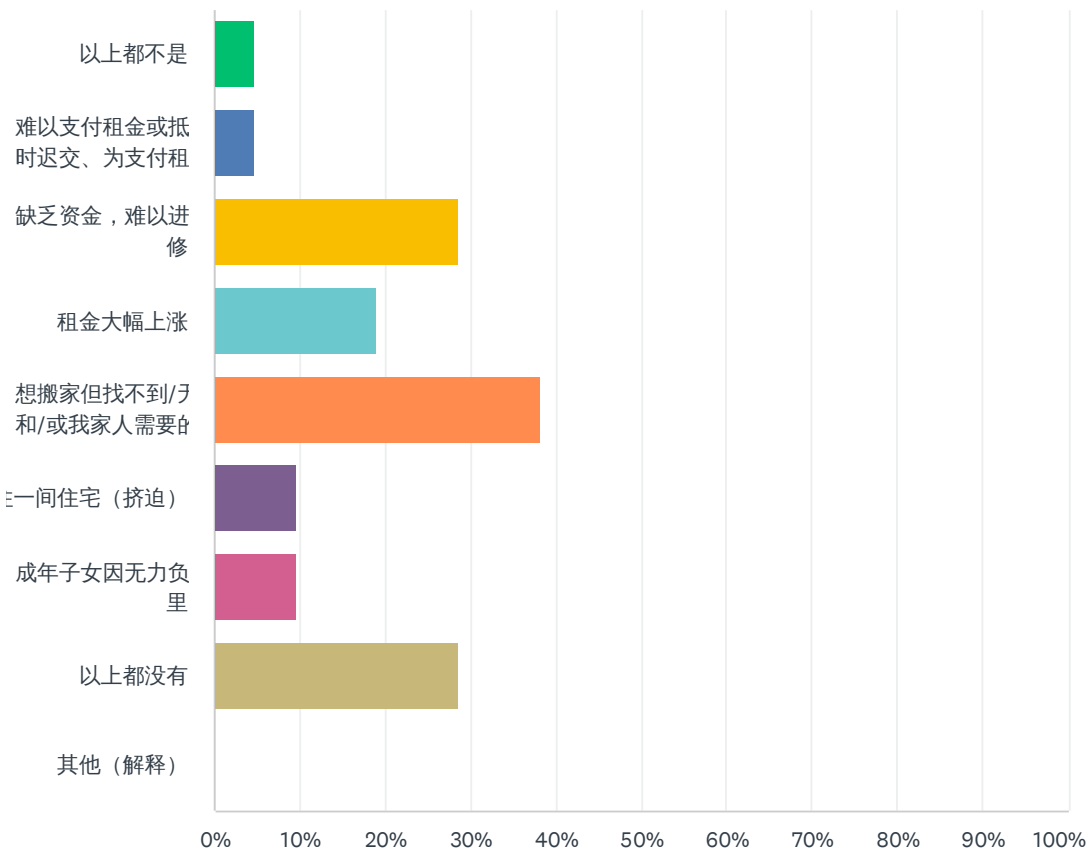


ANSWER CHOICES		RESPONSES	
独栋住宅		42.86%	9
一栋两户/三户/四户		9.52%	2
公寓 (Condominium) 或联排别墅		23.81%	5
公寓 (Apartment)		19.05%	4
附属住宅单元 (祖母房/二级单元/客房)		0.00%	0
移动房屋或预制房屋		4.76%	1
其他 (解释)		0.00%	0
TOTAL			21

#	其他 (解释)	DATE
There are no responses.		

Q5 您是否曾经或正在面临以下任何住房问题？（选择所有适用项）

Answered: 21 Skipped: 0

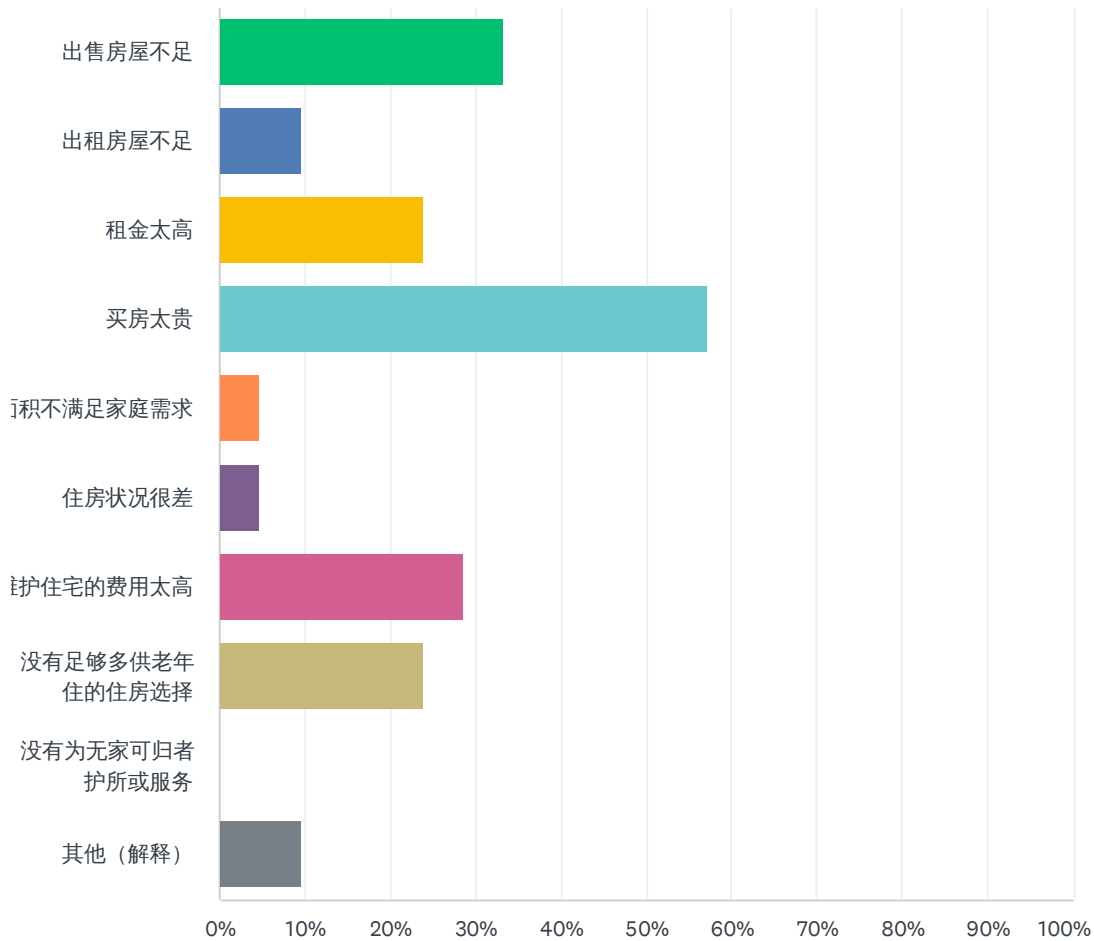


ANSWER CHOICES	RESPONSES	
以上都不是	4.76%	1
难以支付租金或抵押贷款（例如有时迟交、为支付租金而不缴纳其他账单、不购买食品或药品）	4.76%	1
缺乏资金，难以进行必要的房屋维修	28.57%	6
租金大幅上涨	19.05%	4
想搬家但找不到/无力负担满足我和/或我家人需要的房子	38.10%	8
太多人同住一间住宅（挤迫）	9.52%	2
成年子女因无力负担住房而住在家里	9.52%	2
以上都没有	28.57%	6
其他（解释）	0.00%	0
Total Respondents: 21		

#	其他（解释）	DATE
There are no responses.		

Q6 您认为联合市居民面临的最严重的住房问题是什么？（最多选择三项）

Answered: 21 Skipped: 0



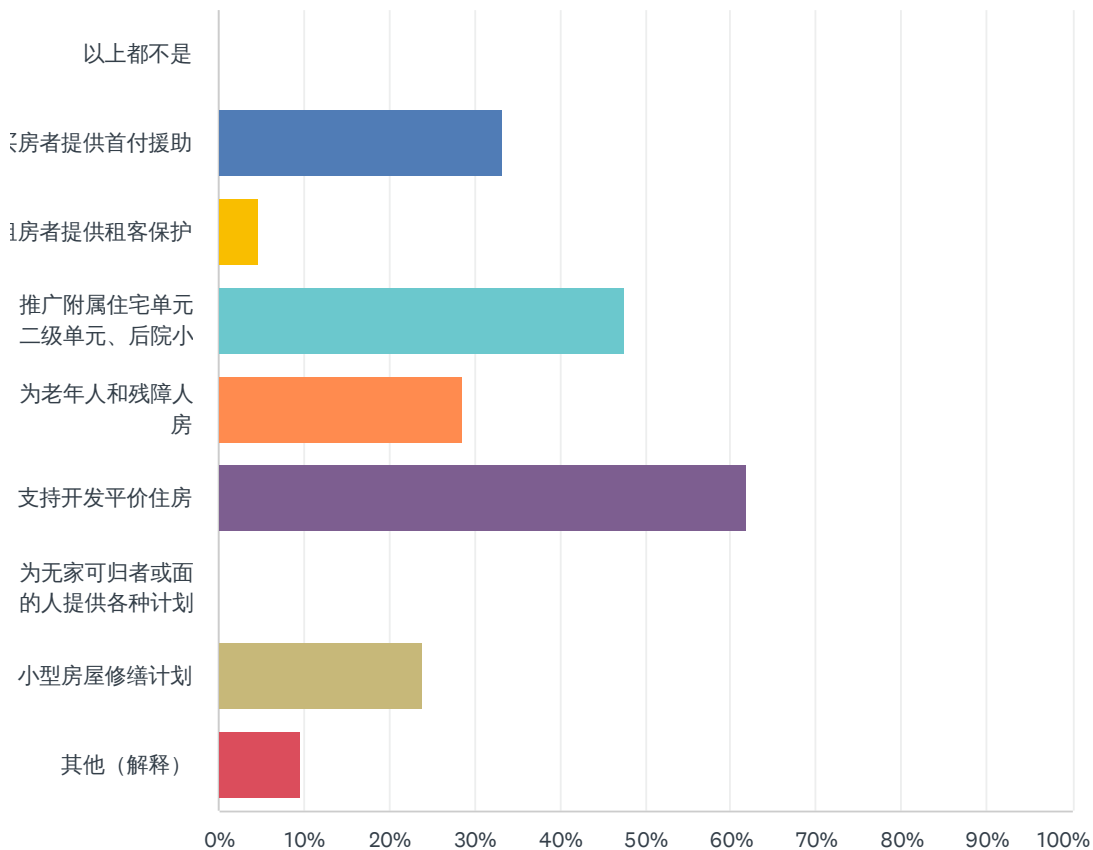
联合市 2023-2031 住房要素更新

ANSWER CHOICES	RESPONSES	
出售房屋不足	33.33%	7
出租房屋不足	9.52%	2
租金太高	23.81%	5
买房太贵	57.14%	12
住房面积不满足家庭需求	4.76%	1
住房状况很差	4.76%	1
业主维护住宅的费用太高	28.57%	6
没有足够多供老年人或残障人士居住的住房选择	23.81%	5
没有为无家可归者提供足够多的庇护所或服务	0.00%	0
其他（解释）	9.52%	2
Total Respondents: 21		

#	其他（解释）	DATE
1	稅太重	3/9/2022 8:17 PM
2	不清楚	2/25/2022 1:03 PM

Q7 您认为本市应该优先进行哪些策略？（最多选择三项）

Answered: 21 Skipped: 0



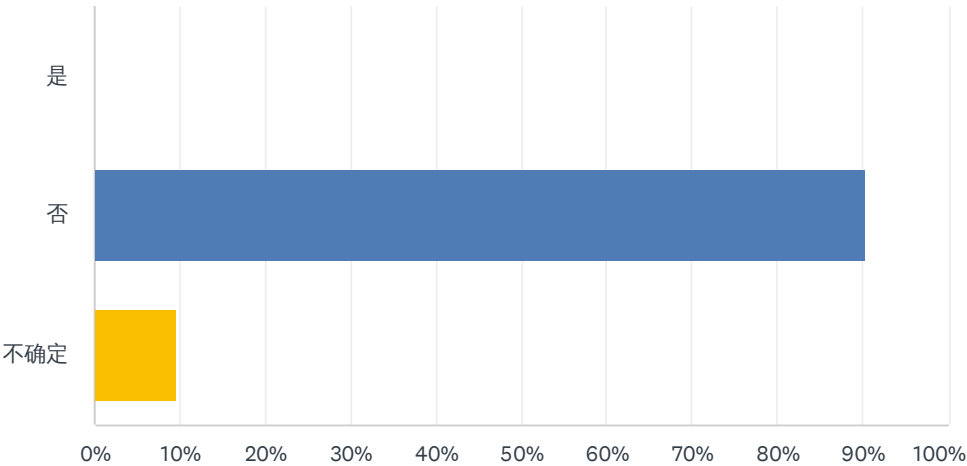
ANSWER CHOICES	RESPONSES	
以上都不是	0.00%	0
对购房者提供首付援助	33.33%	7
对租房者提供租客保护	4.76%	1
推广附属住宅单元（例如祖母房、二级单元、后院小屋）	47.62%	10
为老年人和残障人士提供无障碍住房	28.57%	6
支持开发平价住房	61.90%	13
为无家可归者或面临无家可归风险的人提供各种计划	0.00%	0
小型房屋修缮计划	23.81%	5
其他（解释）	9.52%	2
Total Respondents: 21		

#	其他（解释）	DATE
1	rent control	3/17/2022 12:49 PM

2	不清楚	2/25/2022 1:03 PM
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Q8 在过去五年中，您或邻居是否曾流离失所？

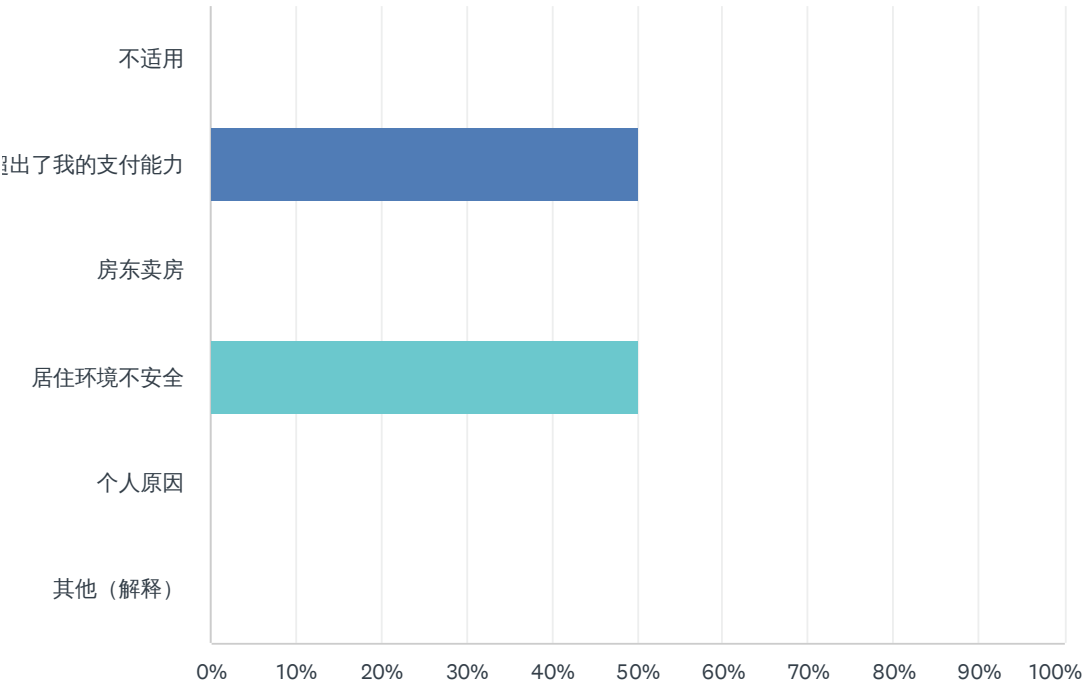
Answered: 21 Skipped: 0



ANSWER CHOICES	RESPONSES	
是	0.00%	0
否	90.48%	19
不确定	9.52%	2
TOTAL		21

Q9 以下哪一项能最好地描述您流离失所的原因？

Answered: 2 Skipped: 19

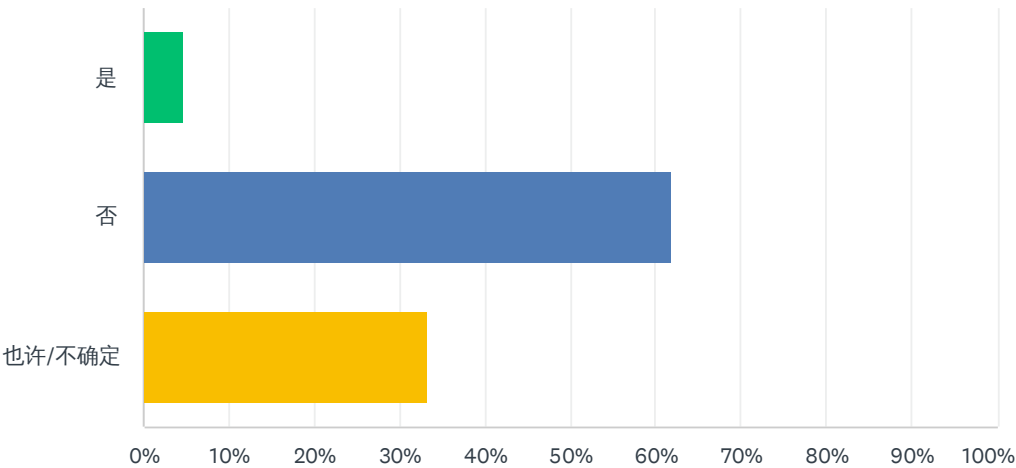


ANSWER CHOICES	RESPONSES	
不适用	0.00%	0
租金上涨，超出了我的支付能力	50.00%	1
房东卖房	0.00%	0
居住环境不安全	50.00%	1
个人原因	0.00%	0
其他（解释）	0.00%	0
TOTAL		2

#	其他（解释）	DATE
	There are no responses.	

Q10 在过去十年中，您在联合市找房时是否觉得自己受到过歧视？

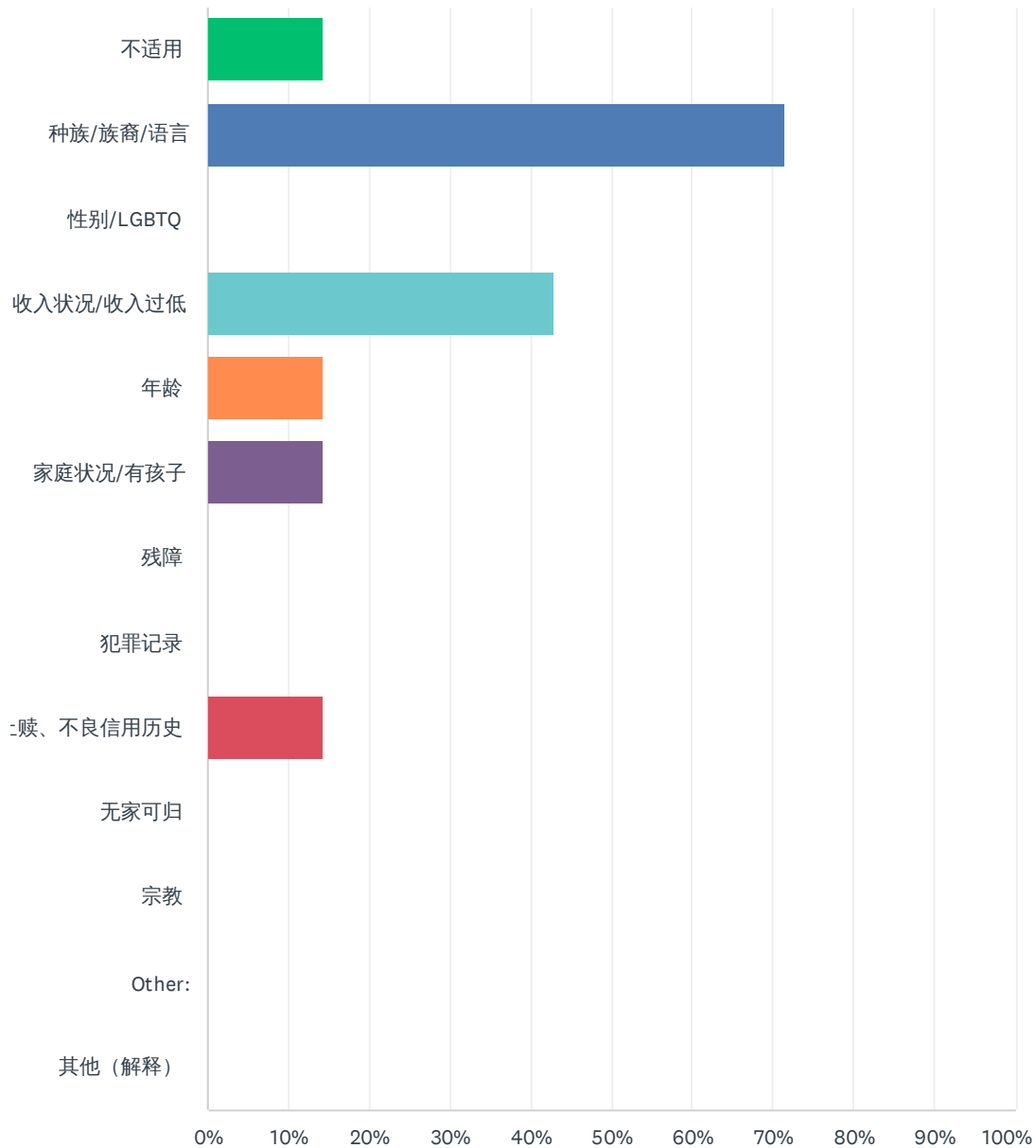
Answered: 21 Skipped: 0



ANSWER CHOICES	RESPONSES	
是	4.76%	1
否	61.90%	13
也许/不确定	33.33%	7
TOTAL		21

Q11 您认为您为什么受到歧视？（选择所有适用项）

Answered: 7 Skipped: 14



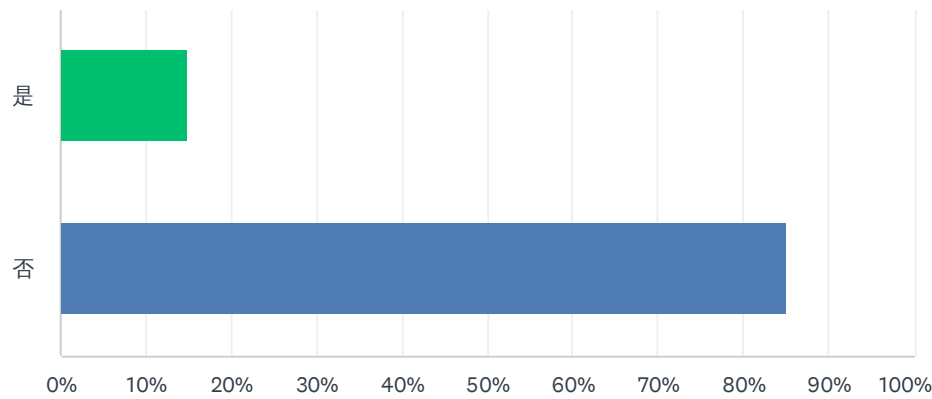
联合市 2023-2031 住房要素更新

ANSWER CHOICES	RESPONSES	
不适用	14.29%	1
种族/族裔/语言	71.43%	5
性别/LGBTQ	0.00%	0
收入状况/收入过低	42.86%	3
年龄	14.29%	1
家庭状况/有孩子	14.29%	1
残障	0.00%	0
犯罪记录	0.00%	0
驱逐、止赎、不良信用历史	14.29%	1
无家可归	0.00%	0
宗教	0.00%	0
Other:	0.00%	0
其他（解释）	0.00%	0
Total Respondents: 7		

#	其他（解释）	DATE
	There are no responses.	

Q12 在过去十年中，您在联合市找房时是否曾租房或买房遭拒？

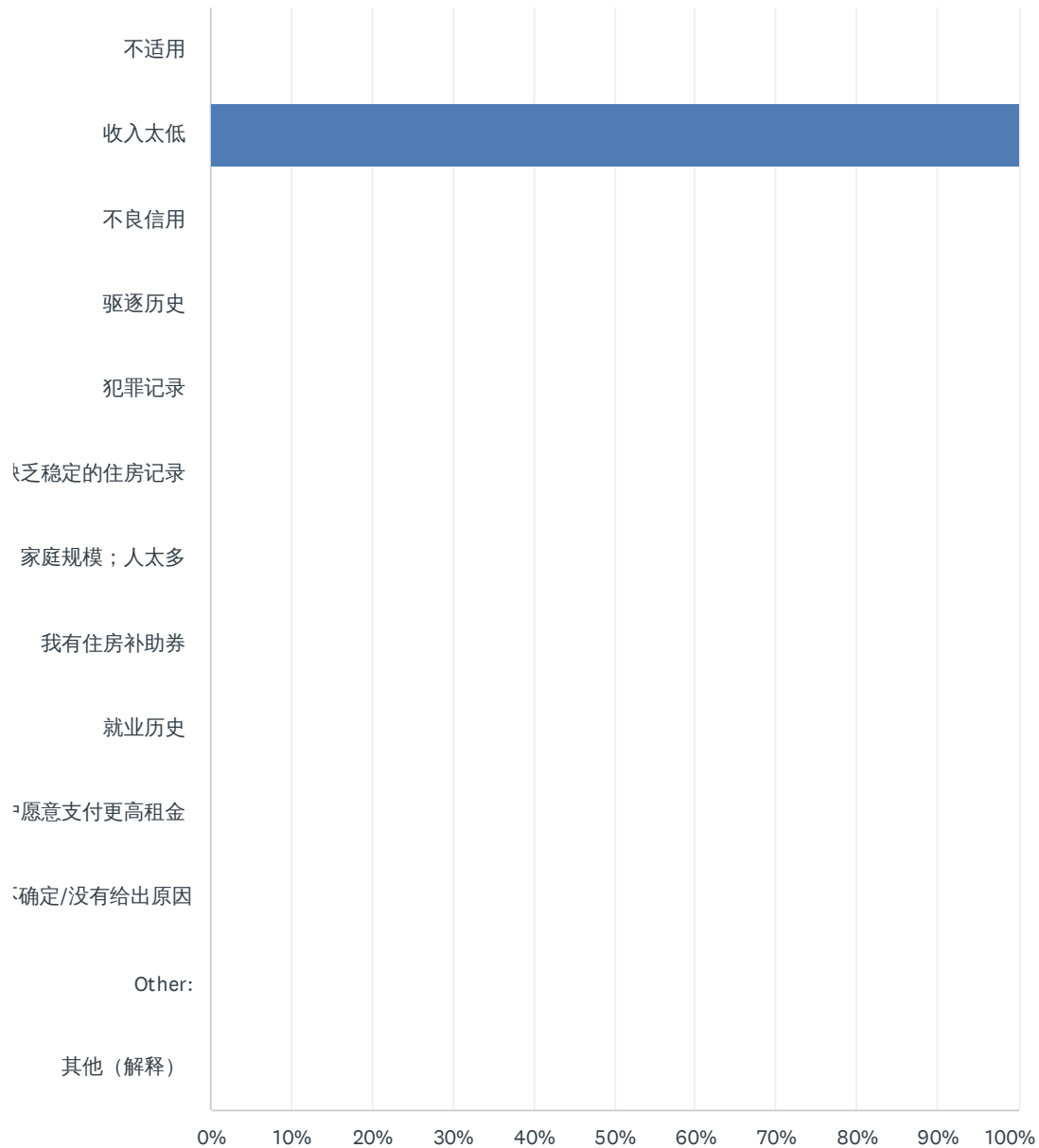
Answered: 20 Skipped: 1



ANSWER CHOICES	RESPONSES	
是	15.00%	3
否	85.00%	17
TOTAL		20

Q13 您为什么被拒绝？

Answered: 3 Skipped: 18



联合市 2023-2031 住房要素更新

ANSWER CHOICES	RESPONSES
不适用	0.00% 0
收入太低	100.00% 3
不良信用	0.00% 0
驱逐历史	0.00% 0
犯罪记录	0.00% 0
缺乏稳定的住房记录	0.00% 0
家庭规模；人太多	0.00% 0
我有住房补助券	0.00% 0
就业历史	0.00% 0
其他租户愿意支付更高租金	0.00% 0
未知/不确定/没有给出原因	0.00% 0
Other:	0.00% 0
其他（解释）	0.00% 0
TOTAL	3

#	其他（解释）	DATE
	There are no responses.	

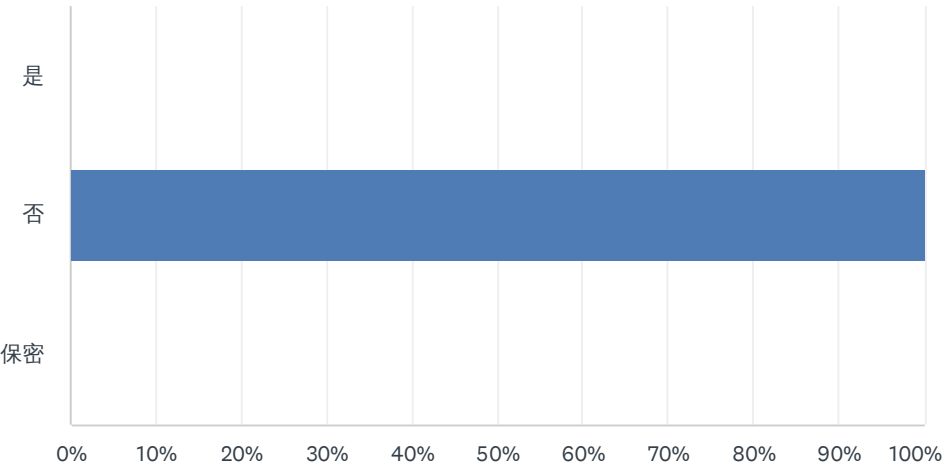
Q14 您的种族是？（请填空）

Answered: 19 Skipped: 2

#	RESPONSES	DATE
1	Asian	3/17/2022 8:14 PM
2	Asian	3/17/2022 4:51 PM
3	Asian	3/17/2022 3:06 PM
4	asian	3/17/2022 12:49 PM
5	Asian	3/16/2022 4:59 AM
6	Asian	3/16/2022 12:55 AM
7	亚裔	3/15/2022 2:41 PM
8	Asian	3/15/2022 1:07 PM
9	Asian	3/10/2022 7:12 PM
10	Chinese	3/10/2022 2:41 PM
11	Asian	3/9/2022 9:57 PM
12	亞裔	3/9/2022 8:18 PM
13	Asia	3/9/2022 6:24 PM
14	Chinese	3/9/2022 5:28 PM
15	亚裔	2/26/2022 9:58 AM
16	Asian	2/25/2022 7:19 PM
17	亞裔	2/25/2022 1:05 PM
18	亚裔	2/9/2022 5:24 PM
19	中國人	2/9/2022 8:54 AM

Q15 您是否为西班牙裔、拉美裔或西班牙血统？

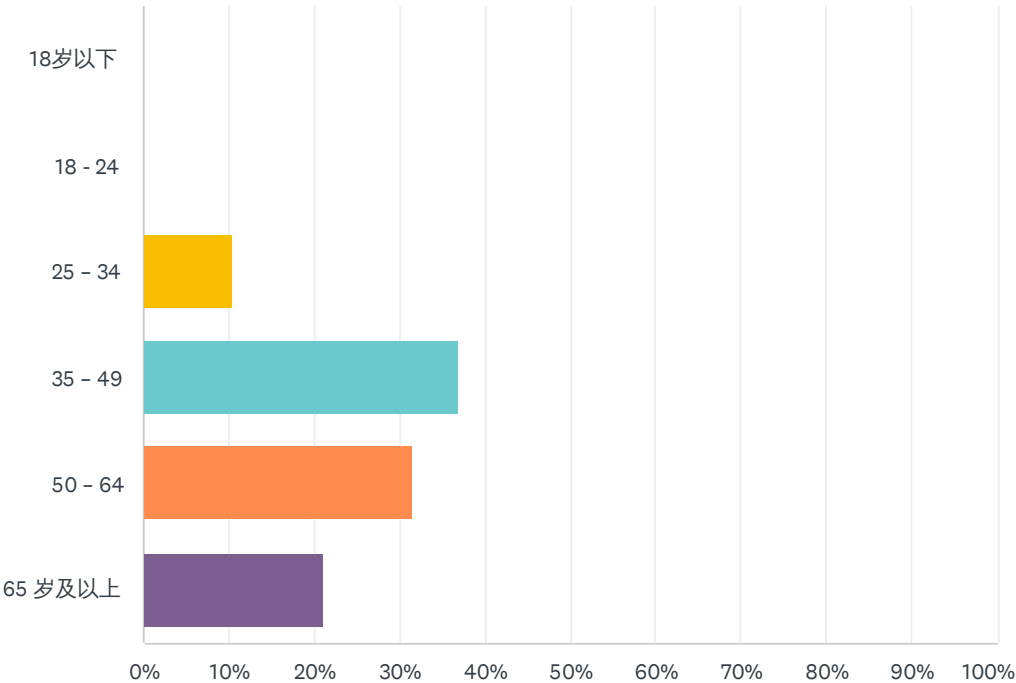
Answered: 19 Skipped: 2



ANSWER CHOICES	RESPONSES	
是	0.00%	0
否	100.00%	19
保密	0.00%	0
TOTAL		19

Q16 您的年龄是？

Answered: 19 Skipped: 2



ANSWER CHOICES	RESPONSES	
18岁以下	0.00%	0
18 - 24	0.00%	0
25 – 34	10.53%	2
35 – 49	36.84%	7
50 – 64	31.58%	6
65 岁及以上	21.05%	4
TOTAL		19

Q17 您是否有关于住房的其他意见未在上文列出，且应在住房要素更新过程中予以考虑？

Answered: 12 Skipped: 9

#	RESPONSES	DATE
1	暂时没有	3/17/2022 3:06 PM
2	None	3/16/2022 4:59 AM
3	no	3/15/2022 2:41 PM
4	N/A	3/15/2022 1:07 PM
5	I hope the future housing development will pick a site towards Union City west or less congested areas.	3/10/2022 7:12 PM
6	Can't found a senior apartment	3/10/2022 2:41 PM
7	無	3/9/2022 8:18 PM
8	too much tax	3/9/2022 5:28 PM
9	否	2/26/2022 9:58 AM
10	No	2/25/2022 7:19 PM
11	無	2/25/2022 1:05 PM
12	沒有	2/9/2022 8:54 AM

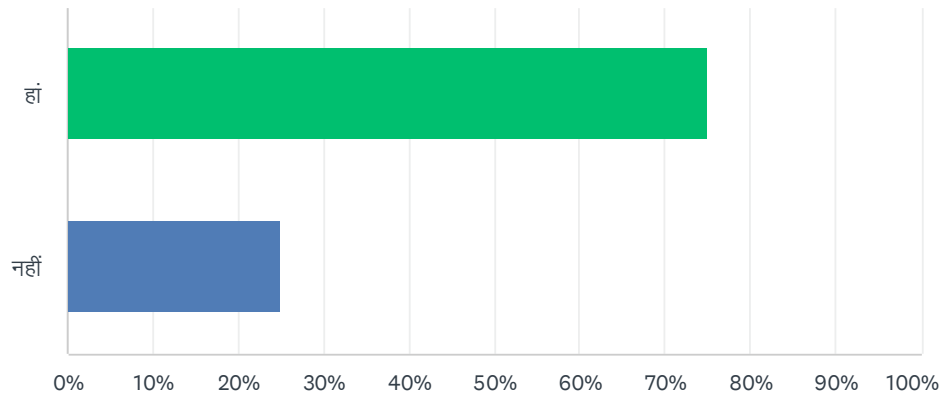
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Online Survey Results – Hindi

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Q1 क्या आप यूनियन सिटी के निवासी हैं? (एक चुनें)

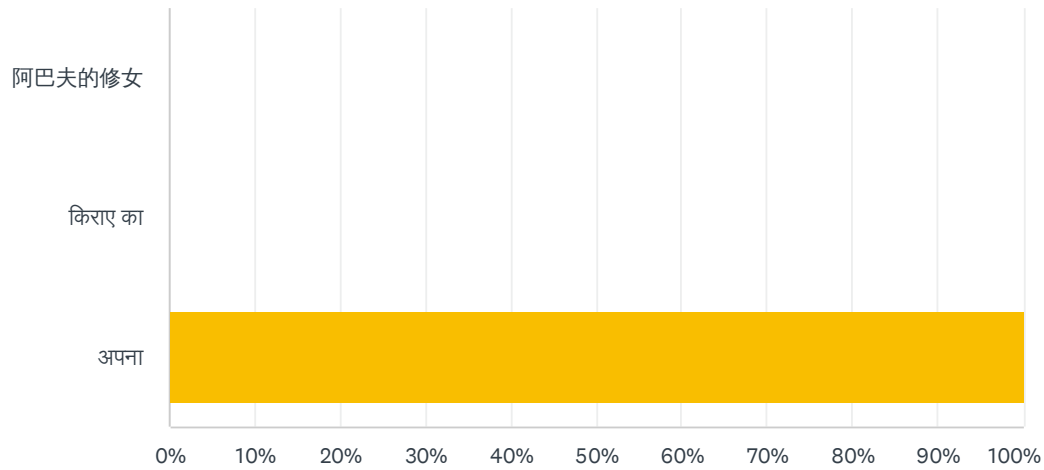
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES
हां	75.00% 3
नहीं	25.00% 1
TOTAL	4

Q2 क्या इस समय आपका घर किराए का है या अपना? (एक चुनें)

Answered: 4 Skipped: 0

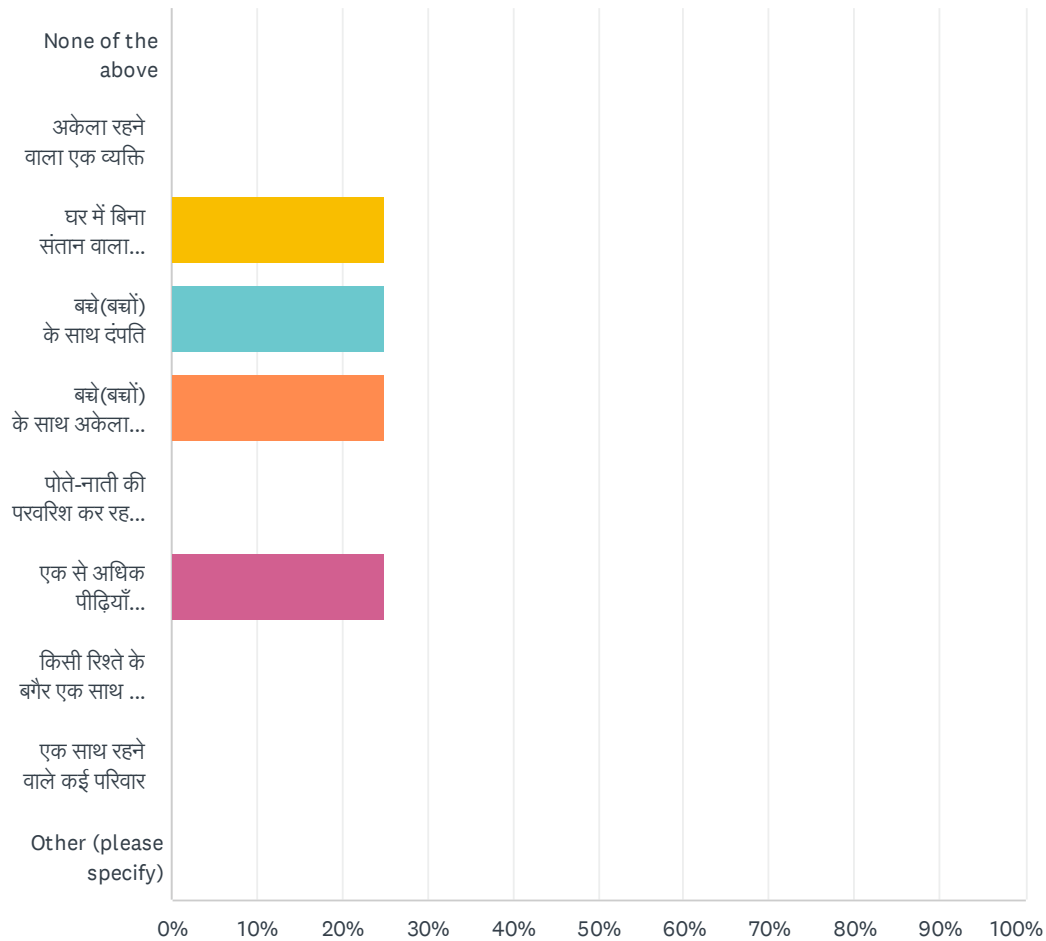


ANSWER CHOICES		RESPONSES	
अपना		0.00%	0
किराए का		0.00%	0
अपना		100.00%	4
TOTAL			4

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q3 इनमें से कौन सा आपके परिवार का सबसे अच्छा वर्णन करता है? (एक चुनें)

Answered: 4 Skipped: 0

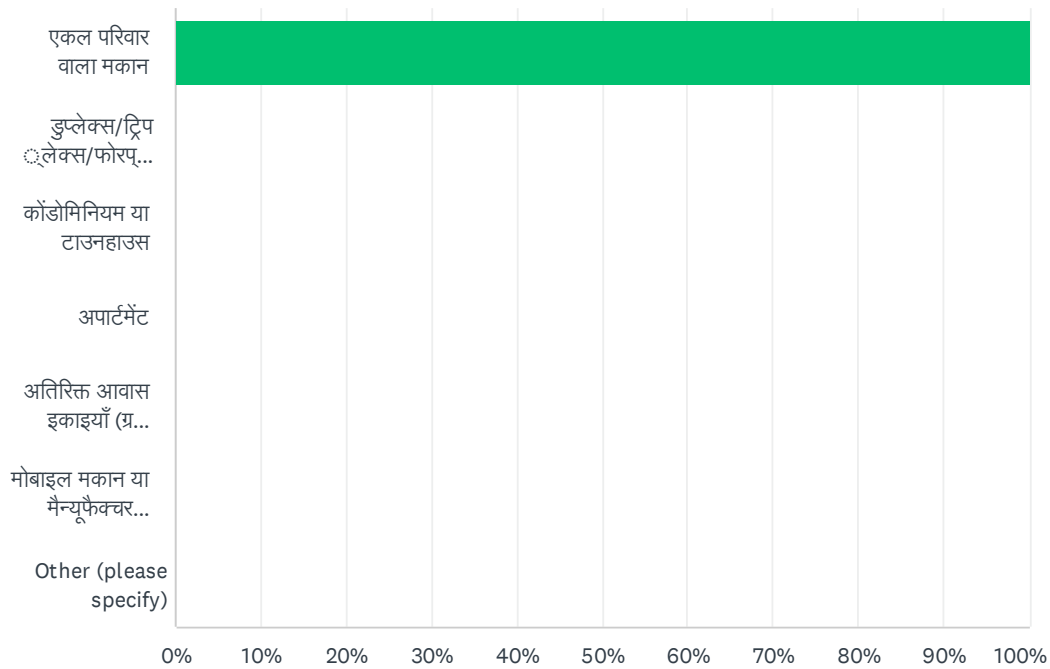


ANSWER CHOICES	RESPONSES	
None of the above	0.00%	0
अकेला रहने वाला एक व्यक्ति	0.00%	0
घर में बिना संतान वाला दंपति	25.00%	1
बच्चे(बच्चों) के साथ दंपति	25.00%	1
बच्चे(बच्चों) के साथ अकेला पिता या अकेली माँ	25.00%	1
पोते-नाती की परवरिश कर रहे दादा-दादी/नाना-नानी	0.00%	0
एक से अधिक पीढ़ियाँ (दादा-दादी/नाना-नानी, माता-पिता और पोते-नातियाँ)	25.00%	1
किसी रिश्ते के बगैर एक साथ रह रहे व्यक्ति	0.00%	0
एक साथ रहने वाले कई परिवार	0.00%	0
Other (please specify)	0.00%	0
TOTAL		4

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q4 आप किस तरह के आवास में रहते हैं? (एक चुनें)

Answered: 4 Skipped: 0

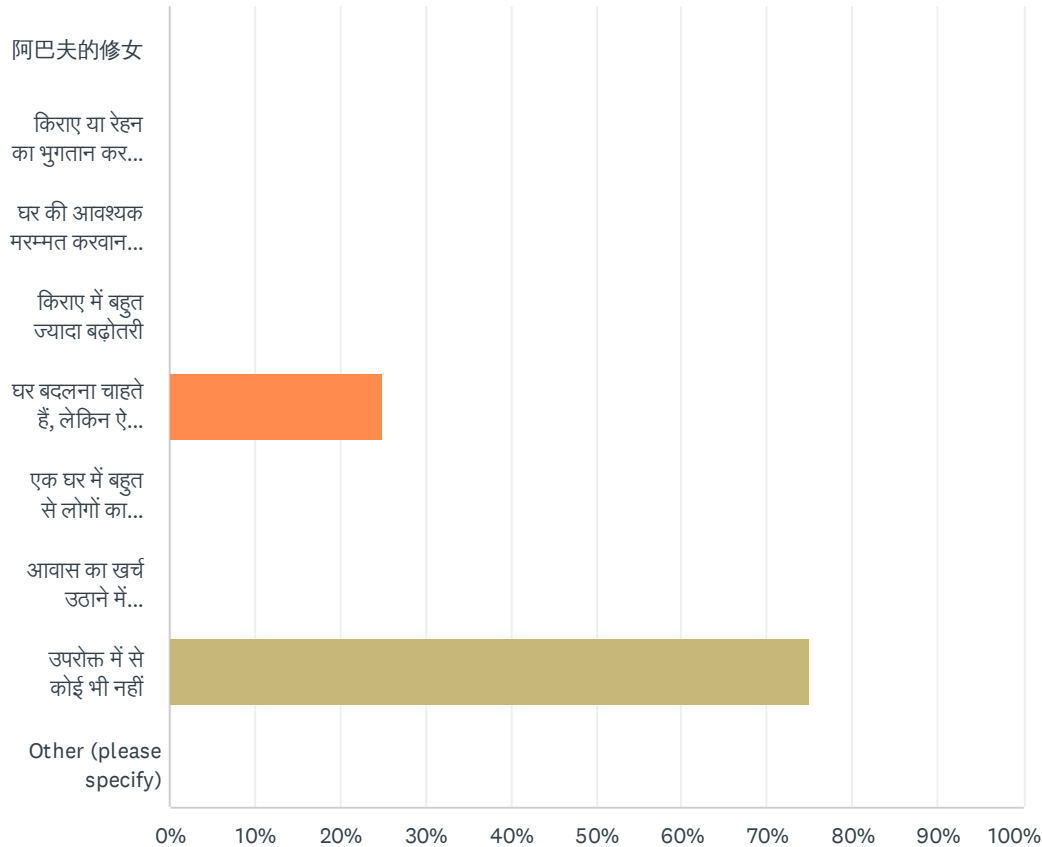


ANSWER CHOICES	RESPONSES	
एकल परिवार वाला मकान	100.00%	4
डुप्लेक्स/ट्रिप्लेक्स/फोरप्लेक्स	0.00%	0
कॉन्डोमिनियम या टाउनहाउस	0.00%	0
अपार्टमेंट	0.00%	0
अतिरिक्त आवास इकाइयाँ (ग्रैनी फ्लैट्स/सेकंड यूनिट्स/गेस्टहाउस)	0.00%	0
मोबाइल मकान या मैन्यूफैक्चर्ड (निर्मित) मकान	0.00%	0
Other (please specify)	0.00%	0
TOTAL		4

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q5 क्या आपने निम्नलिखित में से आवास संबंधी किसी समस्या का सामना किया है या कर रहे हैं? (लागू होने वाले सभी चुनें)

Answered: 4 Skipped: 0



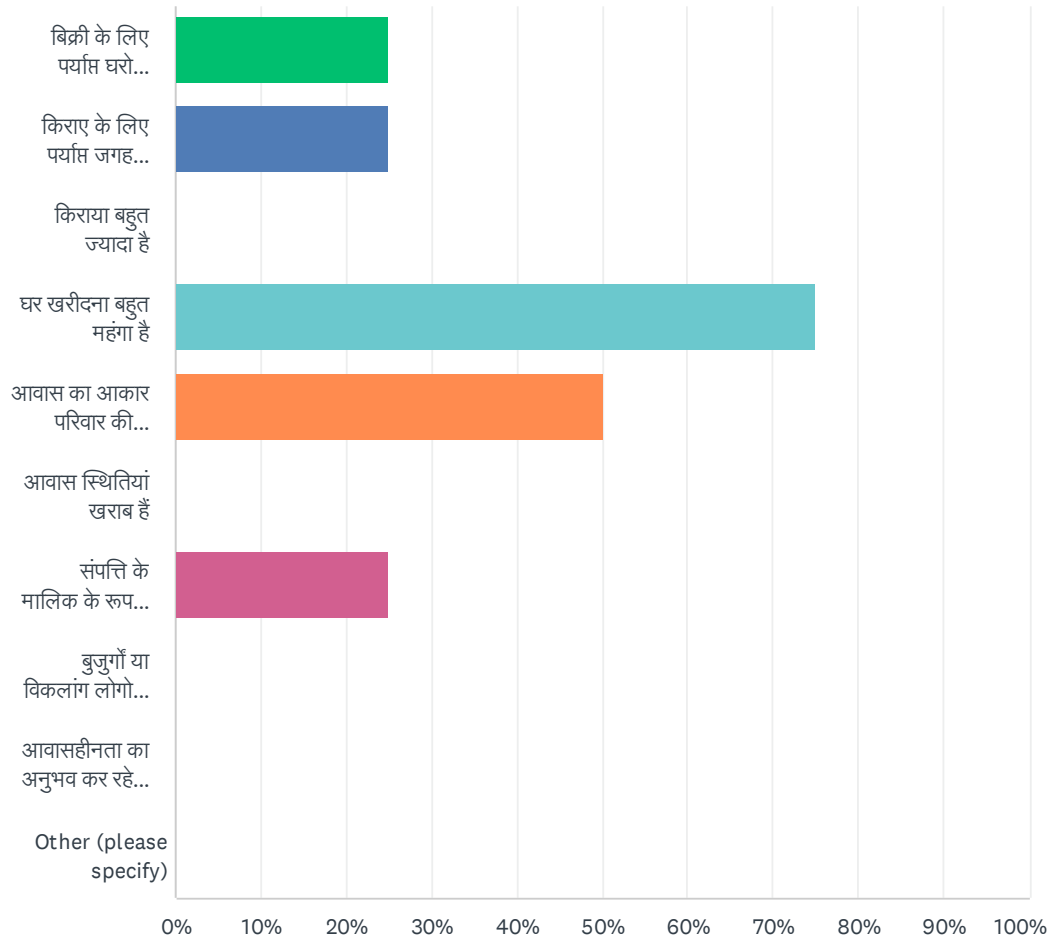
ANSWER CHOICES	RESPONSES	
阿巴夫的修女	0.00%	0
किराए या रेहन का भुगतान करने के लिए जूझते हैं (जैसे, कभी-कभार देर से भुगतान करना, किराए का भुगतान करने के लिए दूसरे बिलों का भुगतान नहीं करना, भोजन या दवा न खरीदना)	0.00%	0
घर की आवश्यक मरम्मत करवाने के लिए धन की कमी	0.00%	0
किराए में बहुत ज्यादा बढ़ोतरी	0.00%	0
घर बदलना चाहते हैं, लेकिन ऐसा घर नहीं मिल सका/जुटाने में असमर्थ हैं जो मेरे और/या मेरे परिवार की जरूरतों को पूरा करता हो	25.00%	1
एक घर में बहुत से लोगों का रहना (बहुत ज्यादा भीड़)	0.00%	0
आवास का खर्च उठाने में असमर्थता के कारण वयस्क बच्चे का घर में रहना	0.00%	0
उपरोक्त में से कोई भी नहीं	75.00%	3
Other (please specify)	0.00%	0
Total Respondents: 4		

यूनियन सिटी 2023-2031 हाउसिंग एलिमेंट अपडेट

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q6 आपके मुताबिक यूनियन सिटी के निवासियों के सामने सबसे महत्वपूर्ण आवास समस्या कौन सी है? (तीन तक चुनें)

Answered: 4 Skipped: 0

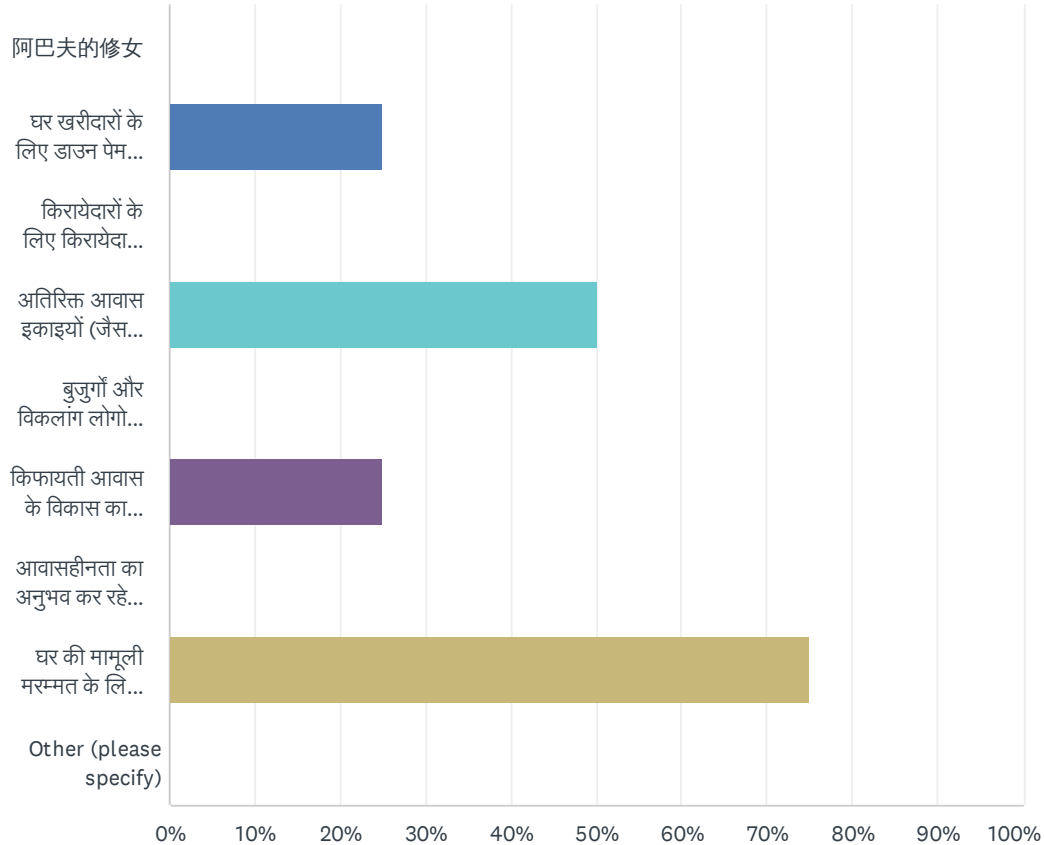


ANSWER CHOICES	RESPONSES	
बिक्री के लिए पर्याप्त घरों का न होना	25.00%	1
किराए के लिए पर्याप्त जगहों का न होना	25.00%	1
किराया बहुत ज्यादा है	0.00%	0
घर खरीदना बहुत महंगा है	75.00%	3
आवास का आकार परिवार की जरूरतों को पूरा नहीं करता	50.00%	2
आवास स्थितियां खराब हैं	0.00%	0
संपत्ति के मालिक के रूप में घर का रख-रखाव बहुत महंगा है	25.00%	1
बुजुर्गों या विकलांग लोगों के लिए पर्याप्त आवास नहीं	0.00%	0
आवासहीनता का अनुभव कर रहे लोगों के लिए पर्याप्त आश्रय या सेवाएं न होना	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 4		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q7 आपके अनुसार सिटी को कौन सी कार्यनीतियों को प्राथमिकता देनी चाहिए? (तीन तक चुनें)

Answered: 4 Skipped: 0



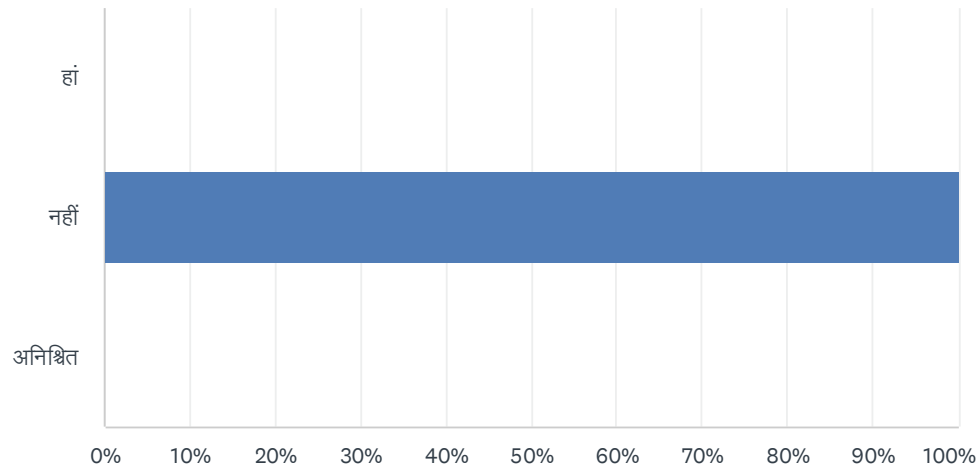
ANSWER CHOICES	RESPONSES
अतिरिक्त आवास इकाइयों (जैसे...)	50.00%
किफायती आवास के विकास का...	25.00%
घर की मामूली मरम्मत के लिए...	75.00%
Other (please specify)	0.00%
Total Respondents: 4	

यूनियन सिटी 2023-2031 हाउसिंग एलिमेंट अपडेट

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q8 क्या पिछले पांच वर्षों में आपको या आपके किसी पड़ोसी को अपने घर से हटाया गया है?

Answered: 3 Skipped: 1



ANSWER CHOICES	RESPONSES
हां	0.00% 0
नहीं	100.00% 3
अनिश्चित	0.00% 0
TOTAL	3

Q9 तो इनमें से कौन सा कारण आपको हटाए जाने का सर्वश्रेष्ठ वर्णन करता है?

Answered: 0 Skipped: 4

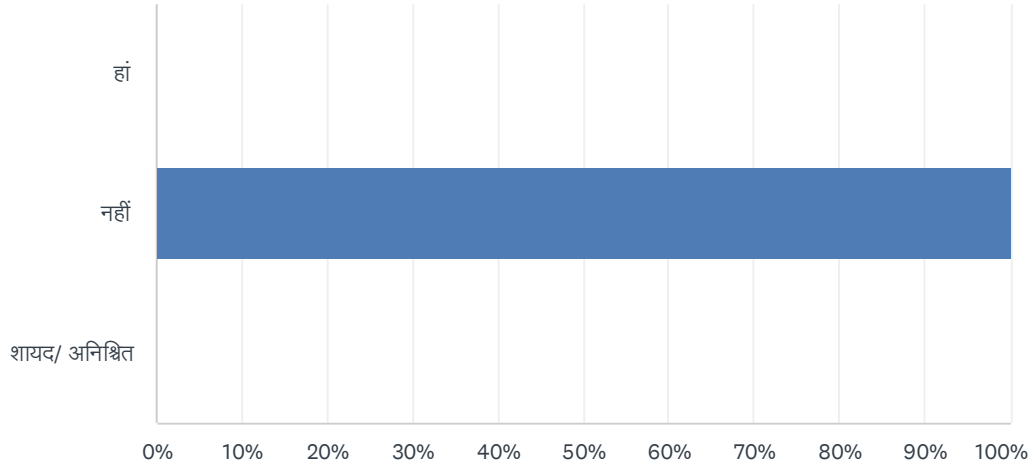
⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
लागू नहीं	0.00%	0
मेरी भुगतान क्षमता से ज़्यादा किराया बढ़ा	0.00%	0
मकान मालिक को घर बेचना था	0.00%	0
असुरक्षित परिस्थितियों में रह रहा था/रही थी	0.00%	0
निजी कारण	0.00%	0
Other (please specify)	0.00%	0
TOTAL		0

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q10 जब आपने पिछले 10 वर्षों में यूनिन सिटी में आवास की तलाश की, तो क्या आपको कभी भी यह महसूस हुआ कि आपके साथ पक्षपात किया गया था?

Answered: 3 Skipped: 1



ANSWER CHOICES	RESPONSES
हां	0.00% 0
नहीं	100.00% 3
शायद/ अनिश्चित	0.00% 0
TOTAL	3

Q11 तो आपको ऐसा क्यों लगता है कि आपके साथ पक्षपात किया गया था? (लागू होने वाले सारे चुनें)

Answered: 0 Skipped: 4

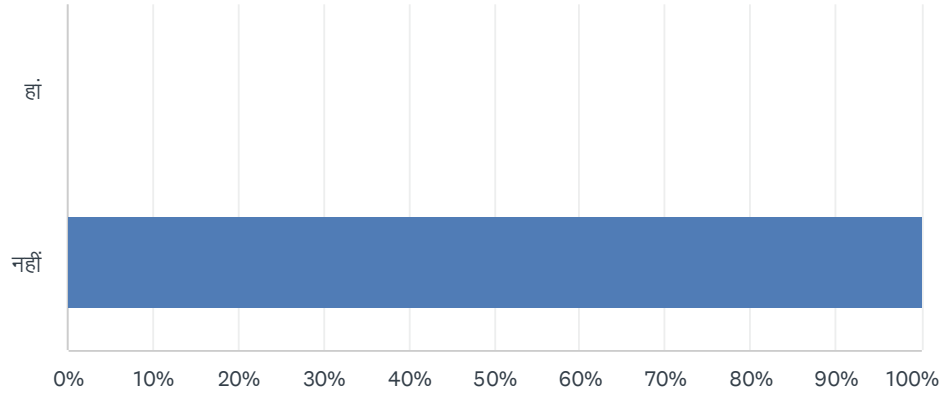
⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
लागू नहीं	0.00%	0
जाति/ जातीयता/ बोली जाने वाली भाषा	0.00%	0
लिंग/लिंग भेद/LGBTQ	0.00%	0
आमदन की स्थिति / बहुत कम आमदन	0.00%	0
उम्र	0.00%	0
पारिवारिक स्थिति / बच्चे होना	0.00%	0
विकलांगता	0.00%	0
आपराधिक इतिहास	0.00%	0
बेदखली, प्रतिबंध (foreclosure), खराब क्रेडिट का इतिहास	0.00%	0
बेघर होना	0.00%	0
धर्म	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 0		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q12 पिछले 10 वर्षों में जब आपने यूनियन सिटी में आवास की तलाश की, तो क्या आपको किराए पर या खरीदने के लिए आवास से इनकार किया गया था?

Answered: 3 Skipped: 1



ANSWER CHOICES	RESPONSES
हां	0.00% 0
नहीं	100.00% 3
TOTAL	3

Q13 तो आपको इनकार क्यों किया गया था?

Answered: 0 Skipped: 4

⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
लागू नहीं	0.00%	0
बहुत कम आमदनी	0.00%	0
खराब क्रेडिट रिकार्ड	0.00%	0
बेदखली का इतिहास	0.00%	0
आपराधिक इतिहास	0.00%	0
स्थिर आवास रिकॉर्ड की कमी	0.00%	0
परिवार का आकार; बहुत सारे लोग	0.00%	0
मेरे पास एक हाउसिंग वाउचर है	0.00%	0
रोज़गार का इतिहास	0.00%	0
कोई और किरायेदार अधिक भुगतान करने के लिए तैयार है	0.00%	0
अज्ञात/ पक्का नहीं पता / कोई कारण नहीं बताया गया था	0.00%	0
Other (please specify)	0.00%	0
TOTAL		0

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

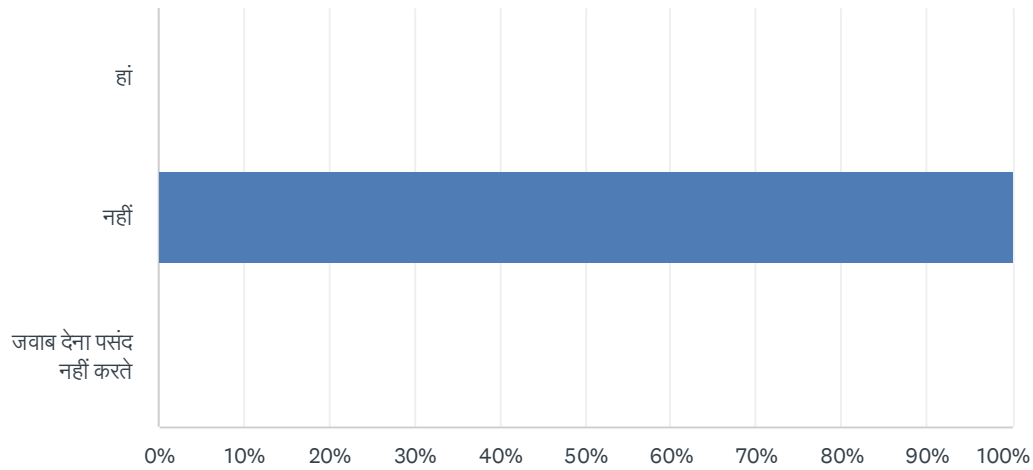
Q14 आपकी जाति क्या है? (भरें)

Answered: 1 Skipped: 3

#	RESPONSES	DATE
1	Asian	3/17/2022 1:25 PM

Q15 क्या आप हिस्पैनिक, लातीनो, या स्पेनिश मूल के हैं?

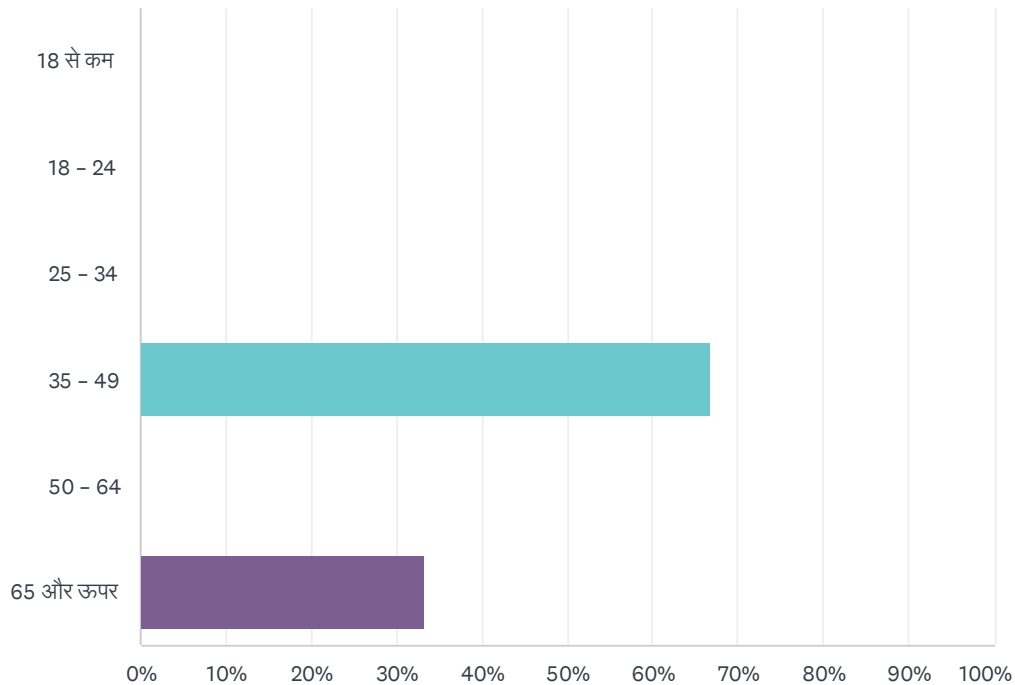
Answered: 3 Skipped: 1



ANSWER CHOICES	RESPONSES
हां	0.00%0
नहीं	100.00%3
जवाब देना पसंद नहीं करते	0.00%0
TOTAL	3

Q16 आपकी उम्र क्या है?

Answered: 3 Skipped: 1



ANSWER CHOICES	RESPONSES
18 से कम	0.00% 0
18 - 24	0.00% 0
25 - 34	0.00% 0
35 - 49	66.67% 2
50 - 64	0.00% 0
65 और ऊपर	33.33% 1
TOTAL	3

Q17 क्या आपके पास आवास संबंधी कोई अतिरिक्त टिप्पणियां हैं जिन्हें ऊपर सूचीबद्ध नहीं किया गया है और जिन पर हाउसिंग एलिमेंट को अपडेट करने की प्रक्रिया में गौर किया जाना चाहिए?

Answered: 0 Skipped: 4

#	RESPONSES	DATE
	There are no responses.	

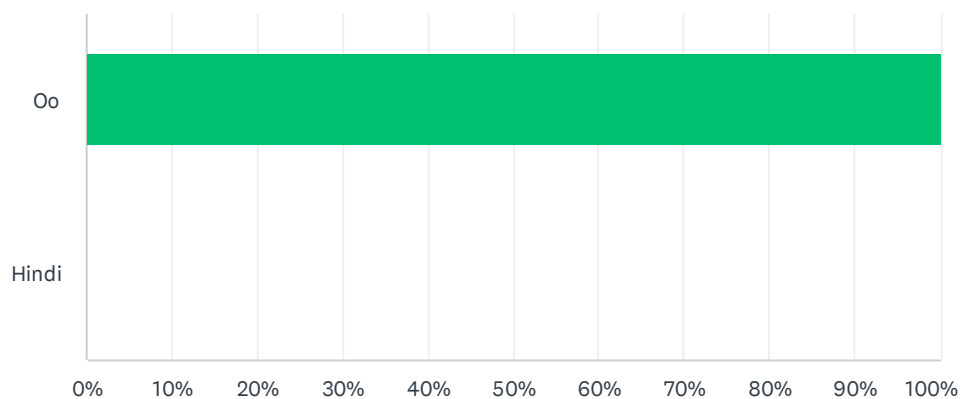
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Online Survey Results – Tagalog

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Q1 Kayo ba ay residente ng Lungsod ng Union? (Pumili ng isa)

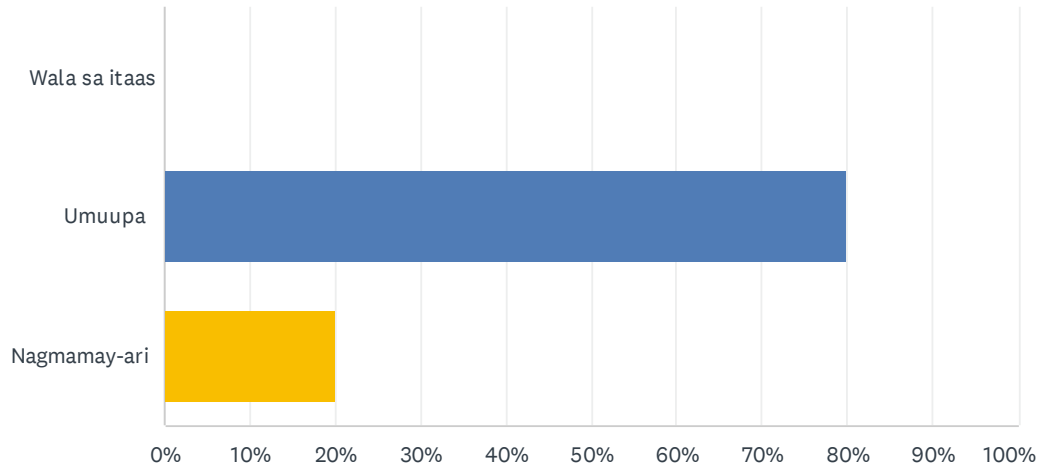
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Oo	100.00%	5
Hindi	0.00%	0
TOTAL		5

Q2 Kasalukuyan ba kayong umuupa o nagmamay-ari ng inyong bahay? (Pumili ng isa)

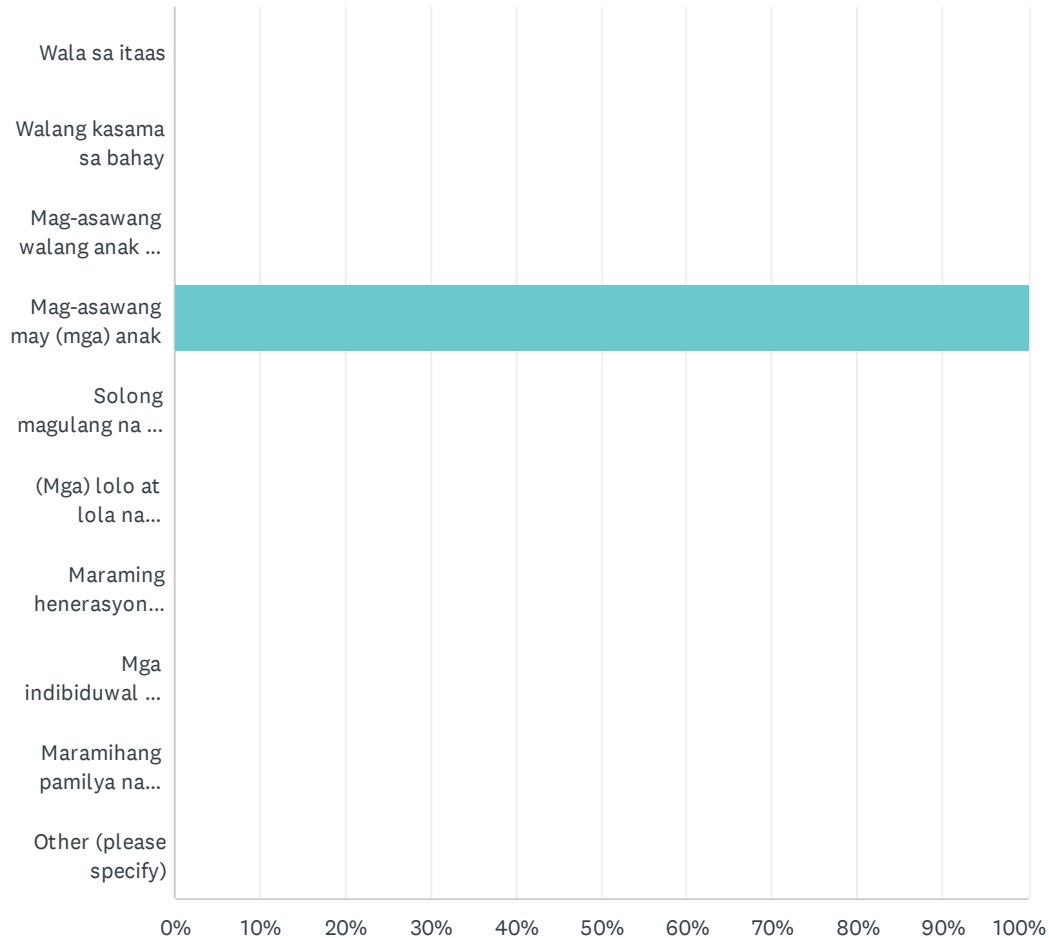
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES
Wala sa itaas	0.00%0
Umuupa	80.00%4
Nagmamay-ari	20.00%1
TOTAL	5

Q3 Alin ang pinakamagandang naglalarawan sa inyong sambahayan? (Pumili ng isa)

Answered: 5 Skipped: 0

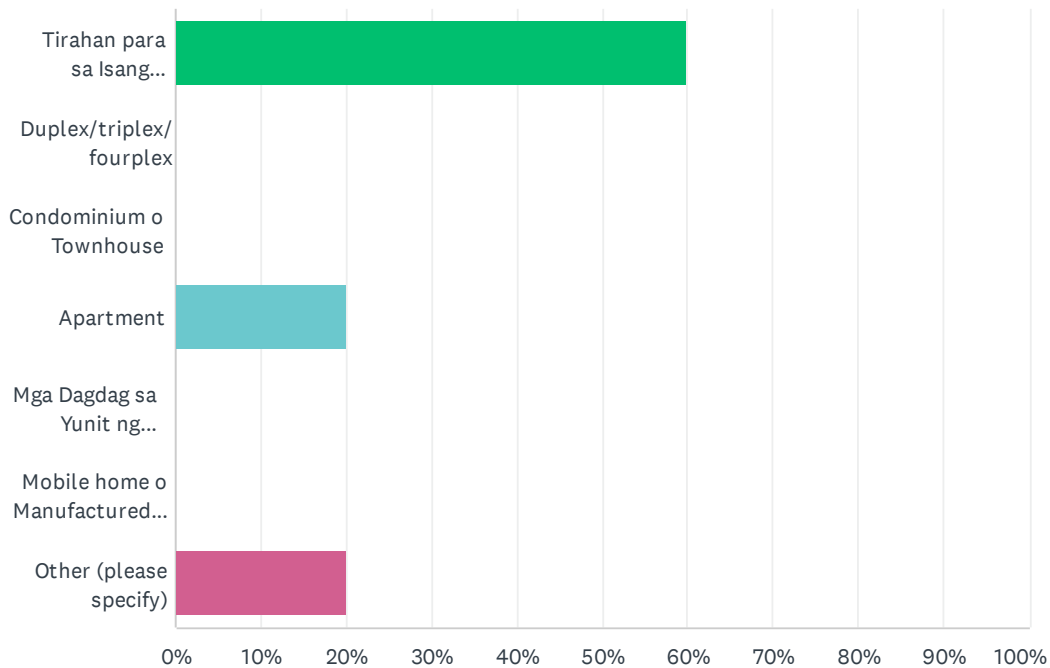


MGA PAGBABAGO SA ELEMENTO NG PABAHAY SA LUNGSOD NG UNION PARA SA 2023-2031

ANSWER CHOICES	RESPONSES	
Wala sa itaas	0.00%	0
Walang kasama sa bahay	0.00%	0
Mag-asawang walang anak sa bahay	0.00%	0
Mag-asawang may (mga) anak	100.00%	5
Solong magulang na may (mga) anak	0.00%	0
(Mga) lolo at lola na nagpapalaki ng (mga) apo	0.00%	0
Maraming henerasyon (lolo at lola, mga magulang, at apo)	0.00%	0
Mga indibiduwal na walang kaugnayan sa isa't isa na magkakasama sa bahay	0.00%	0
Maramihang pamilya na magkakasama sa bahay	0.00%	0
Other (please specify)	0.00%	0
TOTAL		5

Q4 Anong uri ng bahay ang inyong tinitirahan? (Pumili ng isa)

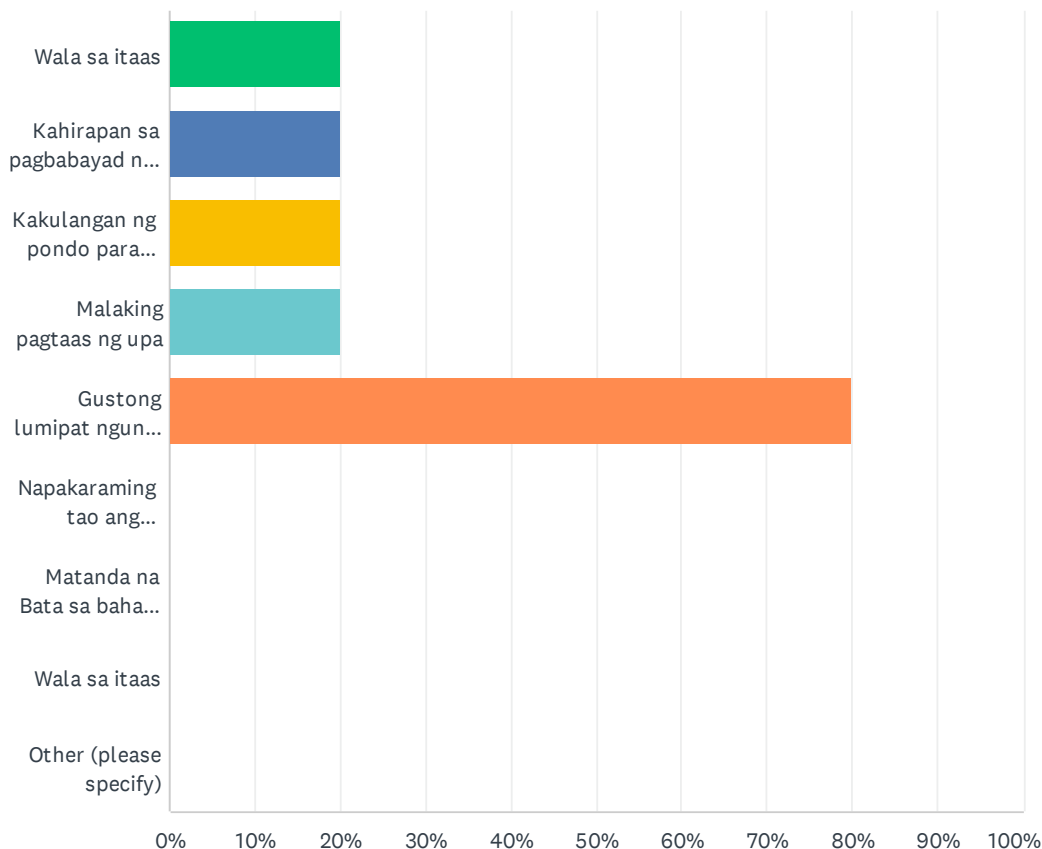
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Tirahan para sa Isang Pamilya	60.00%	3
Duplex/triplex/fourplex	0.00%	0
Condominium o Townhouse	0.00%	0
Apartment	20.00%	1
Mga Dagdag sa Yunit ng Tirahan (mga granny flat/pangalawang yunit/guesthouse)	0.00%	0
Mobile home o Manufactured Home	0.00%	0
Other (please specify)	20.00%	1
TOTAL		5

Q5 Naranasan ba ninyo o nakakaranas ba kayo ng alinman sa mga sumusunod na isyu sa pabahay? (Piliin ang lahat ng naaangkop)

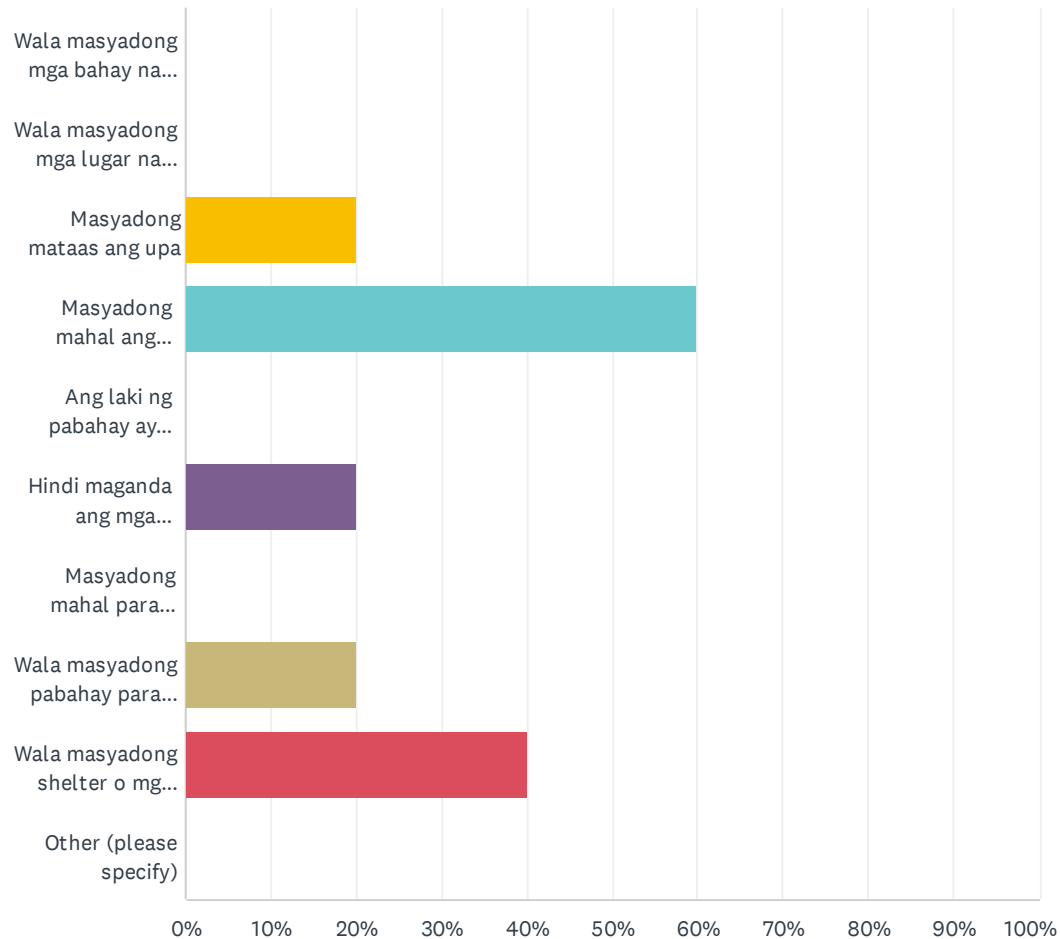
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Wala sa itaas	20.00%	1
Kahirapan sa pagbabayad ng renta o mortgage (hal., minsan nahuhuli sa pagbabayad, hindi pagbabayad ng iba pang mga bayarin para sa renta, hindi pagbili ng pagkain o gamot)	20.00%	1
Kakulangan ng pondo para gawin ang mga kinakailangang pagsasaayos ng bahay	20.00%	1
Malaking pagtaas ng upa	20.00%	1
Gustong lumipat ngunit hindi makahanap/makabili ng bahay na nakakatugon sa aking at/o mga pangangailangan ng aking pamilya	80.00%	4
Napakaraming tao ang nakatira sa isang bahay (jam)	0.00%	0
Matanda na Bata sa bahay lamang dahil sa kawalan ng kakayahang magbayad para sa pabahay	0.00%	0
Wala sa itaas	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 5		

Q6 Ano sa palagay ninyo ang pinakamalaking problema sa pabahay na kinakaharap ng mga residente ng Lungsod ng Union? (Pumili ng hanggang tatlo)

Answered: 5 Skipped: 0

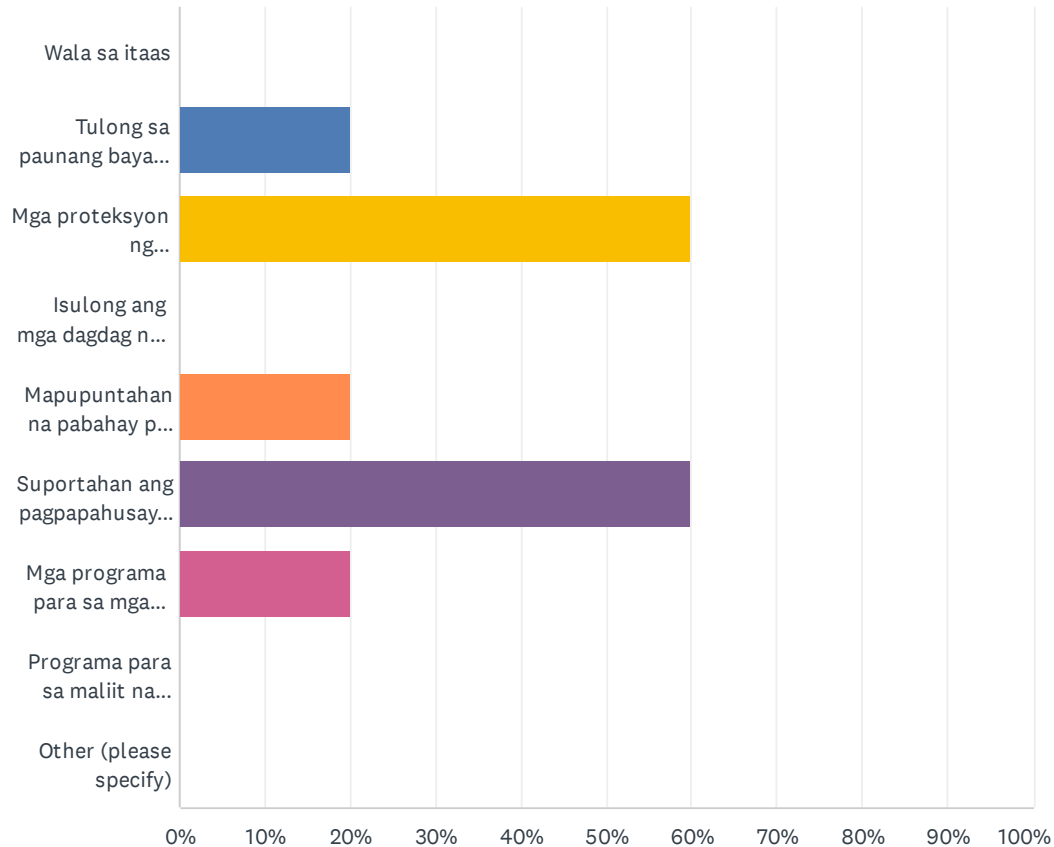


MGA PAGBABAGO SA ELEMENTO NG PABAHAY SA LUNGSOD NG UNION PARA SA 2023-2031

ANSWER CHOICES	RESPONSES	
Wala masyadong mga bahay na ibinebenta	0.00%	0
Wala masyadong mga lugar na mauupahan	0.00%	0
Masyadong mataas ang upa	20.00%	1
Masyadong mahal ang pagbili ng bahay	60.00%	3
Ang laki ng pabahay ay hindi nakakatugon sa mga pangangailangan ng pamilya	0.00%	0
Hindi maganda ang mga kondisyon ng pabahay	20.00%	1
Masyadong mahal para mapanatili ang aking bahay bilang may-ari ng ari-arian	0.00%	0
Wala masyadong pabahay para sa mga matanda o mga taong may mga kapansanan	20.00%	1
Wala masyadong shelter o mga serbisyo para sa mga taong nakakaranas ng kawalan ng tirahan	40.00%	2
Other (please specify)	0.00%	0
Total Respondents: 5		

Q7 Aling mga estratehiya sa tingin ninyo ang dapat unahin ng Lungsod? (Pumili ng hanggang tatlo)

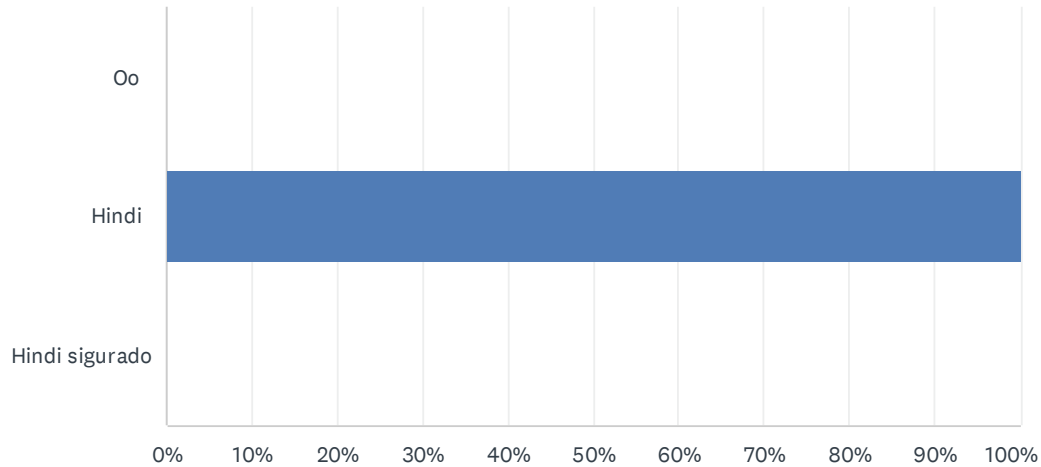
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Wala sa itaas	0.00%	0
Tulong sa paunang bayad para sa mga bumibili ng bahay	20.00%	1
Mga proteksyon ng nangungupahan para sa mga umuupa	60.00%	3
Isulong ang mga dagdag na yunit ng tirahan (hal., granny flat, mga pangalawang yunit, maliit na bahay sa likod-bahay)	0.00%	0
Mapupuntahan na pabahay para sa mga matanda at mga taong may mga kapansanan	20.00%	1
Suportahan ang pagpapahusay ng abot-kayang pabahay	60.00%	3
Mga programa para sa mga taong nakakaranas ng o nanganganib na mawalan ng tirahan	20.00%	1
Programa para sa maliit na mga pagsasaayos ng bahay	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 5		

Q8 Kayo ba o ang isang kapitbahay ay umalis sa inyong bahay sa nakalipas na limang taon?

Answered: 4 Skipped: 1



ANSWER CHOICES	RESPONSES
Oo	0.00%0
Hindi	100.00%4
Hindi sigurado	0.00%0
TOTAL	4

Q9 Alin sa mga ito ang pinakamagandang dahilan na naglalarawan kung bakit kayo umalis?

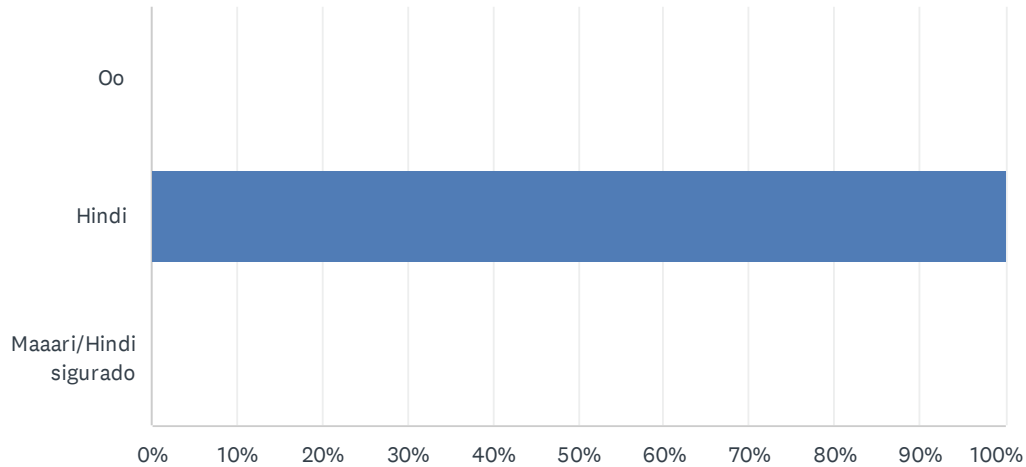
Answered: 0 Skipped: 5

 No matching responses.

ANSWER CHOICES	RESPONSES	
Hindi maaari	0.00%	0
Tumaas ang upa nang higit sa kaya kong bayaran	0.00%	0
Ibebenta ng may-ari ang bahay	0.00%	0
Nakatira sa hindi ligtas na mga kondisyon	0.00%	0
Mga personal na dahilan	0.00%	0
Other (please specify)	0.00%	0
TOTAL		0

Q10 Noong naghanap kayo ng pabahay sa Lungsod ng Union sa nakalipas na 10 taon, sa tingin ba ninyo kayo ay diniskrimina?

Answered: 3 Skipped: 2



ANSWER CHOICES	RESPONSES	
Oo	0.00%	0
Hindi	100.00%	3
Maaari/Hindi sigurado	0.00%	0
TOTAL		3

Q11 Sa palagay ninyo bakit kayo diniskrimina? (Piliin ang lahat ng naaangkop)

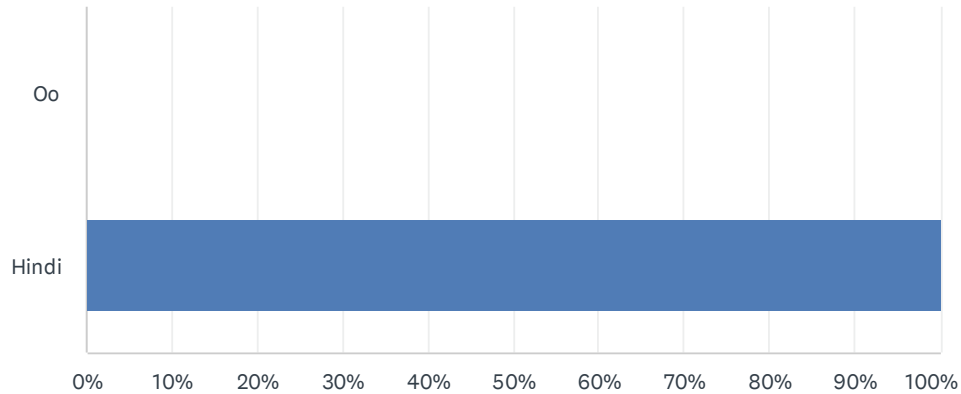
Answered: 0 Skipped: 5

 No matching responses.

ANSWER CHOICES	RESPONSES	
Hindi maaari	0.00%	0
Lahi/Pagkakakilanlan/Wikang sinasalita	0.00%	0
Kasarian/Sekswalidad/LGBTQ	0.00%	0
Status ng kita/Masyadong mababa ang kinikita	0.00%	0
Edad	0.00%	0
Katayuan ng pampamilya/Pagkakaroon ng mga anak	0.00%	0
Kapansanan	0.00%	0
Rekord ng kriminal	0.00%	0
Napaalis, naremata dati, hindi maganda ang credit (bad credit)	0.00%	0
Pagiging walang tirahan	0.00%	0
Relihiyon	0.00%	0
Other:	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 0		

Q12 Noong naghanap kayo ng pabahay sa Lungsod ng Union sa nakalipas ng 10 taon, hindi ba kayo pinayagang upahan o bilhin ito?

Answered: 3 Skipped: 2



ANSWER CHOICES	RESPONSES	
Oo	0.00%	0
Hindi	100.00%	3
TOTAL		3

Q13 Bakit hindi kayo pinaupa o pinabili?

Answered: 0 Skipped: 5

 No matching responses.

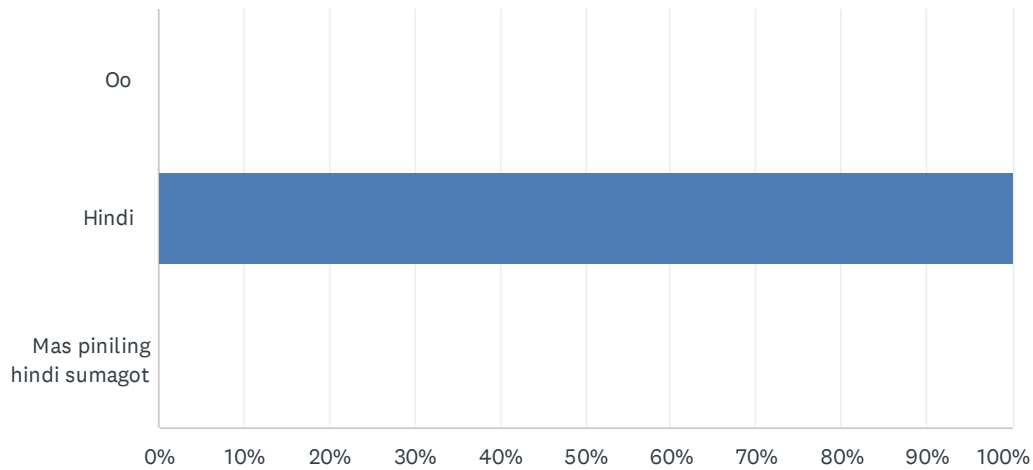
ANSWER CHOICES	RESPONSES	
Hindi maaari	0.00%	0
Masyadong mababa ang kinikita	0.00%	0
Hindi maganda ang credit (bad credit)	0.00%	0
Napaalis dati	0.00%	0
Rekord ng kriminal	0.00%	0
Kakulangan ng matatag na rekord ng pabahay	0.00%	0
Laki ng pamilya; masyadong maraming tao	0.00%	0
Mayroon akong voucher ng pabahay	0.00%	0
Mga nakaraang trabaho	0.00%	0
May isa pang nangungupahan na handang magbayad ng mas higit pa	0.00%	0
Hindi alam/Hindi sigurado/Hindi binigyan ng dahilan	0.00%	0
Other:	0.00%	0
Other (please specify)	0.00%	0
TOTAL		0

Q14 Ano ang inyong lahi? (Punan)

Answered: 3 Skipped: 2

Q15 Hispaniko, Latino, o Espanyol ang inyong pinagmulan?

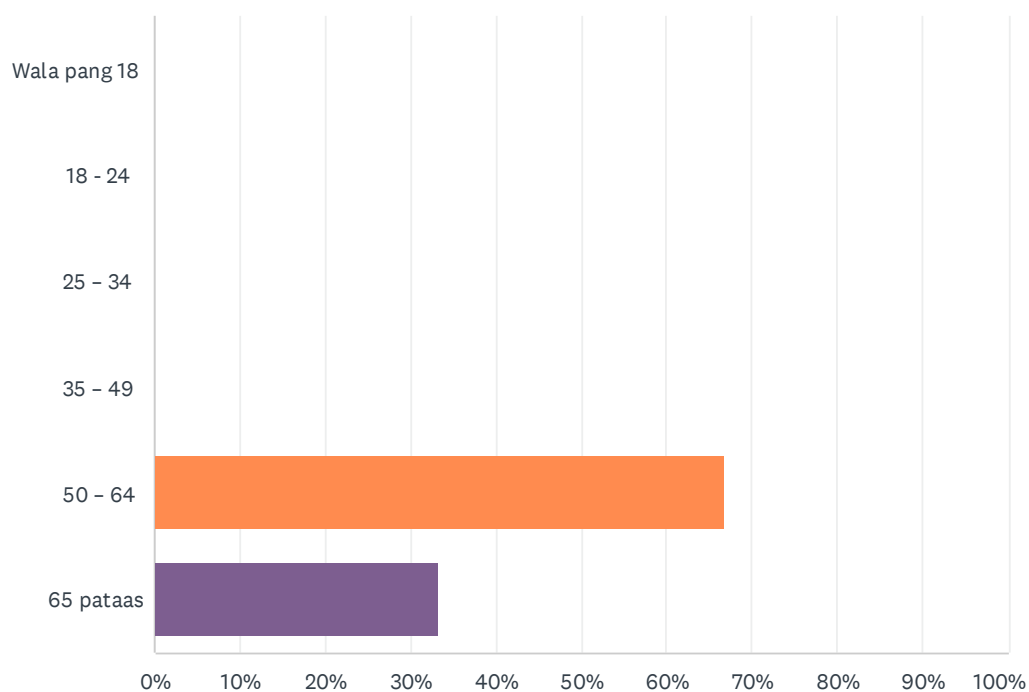
Answered: 3 Skipped: 2



ANSWER CHOICES	RESPONSES	
Oo	0.00%	0
Hindi	100.00%	3
Mas piniling hindi sumagot	0.00%	0
TOTAL		3

Q16 Ano ang inyong edad?

Answered: 3 Skipped: 2



ANSWER CHOICES	RESPONSES
Wala pang 18	0.00% 0
18 - 24	0.00% 0
25 - 34	0.00% 0
35 - 49	0.00% 0
50 - 64	66.67% 2
65 pataas	33.33% 1
TOTAL	3

Q17 Mayroon ba kayong anumang karagdagang komento na nauugnay sa pabahay na hindi nakalista sa itaas at dapat isaalang-alang sa proseso ng pag-update sa Elemento ng Pabahay?

Answered: 3 Skipped: 2

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Public Comments Received on the Housing Element

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April 21, 2022

Dear Union City City Council:

We are writing on behalf of **YIMBY Law** and **Greenbelt Alliance** regarding Union City's 6th Cycle Housing Element Update. **YIMBY Law** is a legal nonprofit working to make housing in California more accessible and affordable through enforcement of state law. **Greenbelt Alliance** is an environmental nonprofit working to ensure that the Bay Area's lands and communities are resilient to a changing climate.

We are writing to remind you of Union City's obligation to include sufficient sites in your upcoming Housing Element to accommodate your Regional Housing Needs Allocation (RHNA) of **2,728 units**.

In the Annual Progress Reports that Union City submitted to HCD, we observe the following trend of housing units permitted in the last four years:

Year	Housing units permitted
2018	85
2019	20
2020	7
2021	23
Average, 2018–2021	34

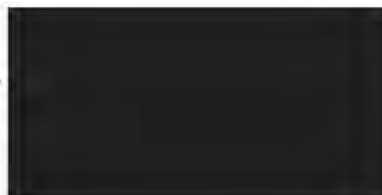
To meet the 6th cycle RHNA target, the rate of new housing permits in Union City would need to increase from **34 units per year** in 2018–2021 to **341 units per year** in the next 8 years. This is a 910% increase from recent years. If the current pace were to continue, Union City would meet only 10% of its new housing target.

Based on these trends, it is unlikely that Union City's existing realistic zoning capacity is sufficient to meet its 6th cycle RHNA target. According to HCD's Housing Element Site Inventory Guidebook, housing elements must analyze the realistic capacity of their sites, which may include considerations of "[l]ocal or regional track records", "past production trends", and "the rate at which similar parcels were developed during the previous planning period". A housing element that does not include a significant rezoning component is therefore unlikely to be compliant with state law.

We urge Union City to include a major rezoning component in its Housing Element—a rezoning large enough to close the gap between recent housing production trends and the RHNA target. The rezoning should be within existing communities and should comply with the city's obligation to Affirmatively Further Fair Housing. We also urge Union City to ease any other constraints, such as discretionary approval processes or impact fees, that may impede the rate of development on your city's housing sites.

Thank you,

Sid Kapur, East Bay YIMBY
Rafa Sonnenfeld, YIMBY Law
Zoe Siegel, Greenbelt Alliance



May 17, 2022

Re: Assessor's Parcel Number (APN) 486-30-30-2

Dear Property Owner,

The City is currently updating its Housing Element, which outlines policies and programs to address the housing needs in the community. California is facing a housing crisis and there are many housing issues facing Alameda County and Union City. The State has required Union City to identify sites within the city to accommodate 2,728 housing units during the next Housing Element 8-year cycle, which takes place between the years of 2023-2031. You can learn more about the Union City Housing Element at <https://www.unioncity.org/604/Housing-and-Safety-Element-Update>.

Based on a variety of factors, your property has been selected as a housing opportunity site. Staff would like to inquire about any planned development or potential changes of use (if applicable). Any information that you could provide regarding the status of your property is greatly appreciated. Below is a list of the questions the City is seeking answers to in order to better assess your property:

- What is the best contact information for the property owner(s):

Name: SHARON CHUN / GORDON CHUN Phone: [REDACTED]
Email: [REDACTED]

- Do you have plans to sell, develop/redevelop your property, or change the use of your property over the next 8-10 years? If you answered yes, please provide some details regarding your plans.

Response: Maybe

- Do you or another property owner occupy the property, either solely or jointly with a tenant/leasee? Or is the property occupied by a tenant/leasee?

Response: no

- Do you have any month-to-month leases on the property, or leases on the property that would expire in the next eight years? If so, would you be willing to share the lease terms with the City?

Response: no

- Do you have any concerns about your property being included in the City's Housing Element?

Response: no



May 17, 2022

Re: Assessor's Parcel Number (APN) 486-6-30

Dear Property Owner,

The City is currently updating its Housing Element, which outlines policies and programs to address the housing needs in the community. California is facing a housing crisis and there are many housing issues facing Alameda County and Union City. The State has required Union City to identify sites within the city to accommodate 2,728 housing units during the next Housing Element 8-year cycle, which takes place between the years of 2023-2031. You can learn more about the Union City Housing Element at <https://www.unioncity.org/604/Housing-and-Safety-Element-Update>.

Based on a variety of factors, your property has been selected as a housing opportunity site. Staff would like to inquire about any planned development or potential changes of use (if applicable). Any information that you could provide regarding the status of your property is greatly appreciated. Below is a list of the questions the City is seeking answers to in order to better assess your property:

- What is the best contact information for the property owner(s):

Name: EDUARDO ROSETE Phone: [REDACTED]

Email: [REDACTED]

- Do you have plans to sell, develop/redevelop your property, or change the use of your property over the next 8-10 years? If you answered yes, please provide some details regarding your plans.

Response: YES

- Do you or another property owner occupy the property, either solely or jointly with a tenant/leasee? Or is the property occupied by a tenant/leasee?

Response: NO

- Do you have any month-to-month leases on the property, or leases on the property that would expire in the next eight years? If so, would you be willing to share the lease terms with the City?

Response: NO

- Do you have any concerns about your property being included in the City's Housing Element?

Response: NO

CITY OF UNION CITY

34009 Alvarado-Niles Rd • Union City • CA • 94587
unioncity.org

economic &
community development

May 17, 2022

Re: Assessor's Parcel Number (APN) 486-45-24

Dear Property Owner,

The City is currently updating its Housing Element, which outlines policies and programs to address the housing needs in the community. California is facing a housing crisis and there are many housing issues facing Alameda County and Union City. The State has required Union City to identify sites within the city to accommodate 2,728 housing units during the next Housing Element 8-year cycle, which takes place between the years of 2023-2031. You can learn more about the Union City Housing Element at <https://www.unioncity.org/604/Housing-and-Safety-Element-Update>.

Based on a variety of factors, your property has been selected as a housing opportunity site. Staff would like to inquire about any planned development or potential changes of use (if applicable). Any information that you could provide regarding the status of your property is greatly appreciated. Below is a list of the questions the City is seeking answers to in order to better assess your property:

- What is the best contact information for the property owner(s):

Name: Mallikarjun Shirashyad Phone: [REDACTED]

Email: [REDACTED]

- Do you have plans to sell, develop/redevelop your property, or change the use of your property over the next 8-10 years? If you answered yes, please provide some details regarding your plans.

Response: Yes. Planning to utilize SB-9 and construct 4 units of maximum allowed size.

- Do you or another property owner occupy the property, either solely or jointly with a tenant/leasee? Or is the property occupied by a tenant/leasee?

Response: This property is a vacant residential lot. It is not currently occupied.

- Do you have any month-to-month leases on the property, or leases on the property that would expire in the next eight years? If so, would you be willing to share the lease terms with the City?

Response: No month-to-month leases on this property.

- Do you have any concerns about your property being included in the City's Housing Element?

Response: No concerns

CITY OF UNION CITY

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May 17, 2022

Re: Assessor's Parcel Number (APN) 486-9-32-1

Dear Property Owner,

The City is currently updating its Housing Element, which outlines policies and programs to address the housing needs in the community. California is facing a housing crisis and there are many housing issues facing Alameda County and Union City. The State has required Union City to identify sites within the city to accommodate 2,728 housing units during the next Housing Element 8-year cycle, which takes place between the years of 2023-2031. You can learn more about the Union City Housing Element at <https://www.unioncity.org/604/Housing-and-Safety-Element-Update>.

Based on a variety of factors, your property has been selected as a housing opportunity site. Staff would like to inquire about any planned development or potential changes of use (if applicable). Any information that you could provide regarding the status of your property is greatly appreciated. Below is a list of the questions the City is seeking answers to in order to better assess your property:

- What is the best contact information for the property owner(s):

Name: Carol J. Vernaci Phone: [REDACTED]
Email: [REDACTED]

- Do you have plans to sell, develop/redevelop your property, or change the use of your property over the next 8-10 years? If you answered yes, please provide some details regarding your plans.

Response: Plan on selling in 26 or there after.

- Do you or another property owner occupy the property, either solely or jointly with a tenant/leasee? Or is the property occupied by a tenant/leasee?

Response: Paul Land

- Do you have any month-to-month leases on the property, or leases on the property that would expire in the next eight years? If so, would you be willing to share the lease terms with the City?

Response: No

- Do you have any concerns about your property being included in the City's Housing Element?

Response: No

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May 17, 2022

Re: Assessor's Parcel Number (APN) 486-9-33-2

Dear Property Owner,

The City is currently updating its Housing Element, which outlines policies and programs to address the housing needs in the community. California is facing a housing crisis and there are many housing issues facing Alameda County and Union City. The State has required Union City to identify sites within the city to accommodate 2,728 housing units during the next Housing Element 8-year cycle, which takes place between the years of 2023-2031. You can learn more about the Union City Housing Element at <https://www.unioncity.org/604/Housing-and-Safety-Element-Update>.

Based on a variety of factors, your property has been selected as a housing opportunity site. Staff would like to inquire about any planned development or potential changes of use (if applicable). Any information that you could provide regarding the status of your property is greatly appreciated. Below is a list of the questions the City is seeking answers to in order to better assess your property:

- What is the best contact information for the property owner(s):

Name: Carol J. Vernaci Phone: [REDACTED]

Email: [REDACTED]

- Do you have plans to sell, develop/redevelop your property, or change the use of your property over the next 8-10 years? If you answered yes, please provide some details regarding your plans.

Response: plan on selling in 26 or there after

- Do you or another property owner occupy the property, either solely or jointly with a tenant/leasee? Or is the property occupied by a tenant/leasee?

Response: now land

- Do you have any month-to-month leases on the property, or leases on the property that would expire in the next eight years? If so, would you be willing to share the lease terms with the City?

Response: No

- Do you have any concerns about your property being included in the City's Housing Element?

Response: No

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May 17, 2022

Re: Assessor's Parcel Number (APN) 486-9-33-1

Dear Property Owner,

The City is currently updating its Housing Element, which outlines policies and programs to address the housing needs in the community. California is facing a housing crisis and there are many housing issues facing Alameda County and Union City. The State has required Union City to identify sites within the city to accommodate 2,728 housing units during the next Housing Element 8-year cycle, which takes place between the years of 2023-2031. You can learn more about the Union City Housing Element at <https://www.unioncity.org/604/Housing-and-Safety-Element-Update>.

Based on a variety of factors, your property has been selected as a housing opportunity site. Staff would like to inquire about any planned development or potential changes of use (if applicable). Any information that you could provide regarding the status of your property is greatly appreciated. Below is a list of the questions the City is seeking answers to in order to better assess your property:

- What is the best contact information for the property owner(s):

Name: Carol J. Vernaci Phone: [REDACTED]
Email: [REDACTED]

- Do you have plans to sell, develop/redevelop your property, or change the use of your property over the next 8-10 years? If you answered yes, please provide some details regarding your plans.

Response: Plan on selling in 26 or after

- Do you or another property owner occupy the property, either solely or jointly with a tenant/leasee? Or is the property occupied by a tenant/leasee?

Response: Now land

- Do you have any month-to-month leases on the property, or leases on the property that would expire in the next eight years? If so, would you be willing to share the lease terms with the City?

Response: No

- Do you have any concerns about your property being included in the City's Housing Element?

Response: No

May 17, 2022

Re: Assessor's Parcel Number (APN) 486-3-23-2

Dear Property Owner,

The City is currently updating its Housing Element, which outlines policies and programs to address the housing needs in the community. California is facing a housing crisis and there are many housing issues facing Alameda County and Union City. The State has required Union City to identify sites within the city to accommodate 2,728 housing units during the next Housing Element 8-year cycle, which takes place between the years of 2023-2031. You can learn more about the Union City Housing Element at <https://www.unioncity.org/604/Housing-and-Safety-Element-Update>.

Based on a variety of factors, your property has been selected as a housing opportunity site. Staff would like to inquire about any planned development or potential changes of use (if applicable). Any information that you could provide regarding the status of your property is greatly appreciated. Below is a list of the questions the City is seeking answers to in order to better assess your property:

- What is the best contact information for the property owner(s):

Name: INDERPREET KACHNAR Phone: [REDACTED]

Email: [REDACTED]

- Do you have plans to sell, develop/redevelop your property, or change the use of your property over the next 8-10 years? If you answered yes, please provide some details regarding your plans.

Response: YES, PLANS TO BE SUBMITTED TO
CITY IN JULY 2022

- Do you or another property owner occupy the property, either solely or jointly with a tenant/leasee? Or is the property occupied by a tenant/leasee?

Response: NO. EMPTY ~~ROAD~~ LOT.

- Do you have any month-to-month leases on the property, or leases on the property that would expire in the next eight years? If so, would you be willing to share the lease terms with the City?

Response: NO LEASE. EMPTY LOT.

- Do you have any concerns about your property being included in the City's Housing Element?

Response: I PLAN TO START CONSTRUCTION
IN 2022



May 17, 2022

Re: Assessor's Parcel Number (APN) 482-10-23

Dear Property Owner,

The City is currently updating its Housing Element, which outlines policies and programs to address the housing needs in the community. California is facing a housing crisis and there are many housing issues facing Alameda County and Union City. The State has required Union City to identify sites within the city to accommodate 2,728 housing units during the next Housing Element 8-year cycle, which takes place between the years of 2023-2031. You can learn more about the Union City Housing Element at <https://www.unioncity.org/604/Housing-and-Safety-Element-Update>.

Based on a variety of factors, your property has been selected as a housing opportunity site. Staff would like to inquire about any planned development or potential changes of use (if applicable). Any information that you could provide regarding the status of your property is greatly appreciated. Below is a list of the questions the City is seeking answers to in order to better assess your property:

- What is the best contact information for the property owner(s):

Name: MABEL D. BORJAL Phone: [REDACTED]
Email: _____

- Do you have plans to sell, develop/redevelop your property, or change the use of your property over the next 8-10 years? If you answered yes, please provide some details regarding your plans.

Response: this property is currently on sale. if it does not happen in 6 mos. from now, the expected subdivision plan will be renewed or resubmitted.

- Do you or another property owner occupy the property, either solely or jointly with a tenant/leasee? Or is the property occupied by a tenant/leasee?

Response: NO

- Do you have any month-to-month leases on the property, or leases on the property that would expire in the next eight years? If so, would you be willing to share the lease terms with the City?

Response: NO

- Do you have any concerns about your property being included in the City's Housing Element?

Response: This property has an immense sentimental value for my family, so selling it is a heartbreaking decision for me. My first concern is my family some of whom needs housing themselves.

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May 17, 2022

Re: Assessor's Parcel Number (APN) 87-21-4-4

Dear Property Owner,

The City is currently updating its Housing Element, which outlines policies and programs to address the housing needs in the community. California is facing a housing crisis and there are many housing issues facing Alameda County and Union City. The State has required Union City to identify sites within the city to accommodate 2,728 housing units during the next Housing Element 8-year cycle, which takes place between the years of 2023-2031. You can learn more about the Union City Housing Element at <https://www.unioncity.org/604/Housing-and-Safety-Element-Update>.

Based on a variety of factors, your property has been selected as a housing opportunity site. Staff would like to inquire about any planned development or potential changes of use (if applicable). Any information that you could provide regarding the status of your property is greatly appreciated. Below is a list of the questions the City is seeking answers to in order to better assess your property:

- What is the best contact information for the property owner(s):

Name: GORDON J. ONG Phone: [REDACTED]
Email: [REDACTED]

- Do you have plans to sell, develop/redevelop your property, or change the use of your property over the next 8-10 years? If you answered yes, please provide some details regarding your plans.

Response: NO

- Do you or another property owner occupy the property, either solely or jointly with a tenant/leasee? Or is the property occupied by a tenant/leasee?

Response: NO

- Do you have any month-to-month leases on the property, or leases on the property that would expire in the next eight years? If so, would you be willing to share the lease terms with the City?

Response: NO

- Do you have any concerns about your property being included in the City's Housing Element?

Response: YES

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May 17, 2022

Re: Assessor's Parcel Number (APN) 483-5-9-2

Dear Property Owner,

The City is currently updating its Housing Element, which outlines policies and programs to address the housing needs in the community. California is facing a housing crisis and there are many housing issues facing Alameda County and Union City. The State has required Union City to identify sites within the city to accommodate 2,728 housing units during the next Housing Element 8-year cycle, which takes place between the years of 2023-2031. You can learn more about the Union City Housing Element at <https://www.unioncity.org/604/Housing-and-Safety-Element-Update>.

Based on a variety of factors, your property has been selected as a housing opportunity site. Staff would like to inquire about any planned development or potential changes of use (if applicable). Any information that you could provide regarding the status of your property is greatly appreciated. Below is a list of the questions the City is seeking answers to in order to better assess your property:

- What is the best contact information for the property?
Name: Carol J. Vernaci Trustee Phone: [REDACTED]
Email: [REDACTED]
- Do you have plans to sell, develop/redevelop your property, or change the use of your property over the next 8-10 years? If you answered yes, please provide some details regarding your plans.
Response: yes - want to sell just to pay off
benefits
- Do you or another property owner occupy the property, either solely or jointly with a tenant/leasee? Or is the property occupied by a tenant/leasee?
Response: occupied by leasee
- Do you have any month-to-month leases on the property, or leases on the property that would expire in the next eight years? If so, would you be willing to share the lease terms with the City?
Response: yes current leases expire in
2023
- Do you have any concerns about your property being included in the City's Housing Element?
Response: potential loss of revenue selling as a
site with buildings or if as residential
vs. commercial

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May 17, 2022

Re: Assessor's Parcel Number (APN) 483-5-10

Dear Property Owner,

The City is currently updating its Housing Element, which outlines policies and programs to address the housing needs in the community. California is facing a housing crisis and there are many housing issues facing Alameda County and Union City. The State has required Union City to identify sites within the city to accommodate 2,728 housing units during the next Housing Element 8-year cycle, which takes place between the years of 2023-2031. You can learn more about the Union City Housing Element at <https://www.unioncity.org/604/Housing-and-Safety-Element-Update>.

Based on a variety of factors, your property has been selected as a housing opportunity site. Staff would like to inquire about any planned development or potential changes of use (if applicable). Any information that you could provide regarding the status of your property is greatly appreciated. Below is a list of the questions the City is seeking answers to in order to better assess your property:

- What is the best contact information for the property owner?
Name: Carol J. Verraci, Trustee Phone: [REDACTED]
Email: [REDACTED]
- Do you have plans to sell, develop/redevelop your property, or change the use of your property over the next 8-10 years? If you answered yes, please provide some details regarding your plans.
Response: yes - want to sell just to pay beneficiaries of trust.
- Do you or another property owner occupy the property, either solely or jointly with a tenant/leasee? Or is the property occupied by a tenant/leasee?
Response: occupied by leasee
- Do you have any month-to-month leases on the property, or leases on the property that would expire in the next eight years? If so, would you be willing to share the lease terms with the City?
Response: yes current leases expire in 2023
- Do you have any concerns about your property being included in the City's Housing Element?
Response: potential loss of revenue selling as a site with buildings on it as residential vs commercial sale.

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May 17, 2022

Re: Assessor's Parcel Number (APN) 483-5-11-2

Dear Property Owner,

The City is currently updating its Housing Element, which outlines policies and programs to address the housing needs in the community. California is facing a housing crisis and there are many housing issues facing Alameda County and Union City. The State has required Union City to identify sites within the city to accommodate 2,728 housing units during the next Housing Element 8-year cycle, which takes place between the years of 2023-2031. You can learn more about the Union City Housing Element at <https://www.unioncity.org/604/Housing-and-Safety-Element-Update>.

Based on a variety of factors, your property has been selected as a housing opportunity site. Staff would like to inquire about any planned development or potential changes of use (if applicable). Any information that you could provide regarding the status of your property is greatly appreciated. Below is a list of the questions the City is seeking answers to in order to better assess your property:

- What is the best contact information for the property owner(s):

Name: Yi Hua Yu Phone: _____
Email: _____

- Do you have plans to sell, develop/redevelop your property, or change the use of your property over the next 8-10 years? If you answered yes, please provide some details regarding your plans.

Response: Yes. Got an Acre Vacant land in the backyard
interesting in change the use to residential for development

- Do you or another property owner occupy the property, either solely or jointly with a tenant/leasee? Or is the property occupied by a tenant/leasee?

Response: Tenant occupy

- Do you have any month-to-month leases on the property, or leases on the property that would expire in the next eight years? If so, would you be willing to share the lease terms with the City?

Response: Yes

- Do you have any concerns about your property being included in the City's Housing Element?

Response: Uncertainty

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May 17, 2022

Re: Assessor's Parcel Number (APN) 483-5-12

Dear Property Owner,

The City is currently updating its Housing Element, which outlines policies and programs to address the housing needs in the community. California is facing a housing crisis and there are many housing issues facing Alameda County and Union City. The State has required Union City to identify sites within the city to accommodate 2,728 housing units during the next Housing Element 8-year cycle, which takes place between the years of 2023-2031. You can learn more about the Union City Housing Element at <https://www.unioncity.org/604/Housing-and-Safety-Element-Update>.

Based on a variety of factors, your property has been selected as a housing opportunity site. Staff would like to inquire about any planned development or potential changes of use (if applicable). Any information that you could provide regarding the status of your property is greatly appreciated. Below is a list of the questions the City is seeking answers to in order to better assess your property:

- What is the best contact information for the property owner(s):

Name: Yi Hua Yu Phone: _____
Email: [REDACTED]

- Do you have plans to sell, develop/redevelop your property, or change the use of your property over the next 8-10 years? If you answered yes, please provide some details regarding your plans.

Response: Yes interesting in change the land use to residential for develop

- Do you or another property owner occupy the property, either solely or jointly with a tenant/leasee? Or is the property occupied by a tenant/leasee?

Response: Land is vacant

- Do you have any month-to-month leases on the property, or leases on the property that would expire in the next eight years? If so, would you be willing to share the lease terms with the City?

Response: yes

- Do you have any concerns about your property being included in the City's Housing Element?

Response: Uncertainty

From: [Abe](#)
To: [Coleman Frick](#)
Subject: Planning Dept housing element
Date: Monday, May 23, 2022 10:51:54 AM

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Hello Coleman,

I received your letter in the mail today regarding the city updating its housing element. We own 87-36-148 (Mission at Tamarack). We would be interested in redeveloping or changing the use of the property and have explored this over the last year.

I'd love to talk to you further whenever convenient. I am not on site a lot, but readily available by phone. Thank you.

Abe Gupta





Desk Item

DATE: JULY 7, 2022
TO: PLANNING COMMISSION
FROM: CARMELA CAMPBELL, ECONOMIC AND COMMUNITY
DEVELOPMENT DIRECTOR
SUBJECT: 2023-2031 DRAFT HOUSING ELEMENT DESK ITEM

Staff received questions/comments from Planning Commissioner Lew regarding the 2023-2031 Draft Housing Element, currently under consideration as Agenda Item 6.B.2 of the July 7, 2022 Planning Commission meeting. The following are the questions/comments and staff's responses (in *red italics*), which are anticipated to be incorporated into a revised draft prior to the submittal of the 2023-2031 Draft Housing Element to the California Department of Housing and Community Development (HCD) for state mandated review.

1. The light grey text throughout this document is difficult to read because the light grey print on the white background does not provide sufficient contrast so this causes eye strain. Please use black or dark grey text in this document.

The light gray text will be changed to dark gray.

2. The page numbers are placed inconsistently throughout this document. In some chapters (1, 2, 5 and 8), the page numbers are adjacent to the spine or binding while in other chapters (3, 4, 6, 7 and 9) the page numbers are adjacent to the outer edge of the page opposite the binding. Please be consistent and show all page numbers adjacent to the outer edge of the pages.

The page numbering, and placement of numbers on the page, will be reviewed and amended as needed to address the inconsistencies identified.

3. Page 1-10, regarding community feedback, particularly under other community concerns, I noticed crime was not mentioned. In many Bay Area cities, residents have made crime reduction a very high priority, yet it seems to not be an issue with these community members. Please offer some explanations for this phenomenon.

All comments received from the community through the outreach process are reflected in Appendix A. The responses are based on the questions posed which are focused on housing issues. Crime does not appear to be the greatest housing concern for Union City residents. However, the City did receive some limited feedback related to the issue of crime, which is documented in the survey results (i.e., Response 14 on page 8/45, Response 39 on page 11/45, Response 40 on page 11/45, Response 2 on page 13/45, and Response 51 on page 14/46.)

4. Page 2-2, Figure 2-1 and other similar figures show the indices for Alameda County and the Bay Area in similar shades of green, which offer little contrast and subsequently result in difficulties reading and understanding the graphs. Please use a contrasting color for either the Alameda County or the Bay Area index so it is easier to differentiate the two indices and, therefore, better understand the data provided.

The colors used in Chapter 2 will be reevaluated for clarity.

5. Page 2-28, 1st para., 5th line – the amount of \$101,000 for a moderate-income 3-person household is inconsistent with Table 2-5 on page 2-27. According to this table, the income level for this household should be \$135,650. Please confirm the correct amount and make any needed corrections.

Noted. This error will be corrected.

6. Page 2-47, 3rd bullet, 5th line – “aa” should be “a.”

Noted. This error will be corrected.

7. Page 2-51, 6th line at top of page – “haven” should be “Haven.”

Noted. This will be corrected.

8. Page 2-52, 3rd para. – two of three affordable housing developments in Union City may convert to market-rate housing in 2029. If the tenants are unable to move into another affordable housing development, will they face eviction by a certain date? Will protections be put in place to prevent the evictions? Please explain.

The tenants would not be facing eviction should the developments convert to market rate. They would be allowed the opportunity to stay in their units but would be doing so under the new market rate rents. City staff would work with both the management company and tenants to ensure that any rent increases abide by the City's Rent review Ordinance as well as abide by the City's Eviction and Harassment Protection Ordinance to make sure they work with our non-profit partners to ensure tenants understand their rights. Ultimately, the goal will be to either re-syndicate or utilize other State and Federal programs to ensure their affordability into the future and be able to rehabilitate the developments to extend their use as well.

9. Page 3-2, Table 3-1 – regarding the total allocation of 2,728 units, are any of these units carried over from the prior RHNA because they were not built? Please clarify.

The 6th Housing Element cycle allocation does not include any unbuilt units carried over from the prior Regional Housing Needs Assessment (RHNA). The current allocation is based on a RHNA methodology that was created by Association of Bay Area Governments (ABAG) staff, in conjunction with the ABAG Housing Methodology Committee, which was made up of regional stakeholders including 9 elected officials (one from each Bay Area county) and 12 jurisdiction housing or planning staff (at least one from each county). This process is described in detail on page 4 and 5 of the staff report. The RHNA methodology took into consideration statutory requirements and was designed to be consistent with the forecasted development pattern included in Plan Bay Area 2050. For more information regarding this process, see the on-line report entitled [Final Regional Housing Needs Allocation \(RHNA\) Plan: San Francisco Bay Area, 2023-2031](#).

10. Pages 3-33, 3-34 or other potential sites – for property owners interested in redeveloping their sites, what are some general steps in proceeding with the process? Must they sell the land to a developer and relinquish all responsibilities? Please provide examples of past developments and/or explain potential paths forward.

Consistent with the City's standard process, property owners interested in developing a site would need to go through the City's Site Development Review (SDR) process as outlined in the Union City Municipal Code. The Planning Commission has reviewed

several SDR projects with the most recent one being development of affordable housing in the Station East area (reviewed by the Commission at its June 16, 2022 meeting). As described on page 5 of the staff report, a site's inclusion in the Housing Element does not obligate a property owner to develop a site. Property owners have full control of their properties and how or if they would like to redevelop. There is no requirement to sell land.

11. Page 3-36, 1st para., 5th line – “Berkley’s” should be “Berkeley’s.” Please correct misspelling.

Noted. This error will be corrected.

12. Page 3-36, 2nd para. refers to Table 3-8 as showing ABAG assumptions. The reference to “Table 3-8” should be “Table 3-9” which shows ABAG assumptions for ADUs. Please correct error.

Noted. This section will be rewritten for clarity.

13. Page 4-28, 1st line – “Contra Costa Valley” should be “Alameda County.” Also, there is a reference to “north county” in the next sentence. Alameda County is not considered a “north county” in the Bay Area. Please correct these errors.

Noted. This will be corrected.

14. Page 4-31, 1st para., 7th line – the reference to “west side” should be “east side.” The Station District and Mission Blvd. neighborhoods are located on the east side of Union City. Please correct this error.

Noted. This error will be corrected.

15. Page 4-38, 2nd para., 1st and 2nd sentences – please clarify the “rail line” mentioned in the first sentence. If you are referring to the Amtrack rail line shown in Figure 4-26, please know that some of the neighborhoods listed in the next sentence are “west” (not “east”) of this rail line. Please correct both sentences.

This section will be revised for clarity.

16. Page 4-49, 3rd para., 4th line – I believe “overpayment” should be “overcrowding” since overcrowding is the subject of this paragraph. Please correct error.

Noted. This error will be corrected so that “overpayment” is replaced with “overcrowding.”

17. Page 4-54, 3rd para., 3rd line – delete “Union” after “counted in.” As far as I know, there is no such place as “Union Alameda County.”

Noted. This error will be corrected.

18. Page 6-17, 6th bullet – can the property owner reside in the ADU if he/she is not residing in the primary residence or the JADU? Please clarify and correct the bullet to reflect accurate information.

This section will be revised to clarify that only JADUs have an owner occupancy requirement in Union City, through a deed restriction. Please see Union City Municipal Code Section 18.34.030 (C)(1)(d) for details on the requirement.

19. Page 8-1, 1st bullet – “2018” should be “2019.” Union City’s 2040 General Plan was adopted on December 10, 2019. Please correct error.

Noted. This error will be corrected.

20. Page 8-2, 2nd bullet, 1st sentence needs a closing parenthesis after “Fall, 2022” but before the period. Please correct this sentence.

Noted. This error will be corrected.

From: [Jessica Wang Kane](#)
To: [Heidi Gen Kuong](#)
Cc: [Carmela Campbell](#); [Chelsey Payne](#); [Edmond Wong](#); [T Wang](#)
Subject: Re: Request to Discuss Safeway Shopping Center Site at 1 Union Square for Union City Housing Element Update
Date: Wednesday, October 5, 2022 11:23:29 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Heidi, Carmela, and Chelsey,

I recently reviewed the Housing Element Public Draft submitted in July 2022 and saw that our Safeway Marketplace site was identified as a candidate to develop 300 lower income units to fulfill the State's housing mandate requirements. There wasn't any quota there for any moderate or above moderate units allocated to our site. I also noticed that our retail neighbor across the street was not listed as a potential site for lower income housing in this report, which makes me concerned that we are committing to something that is not in our best interest.

I tried giving Heidi and Carmela a call this morning since I want to understand exactly what we committed to in our conference call a few months back -- there was never any follow up to discuss what would be put into the official report/recommendation submitted to the State. If our inclusion in the Housing Element report would restrict us to developing lower-income housing for the next 8 years or beyond, then that is not something we want to agree to, and would request that it's removed from the report.

Thanks,
Jessica

Jessica Wang Kane



From: Francisco Gomez <FranciscoG@unioncity.org>
Sent: Wednesday, November 30, 2022 5:32 PM
To: Corrina Gould <[REDACTED]>
Cc: Derek Farmer <derekf@unioncity.org>; Coleman Frick <colemanf@unioncity.org>; Carmela Campbell <CarmelaC@UnionCity.Org>
Subject: RE: 2023-2031 Union City Housing Element

Hello Corrina, I was able to check in with our Public Works department but unfortunately, we don't have any historic map copies with waterways that we can provide. I was provided a link for the Alameda County Flood Control website that provides a number of maps for existing waterways or watershed maps: <https://acfloodcontrol.org/the-work-we-do/resources/>. Please let me know if you need any other additional information and thank you again for reaching out.

Francisco Gomez Jr., MPA
Housing & Community Development Manager
City of Union City
franciscog@unioncity.org
telephone: 510.675.5322
Fax: 510.475.7318

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From: Francisco Gomez
Sent: Wednesday, November 30, 2022 2:40 PM
To: Corrina Gould <[REDACTED]>
Cc: Derek Farmer <derekf@unioncity.org>; Coleman Frick <colemanf@Unioncity.org>; Carmela Campbell <CarmelaC@unioncity.org>
Subject: RE: 2023-2031 Union City Housing Element

Hello Corrina, thank you for the email. Attached is the proposed rezoning map that is being submitted as part of our Housing Element. I have also provided a link to updated zoning amendment item that was taken to City Council on November 22, 2022.

Link: <https://unioncity.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=3656&MeetingID=1560>

In terms of the historic waterway maps, I am checking with our Public Works department to see if we have those available to provide to you. Thanks again for your email and let me know if you have any issues with the attachment and need me to resend it.

Francisco Gomez Jr., MPA

Housing & Community Development Manager

City of Union City

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From: Corrina Gould [REDACTED]
Sent: Monday, November 28, 2022 2:47 PM
To: Francisco Gomez <FranciscoG@unioncity.org>
Subject: 2023-2031 Union City Housing Element

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Could you please send me just the maps of the proposed areas of changes in the housing element? This would be helpful for the Tribe to determine if there may be possible sites of impact. Also it would be great to send historic maps with waterways included.

'Uni (Respectfully),

Corrina Gould, Tribal Chair

Confederated Villages of Lisjan Nation

From: Jessica Wang Kane [REDACTED]

Sent: Thursday, December 15, 2022 6:01 PM

To: Coleman Frick <colemanf@unioncity.org>

Subject: Re: Request to Discuss Safeway Shopping Center Site at 1 Union Square for Union City Housing Element Update

WARNING: External email. Please verify sender before opening attachments or clicking on links.

When are you submitting the updated draft? I want to be super clear right now over email that we just want to be removed from the housing element completely, and that we never committed to what 300 low income housing units when we spoke back in the spring. In fact, I even asked for a follow up on our discussion, which you guys dodged, and I didn't even see the draft submission until it was posted on the Union City website. Please remove our property completely from the report.

From: [REDACTED]
Sent: Friday, January 20, 2023 1:30 PM
To: Coleman Frick
Subject: Convert warehouse to apartment

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Hi Coleman,

My name is Jingkang Ye, a Union City resident since 1998. I received email "Release of Revised HCD Review Draft Housing Element" today.

I would like to put my one penny thought here: convert warehouse and mfg buildings nearby Bart Station to apartment. This not only provide my housing to Union City residents but also generate revenue to the city, which is Union City urgently needs. This will be most economical and time effective manner.

Regards,

James YE

Sent from my iPhone

From: [REDACTED]
Sent: Friday, January 20, 2023 1:06 PM
To: Coleman Frick
Subject: questions for HCD

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Hi Coleman,
I just viewed last year's presentation. It was a lovely presentation but far removed from reality.
I'm in the process of developing a 1307 sf home on A street and the building permit cost **\$62k!** That does not include utilities and other fees which were:
\$9k for sewer connection fees (not including the actual construction work)
\$38k for water service
\$25k for PGE
\$10k for sprinklers
\$9k for solar
\$10k in school fees

It's no wonder housing costs are so high!

The point is that the high permit fee is outrageous and where does that money go? The city permit fees are a major barrier to creating more housing. That money could have gone towards getting utilities to the house. There needs to be financial incentives for developers, designers, and contractors who are out on the field *CREATING* the housing.

Also, what about rezoning industrial areas to mixed-use residential, such as along Whipple/Central Ave?

And what about those vacant single-family lots in Decoto? Those property owners aren't interested in paying \$62k to build a house on their vacant land. What incentive do they have to build?

I am obviously very passionate about this topic. I was raised in Union City and I hate seeing our city become "Anytown, CA"

We need to get creative and be a leader in generating mixed-use buildings, repurposing existing buildings, and meeting housing demand.

Thanks for your time and consideration on the questions I raised.

Cheryl Lima

p| [REDACTED]
e| [REDACTED]
m| [REDACTED]
w| [REDACTED]

From: Wyatt William Meyer [REDACTED]
Sent: Thursday, February 2, 2023 11:43 AM
To: Coleman Frick <colemanf@unioncity.org>
Cc: Carmela Campbell <CarmelaC@UnionCity.Org>
Subject: Re: Union City Housing Element Update Inquiry

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Hi Coleman, I appreciate the link. I checked it out and still had a few questions, could we set up a call sometime this week? My number is [REDACTED] if you want to give me a call.

On Tue, Jan 31, 2023 at 9:19 AM Coleman Frick <colemanf@unioncity.org> wrote:

Good morning,

Thank you for your inquiry. The project webpage includes information about the Housing Element status including draft documents:

<https://www.unioncity.org/604/Housing-and-Safety-Element-Update>

If you have additional questions let me know and we can set up a call.

Best,

Coleman

Coleman Frick

Senior Planner, City of Union City

Office: [510.675.5426](tel:510.675.5426)

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www.unioncity.org

From: Wyatt William Meyer [REDACTED]
Sent: Monday, January 30, 2023 4:47 PM
To: Carmela Campbell <CarmelaC@UnionCity.Org>
Subject: Union City Housing Element Update Inquiry

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Hi Carmela,

I work for a real estate development company and had some questions about Union City's housing element update process. My questions were as follows. I know there's a lot here, so I'd be happy to hop on a call to go over them if that would be easier.

1. Where is the city at in terms of adopting an HCD-certified housing element?
 1. Has it been adopted?
 1. If so, when?
 2. And did HCD certification take place prior to adoption, or is the certification still forthcoming?
 2. If not, what status is the draft in?
 1. Has one been submitted to the HCD? If so, when? And what was the HCD's response?
 2. Is another draft going to be submitted? If so, when?
 3. And what approximate date is adoption expected?
2. Additionally, is the city planning to rezone any properties as part of the update to meet its RHNA numbers?
 1. If not, are there any planned city-wide modifications to existing zones as part of the update instead?

Thank you!
Wyatt

--



Wyatt Meyer

[REDACTED]

[REDACTED]

From: [Renee Dutra](#)
To: [Coleman Frick](#)
Subject: 4/20 meeting
Date: Thursday, April 20, 2023 8:37:21 PM

WARNING: External email. Please verify sender before opening attachments or clicking on links.

Hello,

I was able to view the meeting tonight and am glad I was able to get an overall perspective. My concerns are with the 7th street development, maintaining open space and city beauty and health. When the former facility was removed from Decoto and 7th street I could see the hills and Mission Peak, the sky opened basically. As a 7 Hills resident I travel that route multiple times a day. I shudder imagining that a development like those on Mission Blvd. in our neighboring city will happen and bring down our quality of life. There has been an increase in the drag racing, donut making on 7th, and gunshots in the night. I know that maintaining and increasing the overall beauty of our community; preserving open space, parks, planting trees and bushes helps with our mental health and encourages residents and visitors to keep the city lovely. I am a resident and have worked in our city for decades and know that many of our school staff struggle to afford housing in our community and know there is a need however I am hoping to preserve and improve upon what is good about Union City as we look to the future. Thank you!

--

Renee Dutra



Appendix B | Glossary

Accessible Housing: The construction or modification of housing to enable independent living for individuals with disabilities.

Accessory Dwelling Unit (ADU): A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes known as “granny flat” or “second unit.”

Access to Opportunity: Geographic access to goods, resources, and services (including employment, education, and transportation) that offer individuals, particularly low-income households and individuals, the best chance at economic advancement, high educational attainment, and good physical and mental health. Low-income communities and communities of color often have disproportionate access to opportunity. Access to opportunity is generally expressed as “high resource” or “low resource”

Acre: A unit of land measure equal to 43,650 square feet.

Acreage: Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

Affirmatively Further Fair Housing (AFFH): A state mandated requirement for government agencies and grantees to take meaningful actions to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to strengthen fair access to housing and more inclusive communities.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Affordable Units: Units for which households do not pay more than 30 percent of income for payment of rent (including monthly allowance for utilities) or monthly mortgage and related expenses. Since above moderate-income households do not generally have problems in locating affordable units, affordable units are often defined as those that low- to moderate-income households can afford.

Age in Place: The ability to live in one’s own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

Annual Progress Report: An annual report on the status and progress in implementing the housing element submitted to HCD and the Governor’s Office of Planning and Research each year.

Area plan: A guide for making future decisions for a particular geographic area through a specialized set of development standards.

Assisted Housing: Housing that has been subsidized by Federal, State, or local housing programs.

Assisted Housing Developments: Multifamily rental housing that receives governmental assistance under Federal programs listed in subdivision (a) of §65863.10, State and local multifamily revenue bond programs, local redevelopment programs, the Federal Community Development Block Grant Program, or local in-lieu fees. The term also includes multifamily rental units that were developed pursuant to a local inclusionary housing program or used to a quality for a density bonus pursuant to §65915.

Association of Bay Area Governments, or ABAG: The comprehensive regional planning agency and council of governments for the nine counties and 101 cities and towns of the San Francisco Bay region.

At-Risk Housing: Multifamily rental housing that is at risk of losing its status as housing affordable for low- and moderate-income tenants due to the expiration of Federal, State, or local agreements.

Below-Market-Rate (BMR): Any housing unit specifically priced to be sold or rented to low- or moderate- income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." The financing of housing at less than prevailing interest rates.

California Department of Housing and Community Development (HCD): The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before acting on the proposed project.

California Housing Finance Agency (CHFA): A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

California Tax Credit Allocation Committee (TCAC): TCAC allocates federal and state tax credits to the developers of affordable rental housing projects. TCAC verifies that the developers have met all the requirements of the Low-Income Housing Tax Credit program and ensures the continued affordability and habitability of the developments for the succeeding 55 years.

Census: The official United States decennial enumeration of the population conducted by the Federal government.

City: City with a capital "C" generally refers to Union City government or administration. City with a lower case "c" generally refers to the geographical area of the city.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Compatible: Capable of existing together without conflict or ill effects.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas, and facilities are owned by all owners on a proportional, undivided basis.

Consistent: Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Contract Rent: The monthly rent agreed to, or contracted for regardless of any furnishings, utilities, or services that may be included.

Dedication, In lieu of: Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Density: The number of dwelling units per unit of land. Density usually is expressed “per acre” (e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre).

Density, Residential: The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Density Bonus: The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Density bonus requirements are contained in Government Code Section 65915.

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction’s costs of providing services to new development.

Development Right: The right granted to a landowner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Development standards: Quantitative conditions or requirements to control an aspect of the size and scale of development such as lot size, building height, residential density, and number of parking spaces.

Displacement: Occurs when certain groups of individuals or households (often low-income) are forced to move from neighborhoods as a result of rising housing costs and neighborhood conditions associated with new investments in those neighborhoods.

Diversity: The practice or quality of including or involving people from a range of different social and ethnic backgrounds and of different genders, sexual orientations, etc.

Dwelling, Multifamily: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Element: A division or chapter of the General Plan.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Encourage: To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Energy Conservation: Reducing the consumption of energy through using less of an energy service. This can be achieved either by using energy more efficiently or by reducing the amount of service used.

Enhance: To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR): A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

Fair Housing Issue: A condition in a geographic area that restricts fair housing choice or access to opportunity.

Fair Market Rent: The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Feasible: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-Federally funded programs.

Floor Area Ratio: The ratio of a building's total floor area (gross floor area) to the size of land upon which it is built.

General Plan: The General Plan is a legal document, adopted by the legislative body of a city or county, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design, and similar local concerns.

Gentrification: The process by which higher income households displace lower income residents of a neighborhood, changing the essential character of that neighborhood.

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Green Building: Any building that is sited, designed, constructed, operated, and maintained for the health and well-being of the occupants, while minimizing impact on the environment.

Gross Rent: Contract rent plus the estimated average monthly cost of utilities (water, electricity, gas) and fuels (oil, kerosene, wood, etc.) to the extent that these are paid for by the renter (or paid for by a relative, welfare agency, or friend) in addition to the rent.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

High Resource Area(s): Area(s) identified by HCD and the Tax Credit Allocation Committee's Opportunity Area Mapping Tool that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance, and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homelessness: As defined in the HEARTH act, homeless means: (1) an individual or family who lacks a fixed, regular, and adequate nighttime residence, such as those living in an emergency shelter, transitional housing, or places not meant for habitation; (2) an individual or family who will imminently lose their primary nighttime residence (within 14 days), provided that no subsequent housing has been identified and the individual/family lacks support networks or resources needed to obtain housing; (3) unaccompanied youth under 25 years of age, or families with children and youth, who qualify under other Federal statutes, such as the Runaway and Homeless Youth Act, have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed; (4) an individual or family who is fleeing or attempting to flee domestic violence, has no other residence, and lacks the resources or support networks to obtain other permanent housing. See definition of "Person Experiencing Homelessness" for more.

Household: All those persons, related or unrelated, who occupy a single housing unit.

Household Income: The total income of all the persons living in a household. A household is usually described as very low-income, low-income, moderate-income, and above moderate-income based upon household size, and income, relative to the regional area median income (AMI).

Extremely Low: Households earning less than 30 percent of County median family income;

Very low: Households earning less than 50 percent of County median family income;

Low: Households earning 51 percent to 80 percent of the County median family income;

Moderate: Households earning 81 percent to 120 percent of County median family income; and

Above- Moderate: Households earning above 120 percent of County median family income.

Households, Number of: The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Household Population: Persons living in households, not including group homes.

Housing and Community Development, Department of (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing and Urban Development, U.S. Department of (HUD): A cabinet-level department of the Federal government that administers housing and community development programs.

Housing Authority, Local: Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain Federal subsidies but vested with broad powers to develop and manage other forms of affordable housing.

Housing Choice Voucher (HCV) Program: A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be "tenant based."

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multifamily dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

Implementation Program: An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Inclusionary Zoning: Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low-, and low-, or moderate-income households for a specified period.

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under State housing statutes, these categories are defined as follows: Extremely Low (< 30% of area median) Very Low (31-50% of area median); Low (51-80% of area median); Moderate (81-120% of area median); and Above Moderate (over 120% of area median).

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

In-Lieu Fee: Cash payment that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Junior Accessory Dwelling Unit (JADU): An additional, independent living unit created through the conversion of an existing legally permitted bedroom in a single-family dwelling. (See definition of Accessory Dwelling Unit)

Jobs/Housing Balance; Jobs/Housing Ratio: The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Large Household: A household with five or more members.

Lease: A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period (term) and for a specified consideration (rent).

Low Barrier Navigation Center(s): A low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. For emergency shelters, creating a “low barrier” environment means removing as many pre-conditions to entry as possible and responding to the needs and concerns of people seeking shelter.

Low Income Housing Tax Credits: Tax reductions provided by the Federal and State governments for investors in housing for low-income households.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Mean: The average of a range of numbers.

Median: The mid-point in a range of numbers.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mitigate, v.: To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home: A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

Mortgage Revenue Bond: A State, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Multifamily Dwelling Unit: A building or portion thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

Overcrowding: Households or occupied housing units with 1.01 or more persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment exists if gross housing costs exceed 50 percent of gross income.

Parcel: A lot in single ownership or under single control, usually considered a unit for purposes of development.

Person Experiencing Homelessness: Unsheltered persons are those families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered persons are families and persons whose primary nighttime residence is a supervised publicly- or privately-operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels used to house the homeless).

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects.

Policy: A specific statement guiding action and implying clear commitment.

Population: People or inhabitants of a region or area.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Quantified Objective: The number of housing units that the City is targeting for construction, conservation, or rehabilitation during the time frame of the Housing Element based on anticipated market conditions and available resources.

Racially or Ethnically Concentrated Areas of Affluence (RCAAs): Neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates.

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP): Neighborhoods in which there are both racial concentrations and high poverty rates.

Reasonable Accommodations: Amendments to a City's standard procedures for processing permits or application to enable people with disabilities to participate fully in the process.

Redevelop: To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Redevelopment Agency: California Community Redevelopment Law provided authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provided for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law required an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for increasing and improving the community's supply of affordable housing. The City of Union City's Redevelopment Agency was dissolved as of February 1, 2012. The City of Union City acts as the Housing Successor Agency of the Former Redevelopment Agency. As the Housing Successor, the City oversees bond proceeds of the former Redevelopment Agency.

Redlining: A discriminatory practice in which services or goods by federal government agencies were denied or restricted in certain areas of a community, often based on race or ethnicity.

Regional Housing Needs Plan (RHNP): The Regional Housing Needs Plan (RHNP) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction in California. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Regional Housing Needs Allocation (RHNA): Each city and county in the Regional Housing Needs Plan receives a Regional Housing Needs Allocation (RHNA) of a total number of housing units that it must plan through their General Plan Housing Elements within a specified time period (June 30, 2022 – December 31, 2030 for this Housing Element). Allocations are also distributed within four economic income categories; these four categories must add up to the total overall number a jurisdiction is allocated. The City's total RHNA from the 2023-2031 Housing Element is 2,728 housing units which includes 862 very low-, 496 low-, 382 moderate-, and 988 above moderate-income units.

Regional Housing Needs Share: A quantification by a Council of Governments (COG) or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation: The repair, preservation, and/or improvement of substandard housing.

Residential, Multiple Family: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single family: A single dwelling unit on a building site.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Section 8 Rental Assistance Program: A Federal (HUD) rent-subsidy program that is one of the main sources of Federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). Section 8 includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Segregation: The separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space.

Seniors: Persons aged 65 and older.

Service Needs: The services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Shall: That which is obligatory or necessary.

Should: Signifies a directive to be honored if at all feasible.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Small Household: Pursuant to HUD definition, a small household consists of two to four persons.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the extremely low income households, senior households, persons with disabilities (including developmental disabilities), large families, female-headed households, farmworkers, and persons experiencing homelessness. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Specific Plan: A planning tool authorized by Government Code Section 65450, et seq., for the systematic implementation of the general plan for a defined portion of a community's Planning Area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

Subdivision: The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Subsidize: To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from Federal and/or State income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Substandard, Suitable for Rehabilitation: Substandard units which are structurally sound and where the cost of rehabilitation is economically warranted.

Substandard, Needs Replacement: Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

Tenure: The manner in which a housing unit is occupied (i.e., rented or owned).

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transient Occupancy Buildings: Buildings that have an occupancy of 30 days or fewer, such as boarding houses, hospices, hostels, and emergency shelters.

Transit Occupancy Tax: A tax imposed by a jurisdiction upon travelers to the area, collected by hotel, bed and breakfast, and condominium operators.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g., job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

Underutilized Site (Parcel): Non-vacant sites that have structures or other site improvements but are capable of being redeveloped with residential uses at a higher density under the zoning and General Plan land use designations. Examples include sites with vacant or abandoned buildings, surface parking lots in the Central City, and large sites that are only partially developed.

Universal Design: The creation of products and environments meant to be usable by all people, to the greatest extent possible, without the need for adaptation or specialization.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the Federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

Vacant: Lands or buildings that are not actively used for any purpose.

Zoning: The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning code: A regulation and law that defines how property in specific geographic zones can be used. A zoning code, among other things, specifies permitted land uses, lot size, and structure placement, bulk (or density) and height.

Zoning district: A portion of the territory of a city or county designated in the zoning code and on a zoning map within which certain uses of land, premises, and structures are permitted, other uses are permitted through approval of a discretionary permit, and other uses are not permitted and within which certain development standards are established.