Data Profile:
Ashland, Castro Valley, Cherryland, Fairview, Hayward Acres, and San Lorenzo

February, 2022

Alameda County-Oakland community Action PARTNERSHIP
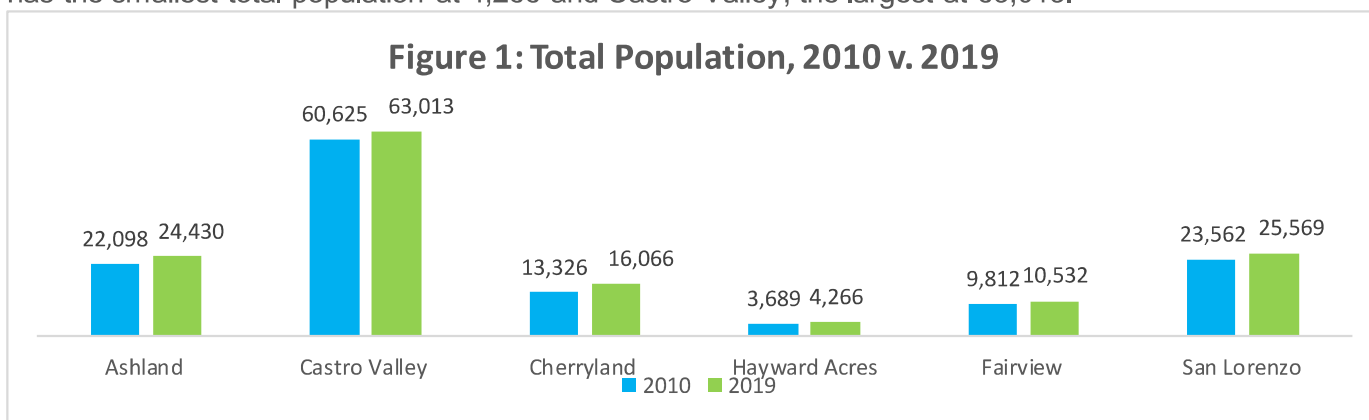Helping People. Changing Lives.

Background

This profile highlights data from six unincorporated communities in Alameda County: **Ashland, Cherryland, Castro Valley, San Lorenzo, Fairview and Hayward Acres**. The term "unincorporated areas" will be used in this document to refer to the six areas, not all unincorporated areas in Alameda County. The data in this profile focuses on the socio-demographic information on the population of the six areas as a whole and separately. This includes information on the general population, income, poverty rates, access to basic needs, employment, housing, education, health, mental health, and the environment. The result is a portrait of six communities with distinct challenges and strengths. Ashland, Cherryland, and Hayward Acres are small but diverse communities. However, they struggle with higher rates of poverty and unemployment, and have poorer health outcomes. While the communities of Castro Valley and Fairview have the highest median incomes and rates of educational attainment they have their own challenges, such as rapidly increasing median rents and higher rates of heart disease. However, the community of South Castro Valley (census tracts: 4305, 4312, 4311, 4310, and 4309) has characteristics similar to those of Ashland, Cherryland, and Hayward Acres. San Lorenzo has seen the most change in the last ten years, with an increasing Latinx and Asian population and an almost 5- point decrease in the poverty rate. All the communities are suffering greatly during the pandemic, with some of the highest positive COVID-19 case and death rates in the county. The data in this profile highlights the unique aspects of the six communities but also themes that can be found throughout Alameda County.
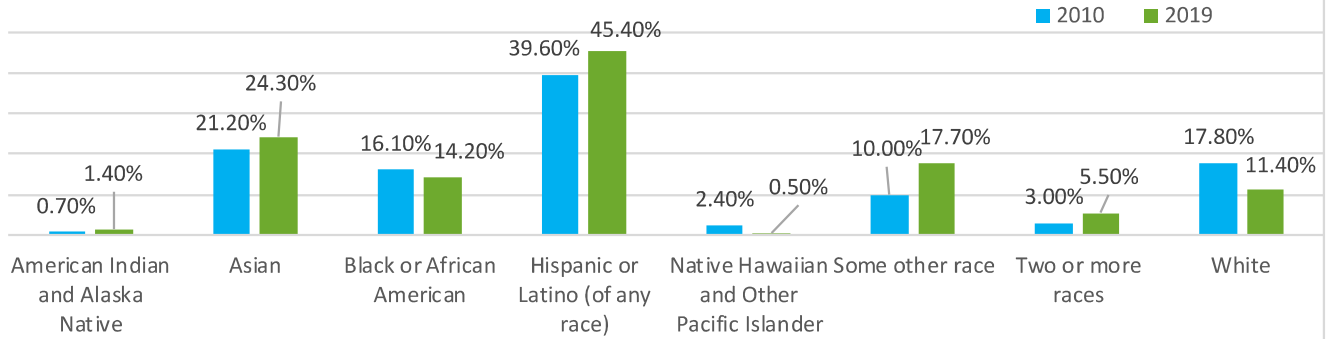
General Population of the Six Unincorporated Areas

Population Overview: According to the 2010 and the 2015-2019 American Community Survey (ACS), these six unincorporated areas of Alameda County grew from a total population of 133,112 in 2010 to 143,876 in 2019[i]. This was a 7% increase, behind the percentage of growth for the entire county (10.7%) and lower than the City of Oakland (8.9%) for the same time period. The area with the most growth was Cherryland, increasing in total population by 17% from 13,326 in 2010 to 16,066 in 2019. This was followed by Hayward Acres, increasing 14% over the last ten years. The area with the least growth was Castro Valley, at 4%. Overall, Hayward Acres has the smallest total population at 4,266 and Castro Valley, the largest at 63,013.

Figure 1: Total Population, 2010 v. 2019

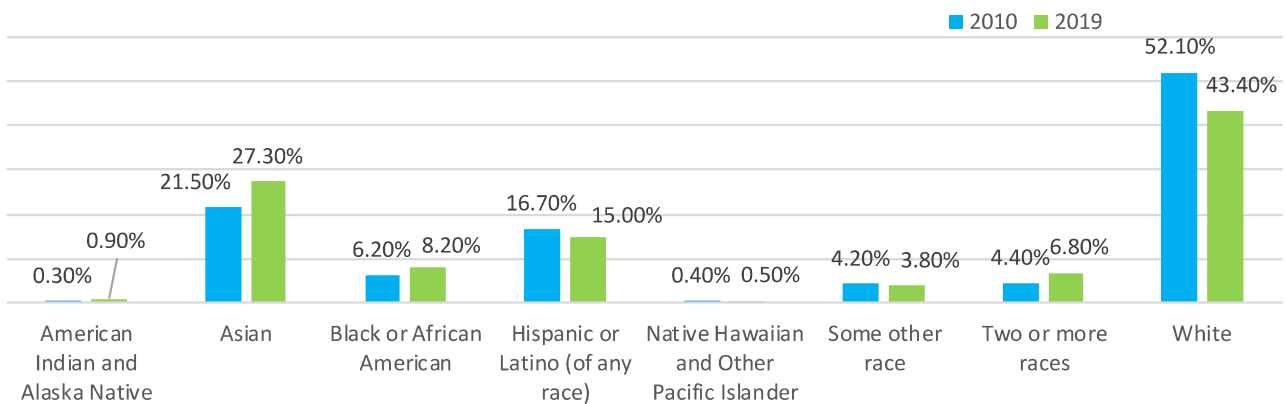| Area	2010	2019
Ashland	22,098	24,430
Castro Valley	60,625	63,013
Cherryland	13,326	16,066
Hayward Acres	3,689	4,266
Fairview	9,812	10,532
San Lorenzo	23,562	25,569

Changing Demographic: The racial/ethnic breakdown of the population of these unincorporated areas has changed over the last ten years. Generally, there is a growing Asian and Latinx population, a declining White population, and the Black or African American population declining in some areas and growing slightly in others. This generally holds true to the pattern seen across communities in Alameda County. The below figures show the race/ethnicity breakdown for each area.
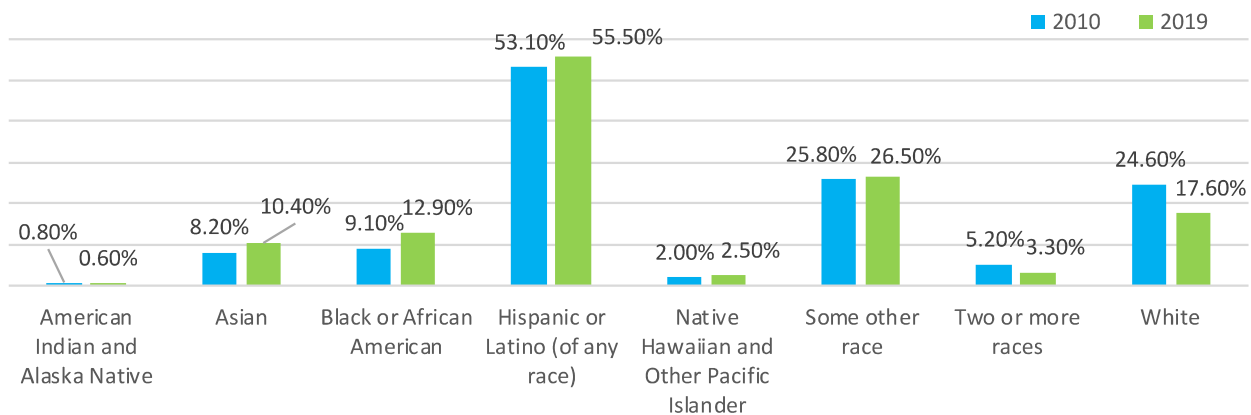
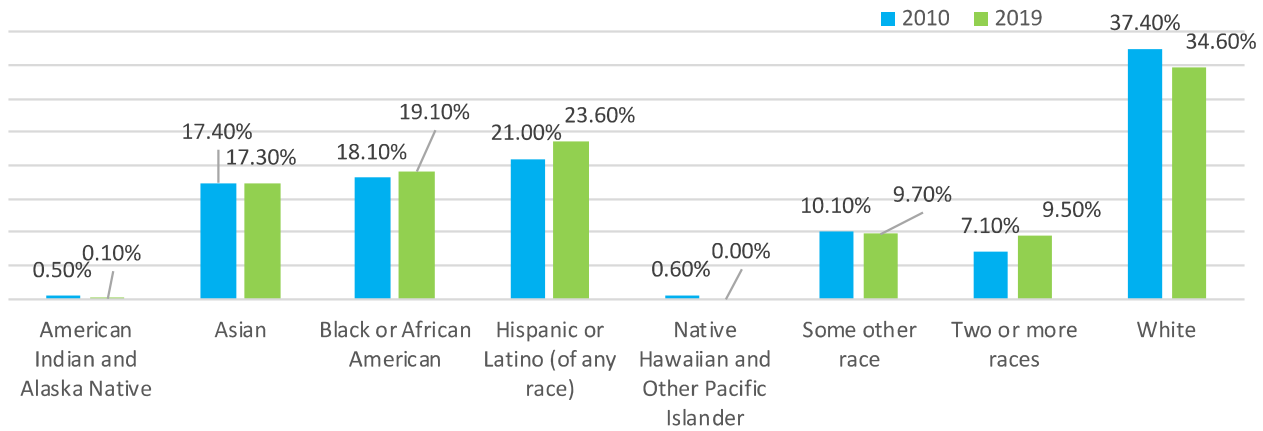**Figure 2: Race/Ethnicity for Population of Ashland, 2010 v. 2019**

■ 2010 ■ 2019

Category	2010	2019
American Indian and Alaska Native	0.70%	1.40%
Asian	21.20%	24.30%
Black or African American	16.10%	14.20%
Hispanic or Latino (of any race)	39.60%	45.40%
Native Hawaiian and Other Pacific Islander	2.40%	0.50%
Some other race	10.00%	17.70%
Two or more races	3.00%	5.50%
White	17.80%	11.40%

Figure 3: Race/Ethnicity of Population of Castro Valley, 2010 v. 2019

■ 2010 ■ 2019

Category	2010	2019
American Indian and Alaska Native	0.30%	0.90%
Asian	21.50%	27.30%
Black or African American	6.20%	8.20%
Hispanic or Latino (of any race)	16.70%	15.00%
Native Hawaiian and Other Pacific Islander	0.40%	0.50%
Some other race	4.20%	3.80%
Two or more races	4.40%	6.80%
White	52.10%	43.40%

Figure 4: Race/Ethnicity of Population of Cherryland, 2010 v. 2019

■ 2010 ■ 2019

Category	2010	2019
American Indian and Alaska Native	0.80%	0.60%
Asian	8.20%	10.40%
Black or African American	9.10%	12.90%
Hispanic or Latino (of any race)	53.10%	55.50%
Native Hawaiian and Other Pacific Islander	2.00%	2.50%
Some other race	25.80%	26.50%
Two or more races	5.20%	3.30%
White	24.60%	17.60%

Figure 5: Race/Ethnicity of Population of Fairview, 2010 v. 2019

■ 2010 ■ 2019

Category	2010	2019
American Indian and Alaska Native	0.50%	0.10%
Asian	17.40%	17.30%
Black or African American	18.10%	19.10%
Hispanic or Latino (of any race)	21.00%	23.60%
Native Hawaiian and Other Pacific Islander	0.60%	0.00%
Some other race	10.10%	9.70%
Two or more races	7.10%	9.50%
White	37.40%	34.60%

Figure 6: Race/Ethnicity for Population of Hayward Acres 2010 v. 2019

■ 2010 ■ 2019

Category	2010	2019
American Indian and Alaska Native	0.00%	2.40%
Asian	2.40%	12.60%
Black or African American	17.00%	17.00%
Hispanic or Latino (of any race)	54.60%	57.50%
Native Hawaiian and Other Pacific Islander	7.60%	0.90%
Some other race	36.10%	28.60%
Two or more races	9.20%	6.60%
White	16.80%	10.60%
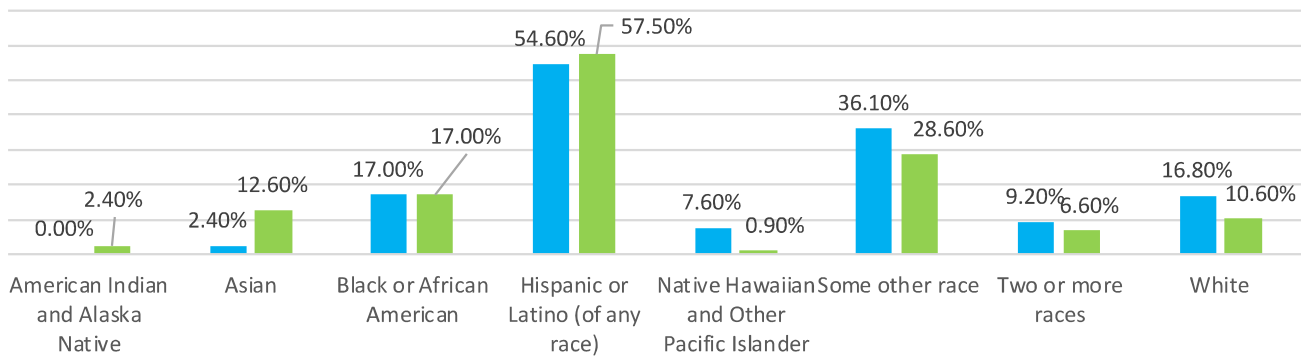
Figure 7: Race/Ethnicity of Population of San Lorenzo, 2010 v. 2019

■ 2010 ■ 2019

Category	2010	2019
American Indian and Alaska Native	1.10%	1.30%
Asian	20.90%	26.30%
Black or African American	6.60%	3.00%
Hispanic or Latino (of any race)	33.50%	41.10%
Native Hawaiian and Other Pacific Islander	0.40%	1.50%
Some other race	12.60%	14.20%
Two or more races	4.50%	6.10%
White	36.10%	25.20%
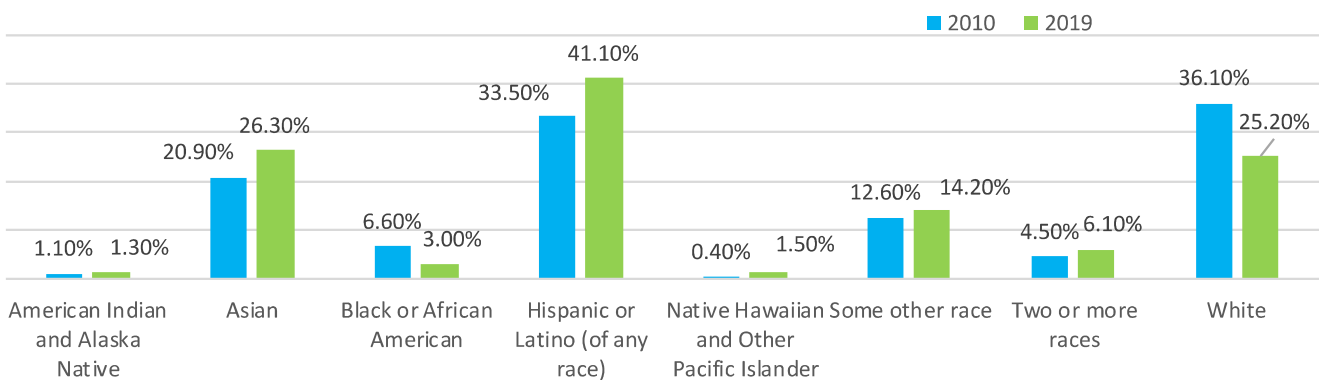
Immigration and Home Languages: According to the 2015-19 American Community Survey (ACS), the six communities have large percentages of the population that speak languages other than English at home. Overall, 44.71% (60,267) of the population of the unincorporated areas over the age of five speak a language other than English at home, and just under half of those households (49.66%) speak Spanish and 37.16% speak an Asian or Pacific Island language. Figure 8 shows the breakdown of languages spoken at home by area. Ashland, Cherryland, and Hayward Acres have the highest percentage of those speaking a language other than English at home.

Figure 8: Primary Language Spoken at Home, 2019

	Ashland	Castro Valley	Cherryland	Fairview	Hayward Acres	San Lorenzo
Other	5.10%	7.50%	6.70%	6.40%	3.60%	2.40%
Asian and Pacific Island languages	19.20%	17.50%	8.80%	10.90%	8.70%	20.40%
Spanish	36.20%	8.70%	44.30%	16.30%	46.40%	26.90%
English	39.50%	66.20%	40.20%	66.50%	41.30%	50.40%

■ English ■ Spanish ■ Asian and Pacific Island languages ■ Other
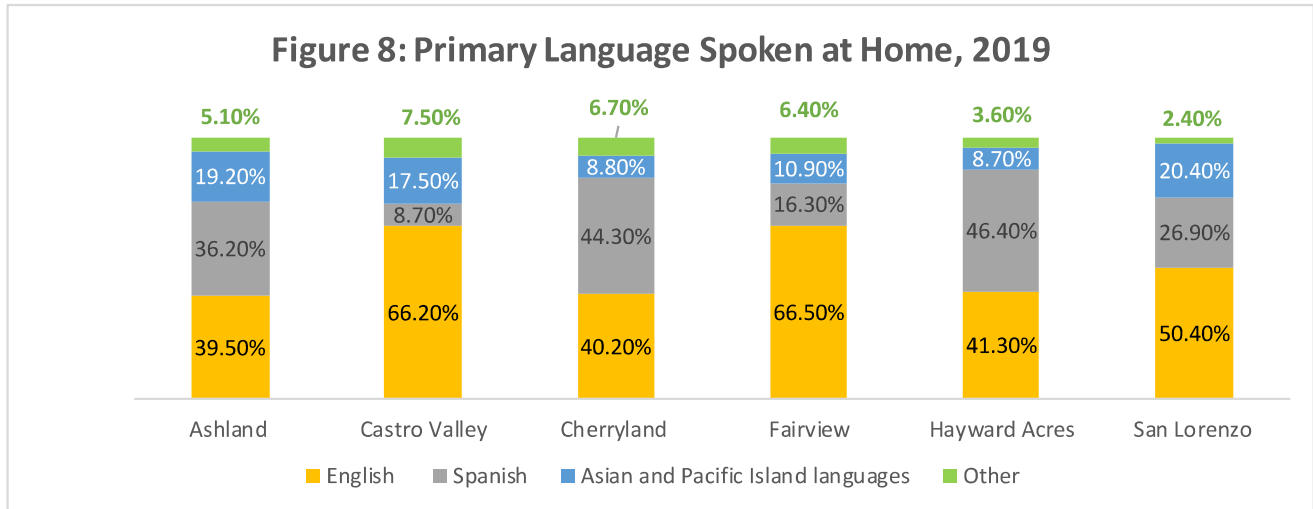
In the unincorporated areas, 30% of the population was born in a country outside the United States, classified by the U.S. Census as "foreign born." Below are the percentages of the population born outside the United States for each community.

Figure 9: Percent of Population that is Foriegn Born, 2019

Ashland	39.80%
Castro Valley	25.70%
Cherryland	34.80%
Fairview	22.00%
Hayward Acres	33.20%
San Lorenzo	32.10%
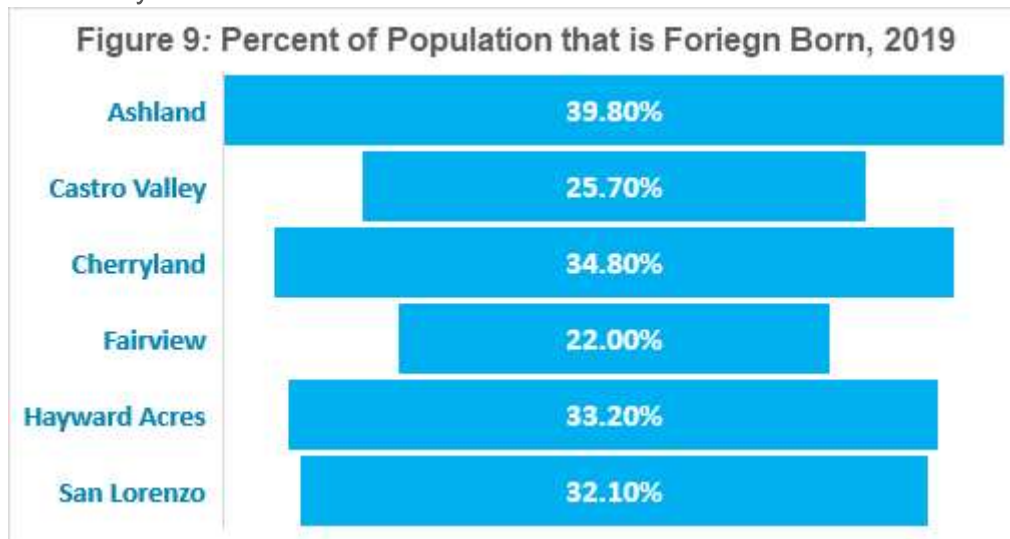
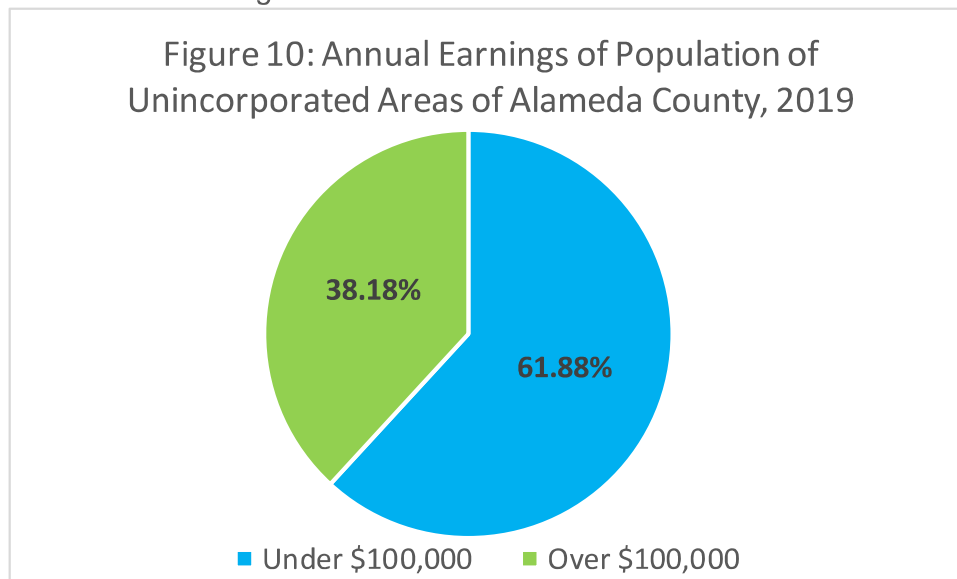## How does being an unincorporated area impact a community?

Unincorporated areas do not have their own municipal government. Government services, such as public safety, libraries, and road repair, are provided by the county. There is not a separate tax base to fund additional civil services, as in incorporated cities and towns. The result is that these areas may not experience the same level of service provision as incorporated cities and towns. However, property taxes are typically lower. A good example is the fact that incorporated areas are served by different school districts. This can lead to a lack of coordination and also that the community voice of unincorporated areas may not be being heard as readily as those associated with cities.

Income, Poverty and Quality of Life

Income and financial stability are the greatest predictors of outcomes related to community and individual well-being. Most of the below data is from the 2015-19 American Community Survey (ACS), and therefore does not reflect the realities of the economic downturn caused by the COVID-19 crisis.

Income: The average median income per household was $84,311 in the unincorporated areas according to the 2015 -2019 ACS. The median income varied widely by community, as Hayward Acres had a median income of $52,600 and Fairview had a median income of $114,306. In Castro Valley, the median income per household was $108,488. However, the average median income of the four census tracts encompassing South Castro Valley was substantially lower at $83,332 showing the differentiation between that neighborhood and the rest of Castro Valley.

The Basic Needs Budget Calculator from the National Center for Children in Poverty estimates that a two-parent, two-child family in Alameda County needs to earn $121,922 just to get by in Alameda County[ii]. This is **more than twice** what a two -earner family making California's minimum wage would make ($58,240) **and more than four times** the federal poverty level for a family of four ($26,500). **In the unincorporated areas, 61.8% of 95,381 households earned incomes below $100,000.** And 28,836 or 30.2% of households make less than $50,000, which is above the poverty level for a family of four but less than half of the $121,922 they need to get by according to the Basic Needs Budget Calculator.

Figure 10: Annual Earnings of Population of Unincorporated Areas of Alameda County, 2019

38.18%
61.88%

■ Under $100,000   ■ Over $100,000

Poverty: Living below the poverty level (under $26,500 per year for a family of four) allows people to be eligible for many public benefits and entitlement programs. In the unincorporated areas, poverty rates vary widely between the six communities. According to the 2015-19 ACS, Castro Valley (6.9%,), Fairview (4.9%), and San Lorenzo (5.6%) have rates lower than that of Alameda County as a whole (9.9%). However, Ashland (13.6%), Cherryland (18.3%) and Hayward Acres (13.9%) have rates higher both than the county and the nearby city of Hayward (8.4%). There were almost 13,000 people living below poverty in the unincorporated areas, according to the 2015-19 ACS. Poverty disproportionately impacts people of color, as shown in Figure 11. In Ashland, 44.6% of the entire Native Hawaiian and Other Pacific Islander population and 21.1% of the entire Black/African American population live below the poverty level. This is similar to the situation in Hayward Acres. Overall, poverty has decreased consistently in all the unincorporated areas and there is a total of 1,679 less people living in poverty in the six communities over the past ten years (see Figure 12).

Figure 11: Poverty Rates by Race/Ethnicity, Unincorporated Areas, Alameda County, and the City of Hayward, 2019
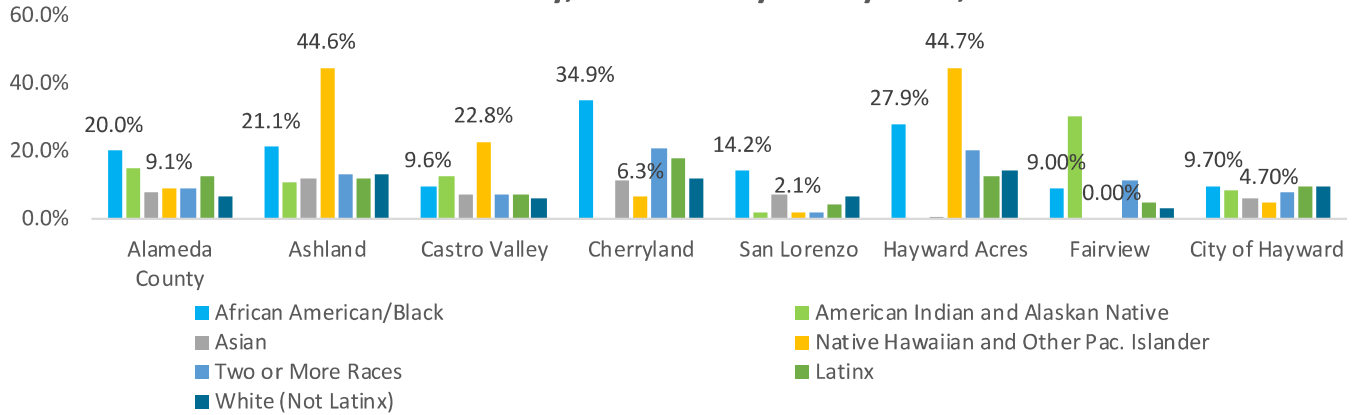
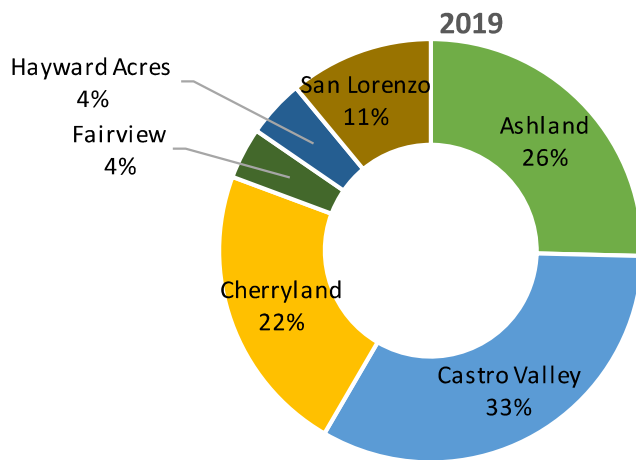## Figure 12: Poverty Rates, 2012 v. 2019
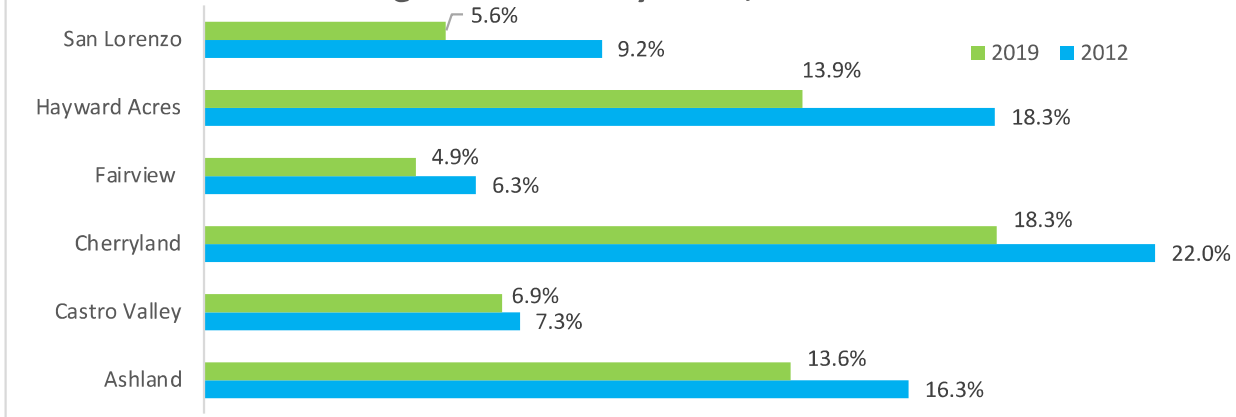
How Poverty is Experienced: While the poverty rate in Castro Valley is one of the lowest in the unincorporated areas, it has the highest number of people living in poverty in the six areas, followed by Ashland and Cherryland (see Figure 13). Furthermore, the area of South Castro Valley has a poverty rate of 11.9% or 2,354 people living in poverty, similar to the number of people living in poverty in Cherryland. Those aged 18-64 represent the largest number (7,715) of people living in poverty in all six areas, followed by children at 3,750 and 1,557 aged 65 and older. It should be noted that while children represent 22.2% of the unincorporated area population, they represent 28.5% of people living poverty for the unincorporated areas overall, and in some areas an even higher percentage (see Figure 14).
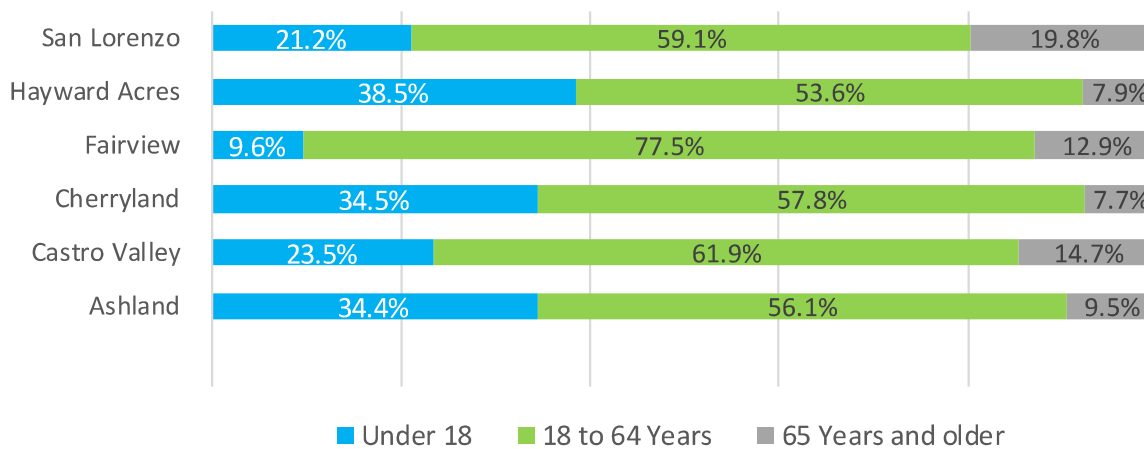
COVID-19 Impact on Poverty

While the economy suffered a huge set back during the pandemic, a study by Tipping Point revealed that it did not increase the number of Bay Area residents living in poverty[iii]. There was an increase in the poverty rate only from 17% in 2018 to 18% in 2021. It is theorized that federal stimulus payments, increased unemployment benefits, non -profit aid programs, and increased in participation in public benefit programs kept 200,000 low-income residents from falling below the poverty level. While they might not have fallen below the poverty level, many families and individuals in the unincorporated areas suffered greatly during the pandemic, particularly low-income residents of color.

Figure 13: Share of Total Number of People Living in Poverty in the Six Areas, 2019

- Ashland 26%
- Castro Valley 33%
- Cherryland 22%
- Fairview 4%
- Hayward Acres 4%
- San Lorenzo 11%

Figure 14: Poverty by Age, 2019

Area	Under 18	18 to 64 Years	65 Years and older
San Lorenzo	21.2%	59.1%	19.8%
Hayward Acres	38.5%	53.6%	7.9%
Fairview	9.6%	77.5%	12.9%
Cherryland	34.5%	57.8%	7.7%
Castro Valley	23.5%	61.9%	14.7%
Ashland	34.4%	56.1%	9.5%

■ Under 18   ■ 18 to 64 Years   ■ 65 Years and older

Employment: Like most communities in the nation, the pandemic took a toll on the unemployment rates in communities throughout Alameda County. In October 2021, the California Employment Development Department (EDD) reported Alameda County's unemployment rate at 5% (40,100), an increase of 15,400 claims since 2019, a result of the COVID-19 crisis[iv]. The same trend was true for five of the unincorporated areas (note: this data does not include Hayward Acres because it is not included in EDD data) where in October **2021 unemployment was in some cases double that of the prior year,** see Figure 15 below.

In October 2021, there were 3,400 unemployment claims in the five unincorporated areas listed in Figure 15, representing 22% of all claims in Alameda County. This is similar to the increase in the City of Hayward, which saw a 2.8% increase in unemployment rates between 2019 and October, 2021. The area with the greatest number of people unemployed (600) was Castro Valley and the least was Fairview (100) in the most recent EDD jobs report (October, 2021).
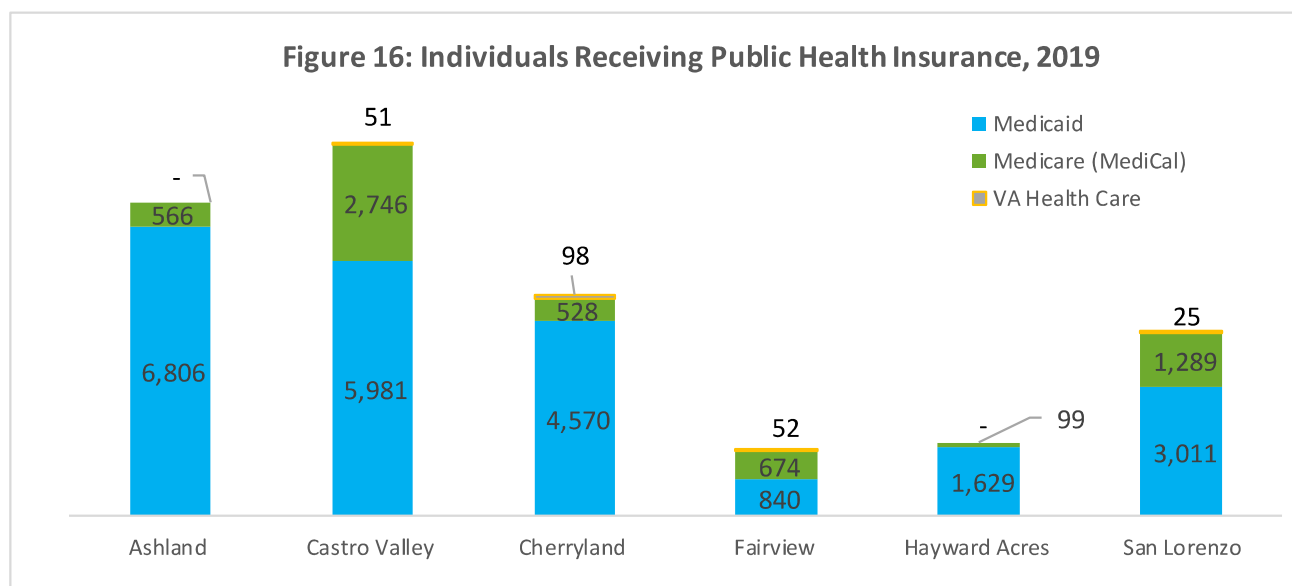
Figure 15			
Unincorporated Area	**Unemployment Rate in October, 2021**	**Unemployment Rate in 2019**	**Percent Increase**
Ashland CDP	7.8%	4.7%	3.1%
Castro Valley CDP	4.5%	2.7%	1.8%
Cherryland CDP	8.1%	5.3%	2.8%
Fairview CDP	2.1%	1.4%	0.7%
San Lorenzo CDP	5.1%	3.1%	2.0%
Source: CA Employment Development Department			

According to the East Bay Economic Development Alliance, the "Central Alameda County" subarea which encompasses Hayward, San Leandro, Castro Valley, East Oakland, San Lorenzo, Ashland and Cherryland had 240,500 jobs in 2020 for a population of 619,500. Its job share (18%) does not equal its population share (22%). The top industry sectors were health care and social assistance, and manufacturing[v].

Public Benefits: According to the 2015-2018 ACS, one out of every three households in the unincorporated areas (33%) receive some kind of public benefit such as CalWORKS, Social Security Insurance (SSI), CalFresh/SNAP (Food Stamps), or Cash Assistance.   Hayward Acres (39.5%), Cherryland (37.2%), and Ashland (34.6%) have the highest percentages of families receiving public assistance. Those areas with the highest number of people receiving public assistance are Castro Valley (2,366) and Ashland (2,060). Hayward Acres (42.1%) has the highest percentage of people receiving some kind of public health insurance (Medicaid, Medicare or VA Health Care Coverage). Castro Valley has the lowest (14.1%) percentage but highest number of people receiving public health insurance (see Figure 16 below).

Figure 16: Individuals Receiving Public Health Insurance, 2019

Legend: Medicaid, Medicare (MediCal), VA Health Care

- Ashland: Medicaid 6,806; Medicare 566; VA Health Care -
- Castro Valley: Medicaid 5,981; Medicare 2,746; VA Health Care 51
- Cherryland: Medicaid 4,570; Medicare 528; VA Health Care 98
- Fairview: Medicaid 840; Medicare 674; VA Health Care 52
- Hayward Acres: Medicaid 1,629; VA Health Care 99; -
- San Lorenzo: Medicaid 3,011; Medicare 1,289; VA Health Care 25

Child Care: Alameda County is experiencing a decrease in the number of available child care providers. According to the Alameda County Early Care and Education Needs Assessment, the number of licensed family child care providers in Alameda County has fallen by 34% since 2007. And there is a ratio of only one infant and toddler licensed child care provider for every 10 infants and toddlers.   Estimates are that full time child care or preschool in Alameda County costs approximately $25,000 - 23,000 per year[vi]. There is an unmet need for child care subsidies in the county, as 91% of eligible infants and toddlers and 46% of eligible preschool aged children are not able to receive subsidies because of a lack of funding. There are almost 4,000 children (3,941) income eligible to receive subsidized child care but not receiving it (see Figure 17 below) in the unincorporated areas.

Figure 17		
Zip Code[vii]	Area	Children Eligible But Not Receiving Subsidized Child Care
94541	Hayward, Cherryland, Fairview, Castro Valley, San Lorenzo	1,261
94542	Fairview	307
94578	Ashland, Cherryland, Castro Valley	644
94580	Ashland, Cherryland, San Lorenzo	538
94552	Castro Valley	316
94546	Castro Valley	848

Access to Food: According to the USDA Economic Research Service's Food Access Research Atlas, fourteen census tracts in Ashland, Castro Valley, Cherryland, Hayward Acres, and San Lorenzo have a significant share of low-income residents who live more than 1 - .5 miles from the nearest supermarket. This is considered to be a "food desert.[viii]" The number of residents of the cities and areas of Castro Valley, Hayward, San Leandro, and San Lorenzo receiving CalFRESH/SNAP (Food Stamps) increased 30% between November, 2019 and November, 2021 to a total of 34,519 according to the Alameda County Social Services Agency[ix]. The increase is likely due to the COVID-19 pandemic and subsequent economic struggles that resulted in more Alameda County residents seeking out public assistance. Of those receiving CalFRESH, a significant number of households have children under the age of 18. In Fairview, 83.9% of households receiving CalFRESH have children, the highest percentage in the county (see Figure 18).

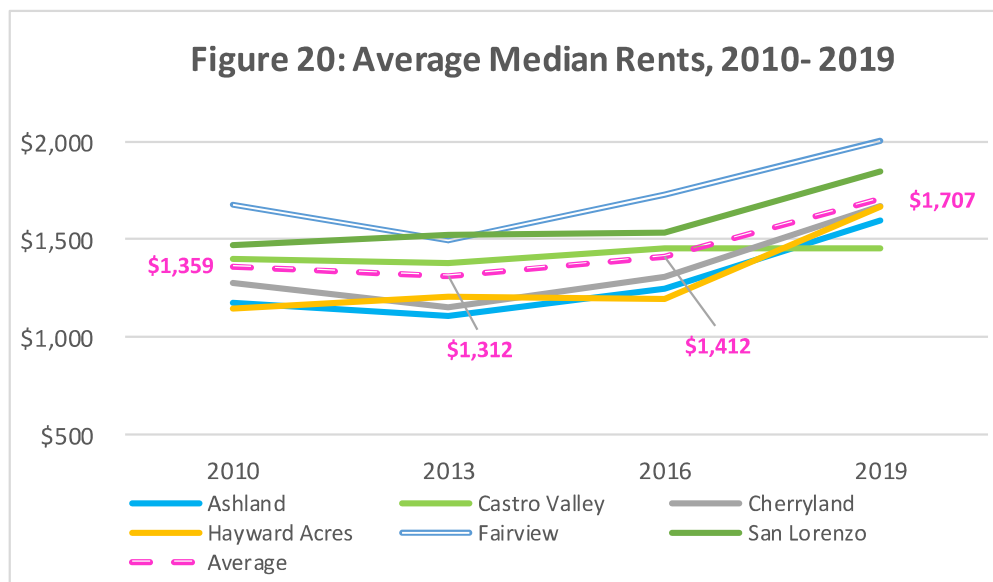Figure 18: Percent of Households Recieving CalFRESH with Children
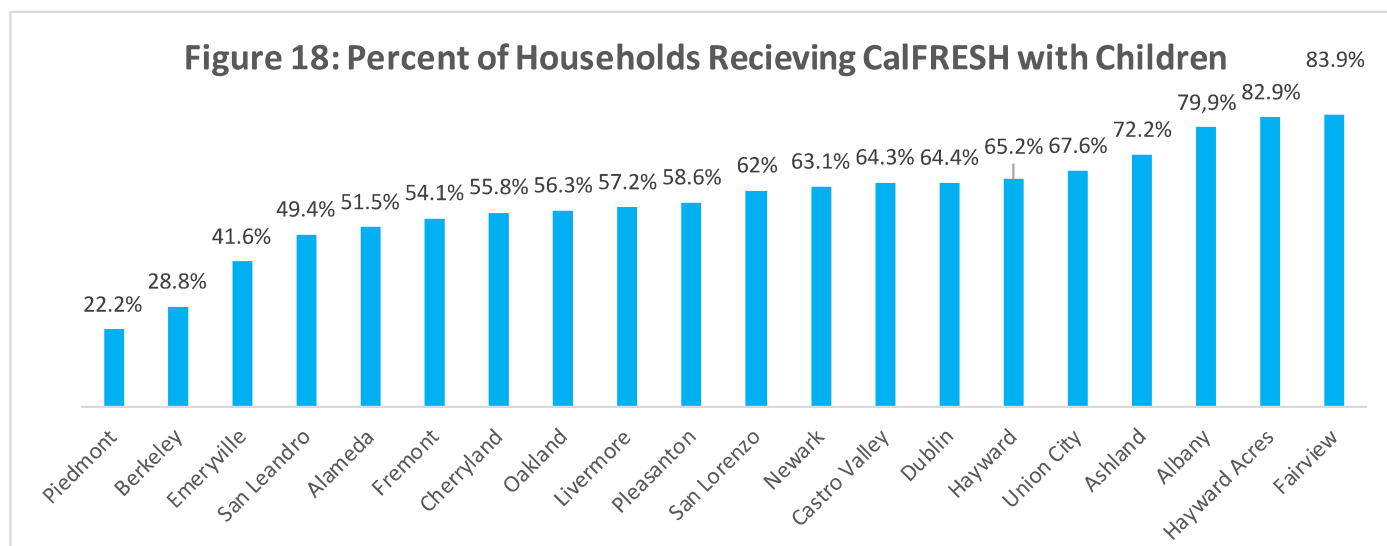
Free and Reduced Priced Meals: During the 2020-21 school year, the school districts of Castro Valley, Hayward and San Lorenzo had over 19,000 children receiving free and reduced priced lunch, which was 46.2% of the total school enrollment, higher than the countywide average of 40.5%.[x]

Figure 19: Students Recieving Free and Reduced Priced Lunch, 2020-21

School District	Free and Reduced Priced Lunch	Not Free and Reduced Priced Lunch
Hayward Unified School District	12,757	8,881
San Lorenzo Unified School District	6,352	4,176
Castro Valley Unified School District	1,977	7,226

■ Free and Reduced Priced Lunch   ■ Not Free and Reduced Priced Lunch
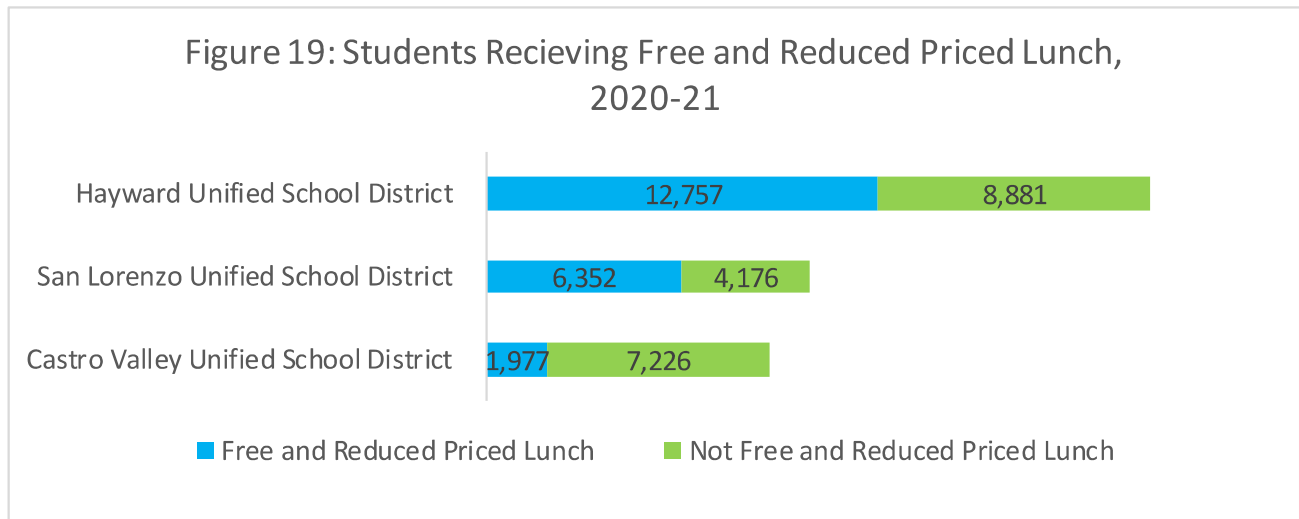
Housing, Displacement and the Unhoused

The lack of affordable housing is one of the most pressing issues facing communities throughout Alameda County. Higher housing costs have driven gentrification, displacement, and a rapid rise in homelessness.

Cost of Housing: In the unincorporated areas, renter occupied units make up 39.4% of all occupied housing units. The 2021 Fair Market Rate (FMR) in Alameda County is $2,383 per month, which is a 13.3% increase over 2016 FMR of $2,103. According to the 2015-19 ACS, rents have increased 22.9% over the last ten years in the unincorporated areas. However, rents increases varied widely by area (see Figure 20).

Figure 20: Average Median Rents, 2010- 2019

$1,359 $1,312 $1,412 $1,707

Legend:
— Ashland   — Castro Valley   — Cherryland
— Hayward Acres   — Fairview   — San Lorenzo
- - - Average

Once housing costs exceed 30% of a household's total income, the household is considered cost-burdened. The 2015-2019 ACS reports that in the unincorporated areas, 53.9% or 9,769 of occupied units are rent burdened. This is higher than the county average of 49.6%. In Fairview, the rate is 60% of rental units, followed
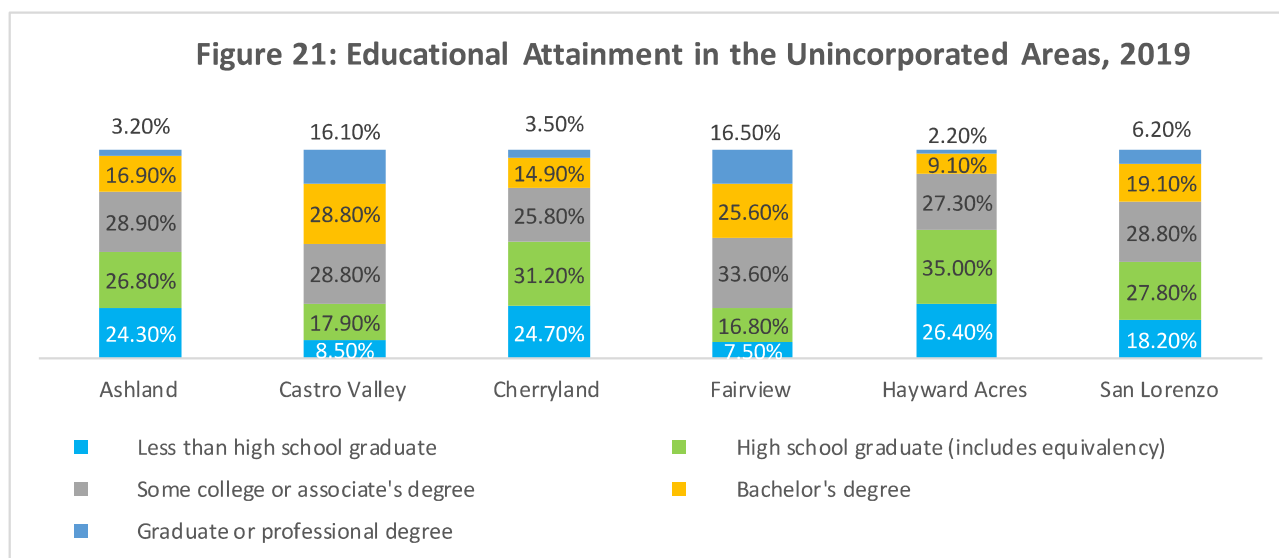
by Ashland at 56.8% and South Castro Valley at 56.7%. Families doubling up and multiple generations living together occur when there is lack of affordable housing resulting in overcrowded housing. There were 4,166 units in the unincorporated areas that qualified as overcrowded[1], according to the 2015-19 ACS and 77% of the overcrowded units were renters. In Castro Valley as a whole, 4% or 903 households were overcrowded, and the majority of those units were in South Castro Valley (522).

Unhoused Population: The high cost of living and escalating rents in the county have contributed to an increase in the number of people experiencing homelessness throughout Alameda County. The 2019 EveryOne Counts Point in Time homeless count and survey estimated that 8,022 individuals were homeless in Alameda County, a 29% increase from 2017[xi]. According to the Unincorporated Alameda County Homeless Action Plan, 2018-21, there were 194 unsheltered and 26 sheltered people experiencing homelessness in all of the unincorporated areas in the county[xii]. The report estimated that between 440 to 660 people experienced homelessness in the unincorporated areas every year. The majority were located in Ashland, Cherryland and Castro Valley. There were 1,457 Castro Valley, Hayward, and San Lorenzo Unified School District students categorized as homeless a defined by the McKinney-Vento Act in the 2017-18 school year[xiii]. This represented 34% of all homeless students in Alameda County, a disproportionate amount considering all three districts only represent 19% of total student enrollment in the county.
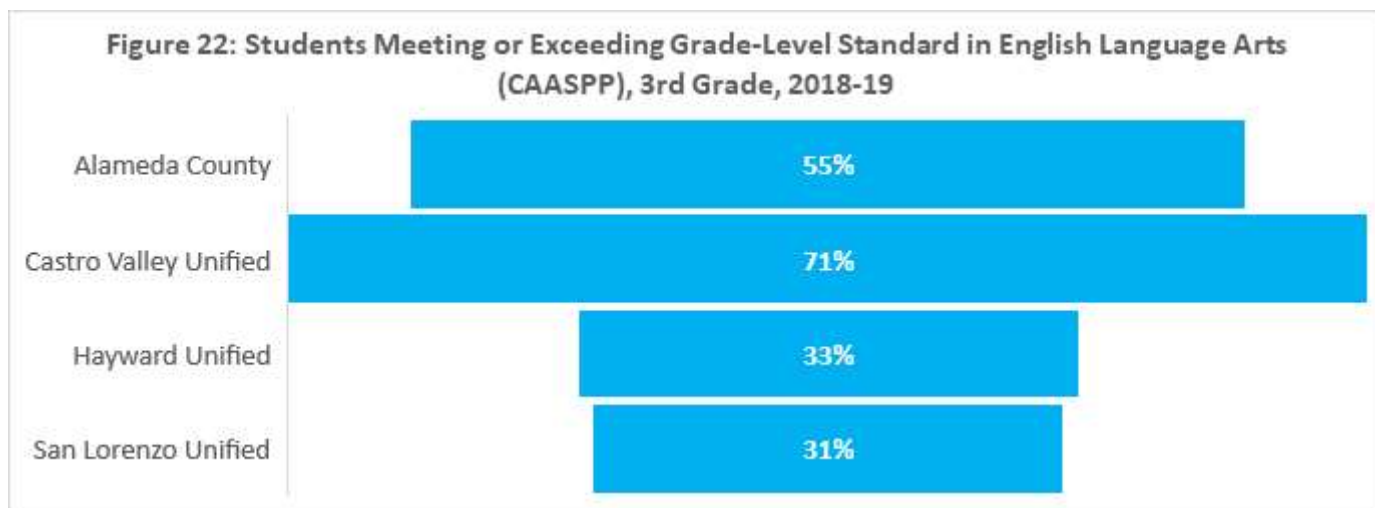
Education

The three school districts that serve the majority of the unincorporated area students are Castro Valley Unified, Hayward Unified and San Lorenzo Unified. Therefore, the data in this section does reflect children and youth who reside outside the six unincorporated areas. However, the data does give a good overall picture of educational outcomes for the six communities.

Educational Attainment: According to the California Department of Education, of the population age 25 and over in the unincorporated areas, 85% have a high school degree or higher, and 33.5% have a Bachelor's degree or higher. Castro Valley has the highest rate of college and post graduate degree residents (44.9%), and Hayward Acres has the highest rate of residents with less than a high school degree (26.4%)[xiv].

Figure 21: Educational Attainment in the Unincorporated Areas, 2019

	Ashland	Castro Valley	Cherryland	Fairview	Hayward Acres	San Lorenzo
Graduate or professional degree	3.20%	16.10%	3.50%	16.50%	2.20%	6.20%
Bachelor's degree	16.90%	28.80%	14.90%	25.60%	9.10%	19.10%
Some college or associate's degree	28.90%	28.80%	25.80%	33.60%	27.30%	28.80%
High school graduate (includes equivalency)	26.80%	17.90%	31.20%	16.80%	35.00%	27.80%
Less than high school graduate	24.30%	8.50%	24.70%	7.50%	26.40%	18.20%

Legend:
- Less than high school graduate
- Some college or associate's degree
- Graduate or professional degree
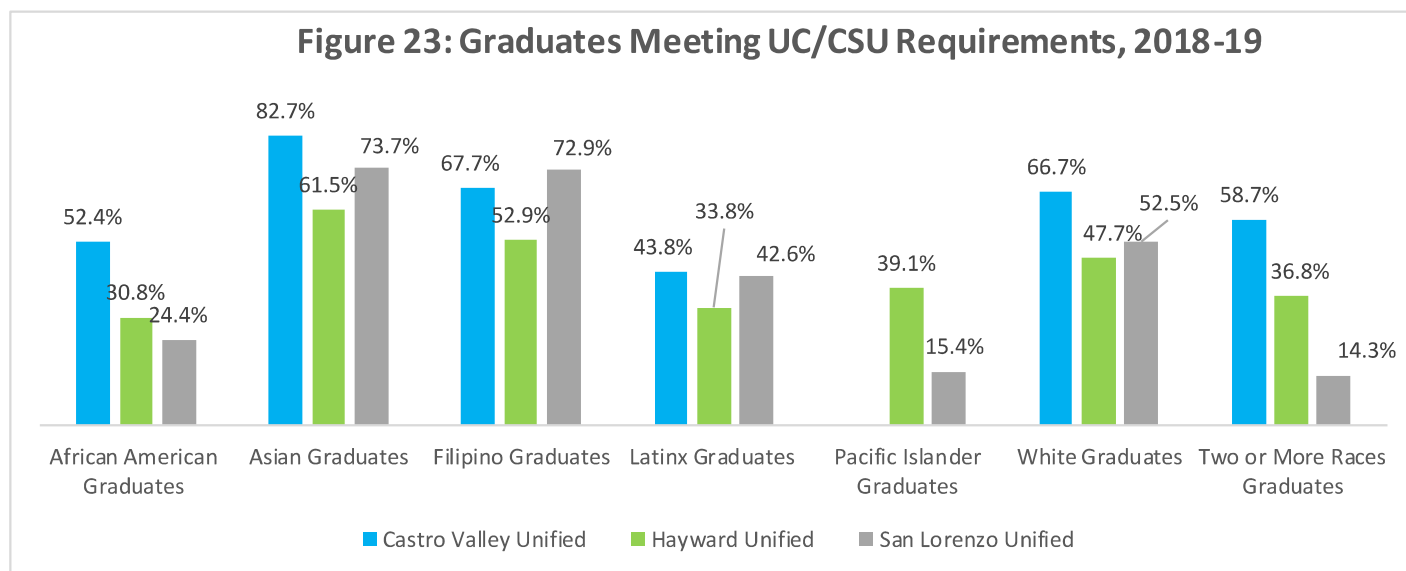- High school graduate (includes equivalency)
- Bachelor's degree

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[1] Overcrowded is defined by the US Census as having more than 1.01 person per bedroom in a housing unit.

Early Academic Years: Key academic indicators for future academic success are levels of chronic absenteeism and third grade reading. While Castro Valley Unified (71%) exceeded the county average of 55% of third graders meeting or exceeding the grade level state standard in English Language Arts, Hayward (33%) and San Lorenzo (31%) fell well below (see Figure 22)[xv]. In addition, Castro Valley Unified had a chronic absenteeism rate of 7.4%, while Hayward Unified (15.5%) and San Lorenzo Unified (13.7%) have higher rates but similar to the county average of 15.2%[xvi].

Figure 22: Students Meeting or Exceeding Grade-Level Standard in English Language Arts (CAASPP), 3rd Grade, 2018-19

- Alameda County: 55%
- Castro Valley Unified: 71%
- Hayward Unified: 33%
- San Lorenzo Unified: 31%

Graduation Rates: According to the California Department of Education, in 2018-19, Castro Valley had a graduation rate of 94.9%, Hayward had a rate of 81.8% and San Lorenzo had a rate of 89.9%. However, a smaller number of those graduates met the University of California and California State University high school graduation requirements[xvii]. Graduating students who were African-American/Black, Latinx, or Pacific Islander were less likely than their Asian, Filipino, and White peers to meet the UC/CSU requirements in all three districts while students who identified as being two or more races had varied results (Figure 23).

Figure 23: Graduates Meeting UC/CSU Requirements, 2018-19

Group	Castro Valley Unified	Hayward Unified	San Lorenzo Unified
African American Graduates	52.4%	30.8%	24.4%
Asian Graduates	82.7%	61.5%	73.7%
Filipino Graduates	67.7%	52.9%	72.9%
Latinx Graduates	43.8%	33.8%	42.6%
Pacific Islander Graduates		39.1%	15.4%
White Graduates	66.7%	47.7%	52.5%
Two or More Races Graduates	58.7%	36.8%	14.3%

Health

Many health conditions are rooted in a lack of access to health care and preventative services that come about as a result of living in poverty. According to a report by the Bay Area Regional Health Inequities Initiative, "Life expectancy in the Bay Area, as in the nation as a whole, conforms to a pattern called the "social gradient," in which the more income and wealth people have, the more likely they are to live longer, while people with less income and wealth can expect to live comparatively shorter lives." This can be seen when looking at health related data for the unincorporated areas. Ashland, Cherryland, and Hayward Acres have higher poverty rates and poorer health outcomes as compared to San Lorenzo, Fairview, and Castro Valley.

Children: Overall, children in Ashland and Cherryland have more significant health challenges than those of their peers in other unincorporated areas. For example, 25% of 5th grade students in the Castro Valley Unified School District were overweight or obese, while 55.4% of 5th graders in Hayward Unified and 49.8% of 5th graders in the San Lorenzo Unified School District were overweight or obese in 2019[xviii]. This is in comparison to 36.8% of all 5th graders in Alameda County. According to the California Department of Education, across the county, 34.5% of all 9th graders met all fitness standards.   However, while Castro Valley Unified 9th graders exceed the county's rate at 51.7% meeting fitness stands, Hayward Unified (10.9%) and San Lorenzo Unified (17.4%) 9th graders fall below the county average[xix]. It should be noted that Cherryland, Ashland and Fairview have the highest rates of asthma in children and teens in the county (see Figure 24)[xx]. This may be related in part to the high levels of some pollutants in the area (see Environment Section).

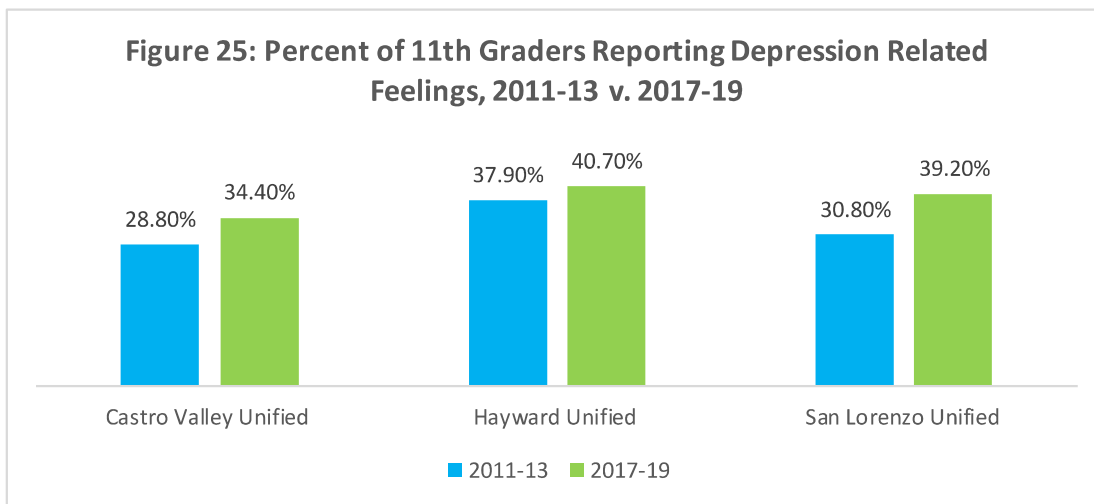**Figure 24: Rates of Asthma in Children and Teens, 2017-18**
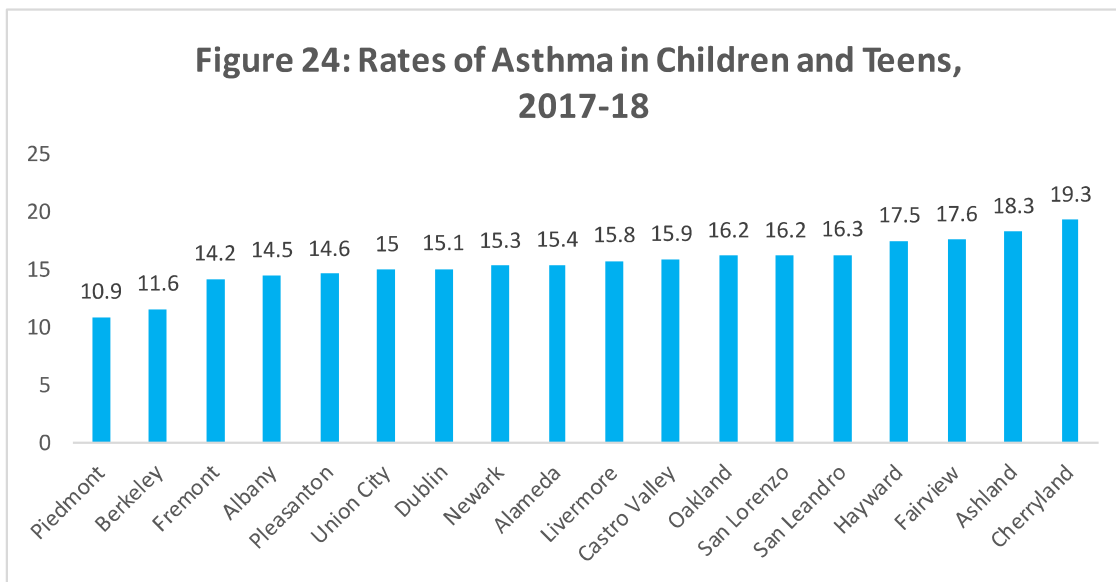
The Alameda County Oral Health Strategic Plan for 2019-24 by the Alameda County Office of Dental Health cites the fact that in 2016, only half of Medi-Cal eligible children ages 6 to 20 in Alameda County had a dental visit during the past year[xxi]. Research shows that poor dental health contributes to school absences and can lead to chronic conditions in adulthood such as heart disease, diabetes and stroke[xxii]. Research also shows that California children living in poverty have five times more untreated dental decay than children from families with higher incomes[xxiii]. This research is born out in the unincorporated areas. Only 86% of children in Ashland and 87.6% in Cherryland reported visiting a dentist in the past year in 2017-18 which also have the highest child poverty rates. In San Lorenzo, 88.8% of children saw a dentist in the previous twelve- month period, and the rates were 91.8% of children in Castro Valley and 91.4% of children in Fairview in 2017-18.[xxiv]

Adults: Chronic diseases such as heart disease, diabetes, and cancer are among the leading causes of death for adults in the United States. In relationship to chronic disease in the six areas, the data is varied. For example, Cherryland had the highest rate of adult diabetes in the county for cities/places at 11% of all adults in 2017-18, followed by Hayward Acres (10.9%), Ashland (10.7%), San Lorenzo (10.5%), Fairview (9.4%) and Castro Valley (8.3%). [xxv] However, Castro Valley had the highest rate of heart disease out of the six areas in 2017-18 at 6.3% and Cherryland had the lowest rate at 5.2%[xxvi]. Ashland had the lowest rate of cancer diagnosis for cities/places in the county (4.4), followed by Cherryland (4.8), Hayward Acres (4.9) San Lorenzo (5.9), Fairview (6.1), Castro Valley (6.5)[xxvii].

Dental health for adults is also an important indicator of overall health. While 70.9% of adults in Castro Valley visited a dentist in the previous year in 2018, only 54.6% of adults in Ashland and 57.4% of adults in Cherryland did the same[xxviii]. Smoking rates were among the highest in the county in Ashland at 12.5% of adults and 13.1% of adults in Cherryland in 2017-18[xxix].

Mental Health: In 2017-18, Cherryland (11.9%) and Ashland (11.6%) had the highest percent of adults with serious psychological distress, followed by San Lorenzo (11%), Fairview (10%) and Castro Valley (9.9%).[xxx]
Youth mental health issues have risen across the nation over the last ten years, and the same is true for the three school districts serving the unincorporated areas (see Figure 25). Note that these data points were prior to the pandemic, and it is well documented that stress and mental health issues have only increased over the past two years.

Figure 25: Percent of 11th Graders Reporting Depression Related Feelings, 2011-13 v. 2017-19

	2011-13	2017-19
Castro Valley Unified	28.80%	34.40%
Hayward Unified	37.90%	40.70%
San Lorenzo Unified	30.80%	39.20%

Impact of COVID-19: The pandemic has had a disproportionate impact on some of the communities in the unincorporated areas, specifically the Eden Area Municipal Advisory Council (MAC) areas which include Ashland, Cherryland, Hayward Acres, and San Lorenzo[xxxi]. It has the highest case rate in the county, as of December 14, 2021 at 11,272 cases per 100,000 people (see Figure 26).   It also has one of the highest death rates at 136 per 100,000 people. Castro Valley and Fairview have lower case rates and death rates but were still among the highest in the county.

Figure 26: Alameda County Cities/Places
COVID-10 Case Rates Per 100,000 Population, December, 2021

City/Place	Case Rate
Eden Area MAC (Ashland, Cherryland, Hayward Acres, San Lorenzo)	11,272
Hayward	
Oakland	
Fairview MAC	8,762
San Leandro	
Livermore	
Alameda County	7,538
Newark	
Union City	
Castro Valley MAC	6,120
Emeryville	
Fremont	
City of Alameda	
Pleasanton	
Dublin	
Albany	
Piedmont	
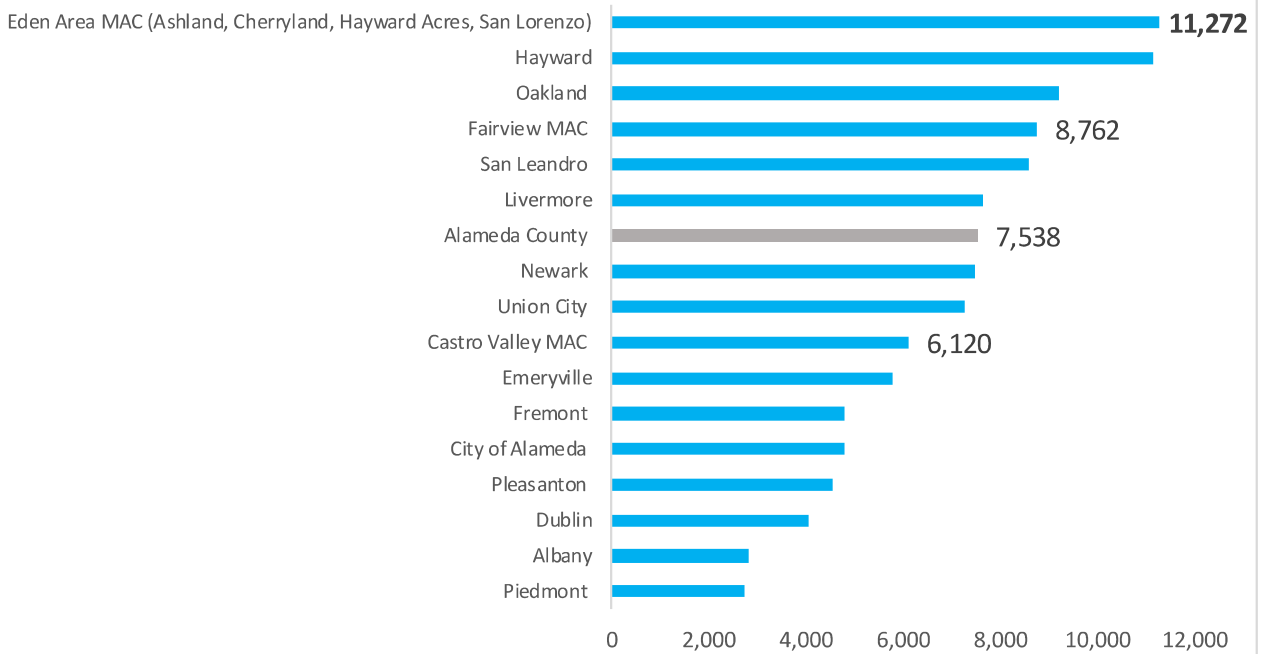
The Alameda County Public Health Department reported in July, 2021 that some Census Tracts in the Eden Area were among their top 10-15 areas for vaccine outreach after determining the Latinx and Black/African American populations in those areas had significantly lower vaccine uptake than their White and Asian peers[xxxii]. This was particularly true in one Cherryland Census Tract (4363) where 2,000 -2,200 residents were not vaccinated and 100% were estimated to be Latinx. In another in Ashland (4339), of the total residents unvaccinated, half were Latinx. As of December 14, 2021, Hayward Acres, Ashland, and Cherryland have not yet exceeded 70% of the total population vaccinated, lagging behind the county rate of 77.7% and the City of Hayward at 74.7% (see Figure 27)[xxxiii].

Figure 27: Percent of Total Population Fully Vaccinated Against
COVID-19, December, 2021

City/Place	Percent
Castro Valley	78.90%
Alameda County	77.70%
San Lorenzo	77.30%
City of Hayward	74.70%
Fairview	74.50%
Cherryland	67.90%
Ashland	63.80%
Hayward Acres	62.90%

Environment

Our changing climate impacts all communities, and the unincorporated areas are no exception. Air pollution, due in part to the increase in wildfires, is an issue for the entire Bay Area, including the unincorporated areas. This is also one of the causes of asthma and other chronic health conditions. There are efforts to decrease carbon emissions through improved access to public transportation and making biking and walking easier in communities throughout Alameda County. Higher housing density, living closer to work, exploiting solar energy and other efforts are part of Alameda County's overall climate change mitigation plans.

Air Quality: The air quality in the San Jose-San Francisco-Oakland metro area is some of the worst in the country according to the American Lung Association's list of most polluted cities in 2019, due in part to an increase in the number of wildfires. It ranked the 10th worst for Ozone levels, 7th worst for year- round particle pollution, and 4th for short term particle pollution[xxxiv]. According to the Bay Area Air Quality Management District's Bay Area Air Pollution report for 2019, the Hayward area had some of the highest average ozone concentration over a one-hour period in the entire Bay Area in 2019[xxxv].

Methods of Commuting: According to the 2015-19 ACS, the majority of workers aged 16 and over drove alone in their vehicles to work (73%), only 8.1% took public transportation, 1.2% walked, and .5% bicycled. There is not much change in commuting habits from 2010, where 70% of workers drove alone in their vehicles to work, 8.7% took public transportation, 1.7% walked, and .8% bicycled.

Conclusion

The data in this profile provides a picture of the individual and community well-being of six unincorporated communities in Alameda County. The economic pressures of living in a high- cost area, which include rising rents and child care costs, are similar to the rest of Alameda County. However, three of the communities, Ashland, Cherryland and Hayward Acres, have high rates of poverty, high unemployment, and low levels of educational attainment making these pressures more impactful. Furthermore, the impact of the pandemic has had a disproportionate impact on all six areas, with higher case rates and death rates than most of the county.

End Notes

[i] United States Census, American Community Survey, 2015-19, www.census.gov, referred to throughout document as "2015-19 ACS"

[ii] Economic Policy Institute (EPI)'s Family Budget Calculator measures the income a family needs in order to attain a modest yet adequate standard of living and provides a more accurate and complete measure of economic security, this includes the cost of rent, child care, transportation and other basic needs. Economic Policy Institute, Family Budget Calculator: https://www.epi.org/resources/budget/?gclid=CjwKCAjw7diEBhB-EiwAskVi1zdhDONnh4i39mu9DzzLHVkR9XEmDWzxNTBv4PJgonXTB62J_YzW8RoCawYQAvD_BwE

[iii] *Taking Count, A Study on Poverty in the Bay Area,* Tipping Point, 2021: https://tippingpoint.org/wp-content/uploads/2021/12/Taking-Count-2021-A-Study-on-Poverty-in-the-Bay-Area.pdf

[iv] , State of California, Employment Development Department: https://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-for-cities-and-census-areas.html

[v] https://eastbayeda.org/wp-content/uploads/2021/11/EB-Forward-Complete_Final.pdf

[vi] First 5 Alameda County, Alameda County Child Care Data: http://www.first5alameda.org/alameda-county-child-care-data

[vii] Zip Codes from the Eden Area Community Profile: 2013, page 10: https://www.acgov.org/edenareavision/documents/EALICommunityProfile.pdf

[viii] USDA, Food Access Research Atlas, 2019: https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/

[ix] Alameda County Social Services Agency Monthly Reports: https://www.alamedacountysocialservices.org/acssa-assets/PDF/agency-reports/2021/202111_Agency_Monthly_Report_Final.pdf and https://www.alamedacountysocialservices.org/acssa-assets/PDF/agency-reports/2019/201911_Agency_Monthly_Report_Final.pdf

[x] California Department of Education Data Quest: https://dq.cde.ca.gov/dataquest/

[xi] EveryOne Home. "Alameda County Homeless Count and Survey: 2019": https://everyonehome.org/wp-content/uploads/2019/07/2019_HIRDReport_Alameda_FinalDraft_8.15.19.pdf

[xii] Unincorporated Alameda County Homelessness Action Plan, 2018-2021: https://homelessness.acgov.org/homelessness-assets/docs/action-plans/Unincorporated-HomelessActionPlan-2018-2021.pdf.

[xiii] California Dept. of Education, Coordinated School Health and Safety Office custom tabulation & California Basic Educational Data System: https://data1.cde.ca.gov/dataquest/

[xiv] CA Department of Education, http://data1.cde.ca.gov/dataquest

[xv] CA Department of Education, http://data1.cde.ca.gov/dataquest

[xvi] CA Department of Education, http://data1.cde.ca.gov/dataquest

[xvii] CA Department of Education, http://data1.cde.ca.gov/dataquest

[xviii] California Dept. of Education, Physical Fitness Testing Research Files (Jan. 2020). https://www.cde.ca.gov/ta/tg/pf/pftresearch.asp

[xix] California Dept. of Education, Physical Fitness Testing Research Files (Jan. 2020). https://www.cde.ca.gov/ta/tg/pf/pftresearch.asp

[xx] Alameda County Healthy Community Indicators: https://www.healthyalamedacounty.org/indicators/index/view?indicatorId=2112&localeId=132174

[xxi] County of Alameda, Office of Dental Health, 2019:

[xxii] California Pan-Ethnic Health Network, Taking a Bite Out of Oral Health Inequities: Promoting Oral Health Policies for Communities of Color: https://cpehn.org/assets/uploads/archive/resource_files/cpehn_oral_health_brief_01_16.pdf

[xxiii] Dental Care Access for Children in California: Institutionalized Inequality. Lucile Packard Foundation for Children's Health. February 2014. http://www.lpfch.org/sites/default/files/field/publications/dental_care_issue_brief.pdf

[xxiv] Alameda County Healthy Community Indicators: https://www.healthyalamedacounty.org/indicators/index/view?indicatorId=193&localeTypeId=39

[xxv] Alameda County Healthy Community Indicators: https://www.healthyalamedacounty.org/indicators/index/view?indicatorId=81&localeTypeId=39

[xxvi] Alameda County Healthy Community Indicators: https://www.healthyalamedacounty.org/indicators/index/view?indicatorId=2831&localeTypeId=39

[xxvii] Alameda County Healthy Community Indicators: https://www.healthyalamedacounty.org/indicators/index/view?indicatorId=5669&localeTypeId=39

[xxviii] Alameda County Healthy Community Indicators: https://www.healthyalamedacounty.org/indicators/index/view?indicatorId=75&localeTypeId=39

xxix Alameda County Healthy Community Indicators:
https://www.healthyalamedacounty.org/indicators/index/view?indicatorId=8&localeTypeId=39
xxx Alameda County Healthy Community Indicators:
https://www.healthyalamedacounty.org/indicators/index/view?indicatorId=85&localeTypeId=39&periodId=1323
xxxi Alameda County Public Health Department, COVID-19 Data Dashboard, https://covid-19.acgov.org/data
xxxii Health Inequities and COVID-19: A Data Profile of the Eden Area, Alameda County Public Health Department, July, 2021
xxxiii Alameda County Public Health Department, COVID-19 Data Dashboard, https://covid-19.acgov.org/data
xxxiv American Lung Association's Ranking of the Most Polluted Cities: https://www.lung.org/research/sota/city-rankings/most-polluted-cities
xxxvBay Area Air Quality Management Board's Annual Air Quality Summary: 2019:
https://www.baaqmd.gov/~/media/files/communications-and-outreach/annual-bay-area-air-quality-summaries/pollsum2019-pdf.pdf?la=en