



HOUSING ELEMENT KICK-OFF

CITY COUNCIL WORK SESSION

SEPTEMBER 13, 2021

CONSULTANT TEAM

- City of San Leandro
 - Long Range Planning
 - Avalon Schultz, Principal Planner
 - Housing
 - Tom Liao, Community Development Director
 - Maryann Sargent, Senior Housing Specialist
- Consultant Team
 - Project Manager and CEQA Lead
 - Darcy Kremin, Rincon Consultants
 - Outreach Lead
 - Andrea Baker, En2Action



INTRODUCTION TO THE HOUSING ELEMENT UPDATE

- What is the Housing Element + what does it cover?
- Regional Housing Needs Assessment (RHNA)
- State Legislation
- Schedule
- Decision-maker roles



WHAT IS THE HOUSING ELEMENT?

- One of eight mandatory elements of the General Plan
- Governed by California Government Code Article 10.6 (Sections 65580-65589.11)
- Updated every 8 years in accordance with the RHNA cycle
- Only element that **MUST** be approved and certified by State



WHAT DOES THE HOUSING ELEMENT INCLUDE?

Housing Needs Assessment.

- Housing trends, conditions, and needs

Evaluation of Past Performance

- Review prior Housing Element policies and programs

Housing Sites Inventory

- Available sites to meet future needs at all income levels while affirmatively furthering fair housing

Community Engagement

- Robust community engagement program for all economic segments of the community

Constraints Analysis

- Remedies for existing and potential governmental and nongovernmental barriers to housing development

Policies and Program

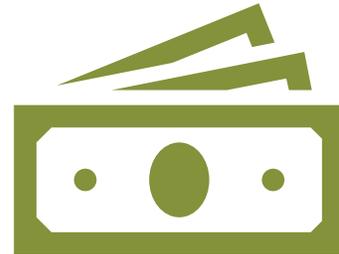
- Policies and programs to fulfill identified housing needs

THE HOUSING ELEMENT DOES NOT:



Require the City to Build Units

However, projects may be eligible for a streamlined approval process in cities that have not made sufficient progress in addressing growth needs



Provide Funding

Though eligibility for State housing funds require an HCD approved HE



Automatically Permit Construction

Development projects still need to go through City approval processes

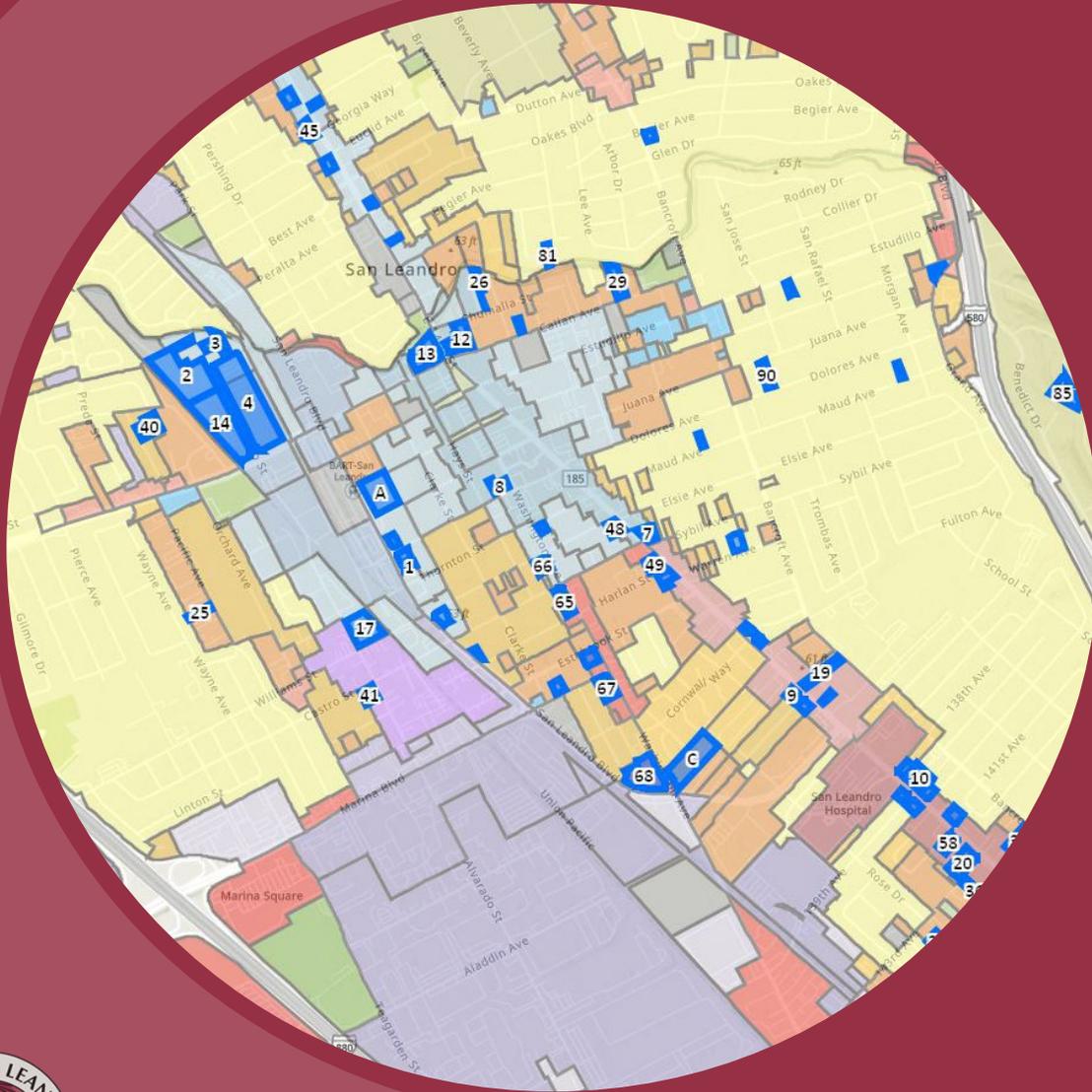
WHY DOES THE CITY NEED A HOUSING ELEMENT?

- Vibrant community for everyone
- Compliance with State Law
- Presumption of legally adequate Housing Element in courts
- Protection from litigation
- Maintain discretionary review over affordable housing projects
- Maintain eligibility for State housing and grant funds
- Avoid RHNA carry-over into next Cycle



REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

- Minimum number of housing units each community is required to provide “adequate sites” for through zoning
- One of the primary criteria necessary to achieve HCD certification



HOW IS RHNA DISTRIBUTED?

California Department
of Housing and
Community
Development (HCD)



Association of
Bay Area
Governments (ABAG)



Alameda County
Contra Costa County
Marin County
Napa County
San Francisco County
San Mateo County
Santa Clara County
Solano County
Sonoma County



City of San Leandro



ABAG'S METHODOLOGY

Total Regional Housing Need Determination (RHND) from HCD

441,176

STEP 1:
Group RHND
by income

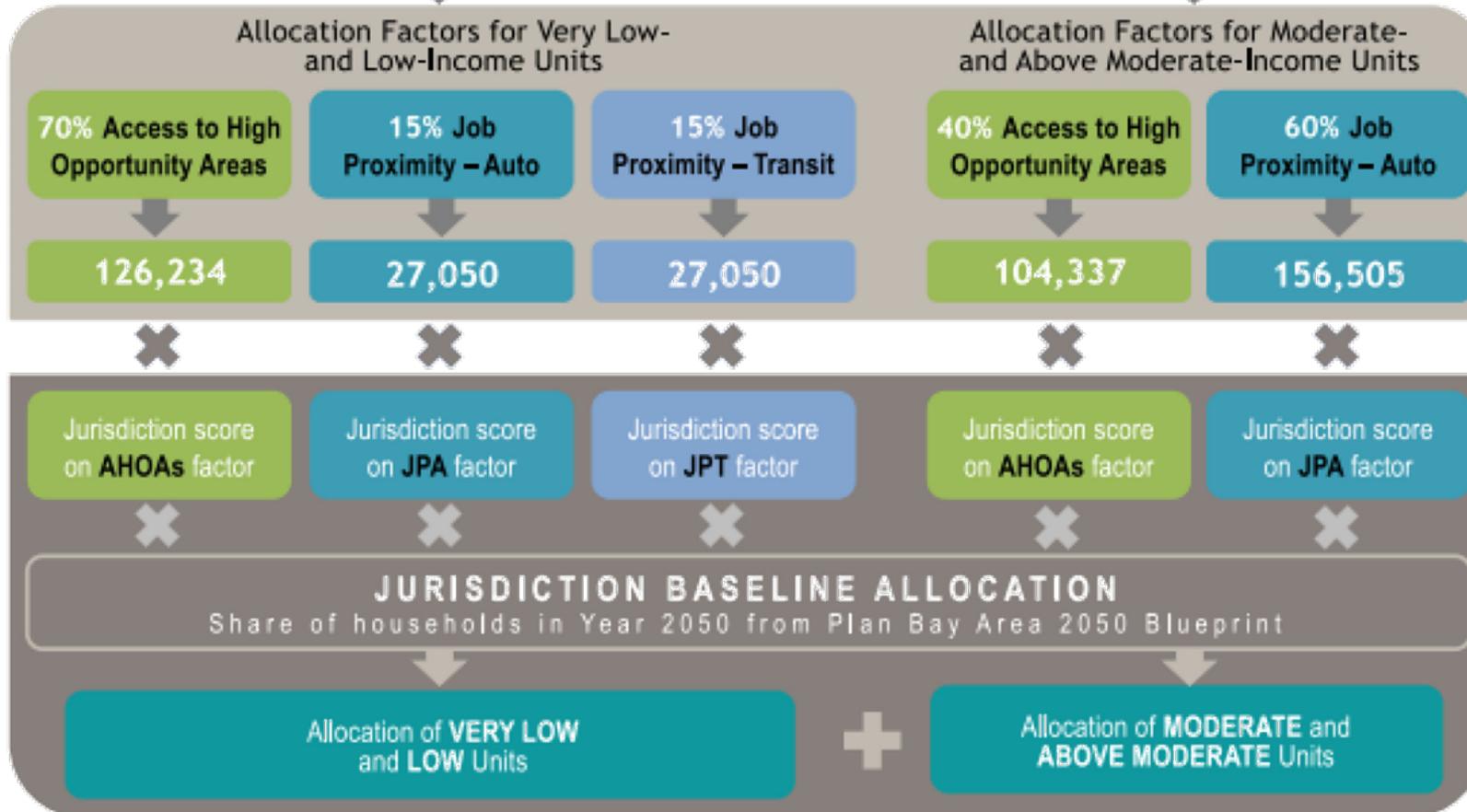
VERY LOW
114,442

LOW
65,892

MODERATE
72,712

ABOVE MODERATE
188,130

STEP 2: Factor
weight = units
allocated by
factor



STEP 3:
Calculate
jurisdiction's
units from
each factor



RHNA by the Numbers

	2015-2023	2023-2031 ¹	% Increase
Very Low	504	862	71%
Low	270	495	83%
Moderate	352	696	98%
Above Moderate	1,161	1,802	55%
Total	2,287	3,855	69%

¹ DRAFT Allocation for 6th Cycle



RHNA by the Numbers

	2015-2023	2023-2031	% Change
Region	187,990	441,176	135%
Alameda County	44,036	88,997	102%
San Leandro	2,287	3,855	69%

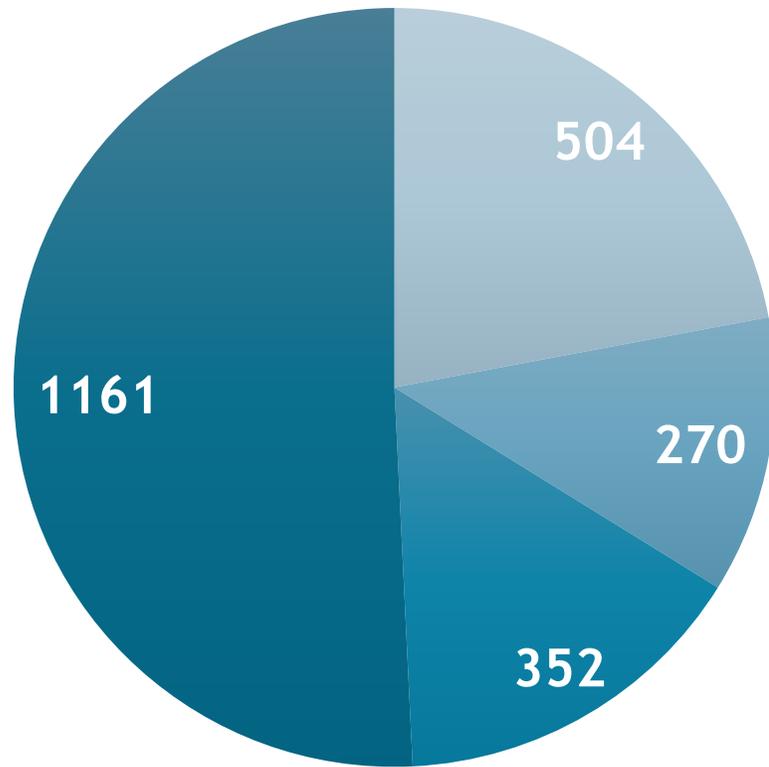
¹ DRAFT Allocation for 6th Cycle



RHNA by the Numbers

5TH CYCLE RHNA ALLOCATION

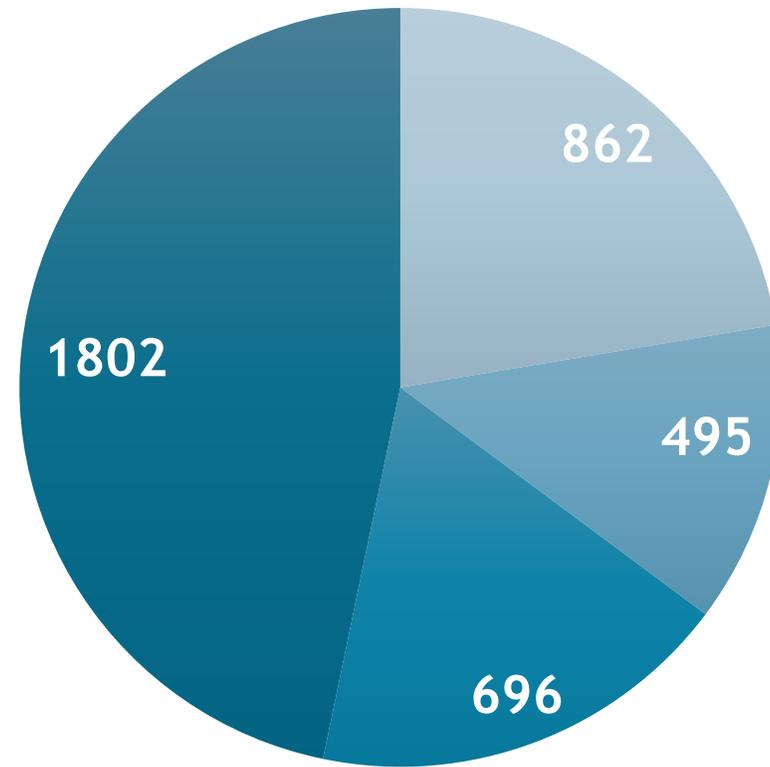
- Very Low Income
- Low Income
- Moderate Income
- Above Moderate Income



Total = 2,287

6TH CYCLE RHNA ALLOCATION*

- Very Low Income
- Low Income
- Moderate Income
- Above Moderate Income



Total = 3,855



How are We Doing? 5th Cycle Numbers

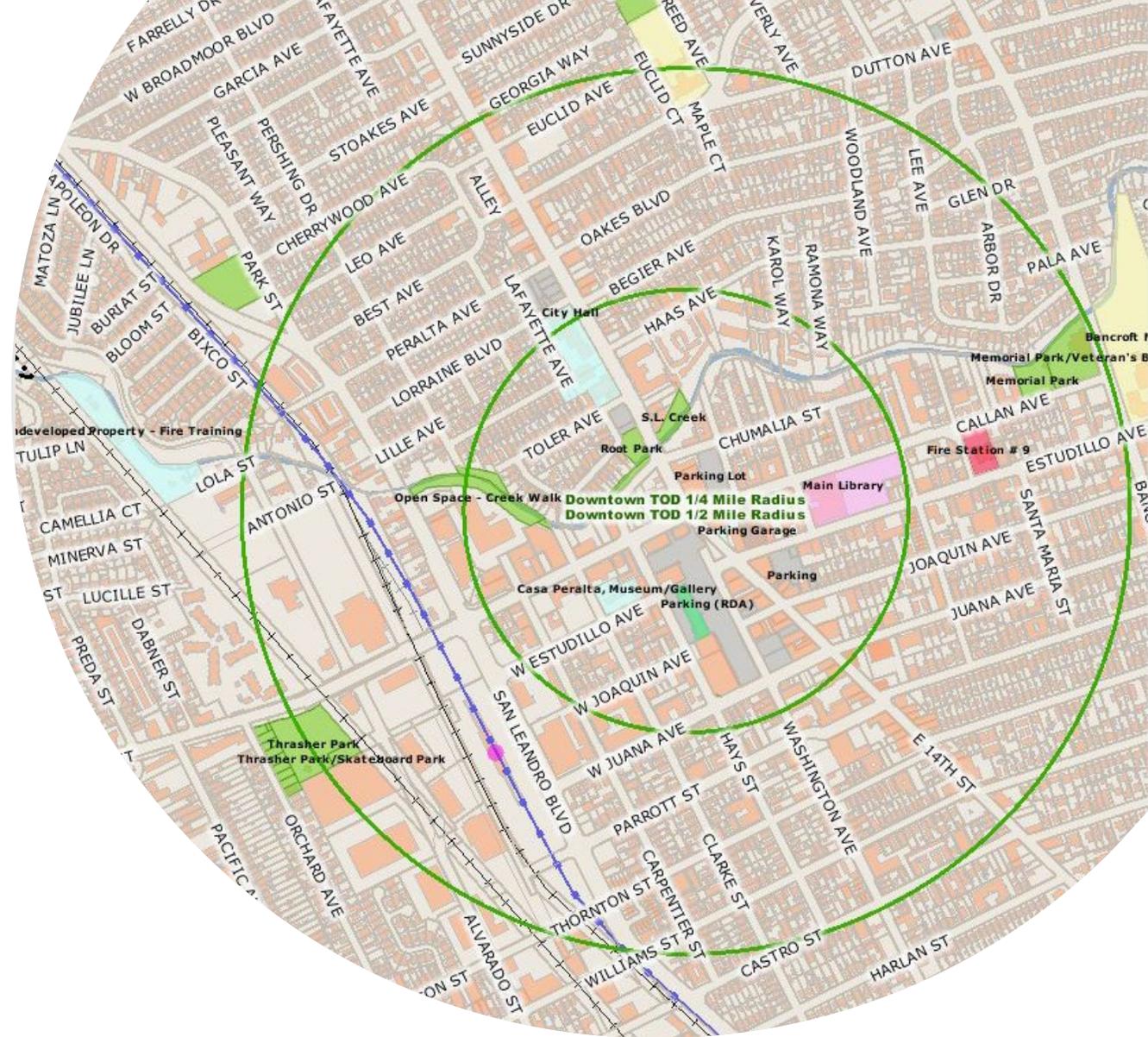
2021 Income Levels 100% AMI = \$ 125,600 (4-person household)	2015-2023 RHNA	Permits Issued 2015-2020	% Progress Permits Issued	Permits + Pipeline ¹ 2015 - present	% Progress Permits + Pipeline
Very Low Income (<50% AMI)	504	132	26%	202	40%
Low Income (50-80% AMI)	270	126	47%	536	199%
Moderate Income (80-120% AMI)	352	0	0%	18	5%
Above Moderate (>120% AMI)	1,161	83	7%	1,490	128%
Total	2,287	341	15%	2,246	98%

¹ “Pipeline Projects” have been approved for entitlements but have not been issued building permits.



HOW WILL SAN LEANDRO MEET THE RHNA ALLOCATION?

- Certificates of Occupancy after June 30, 2022 applied towards 6th cycle RHNA
- Identify sites with appropriate zoning and development standards to accommodate residential development by income category
- Evaluate current zoning to meet the allocation for very low and low income units
 - >30 dwelling units per acre



NEW STATE LAWS AFFECT SITE SELECTION



Cannot “re-use” site unless they provide minimum density and “by right” zoning for projects with 20% affordable units



Vacant sites narrowly defined, and if non-vacant sites used for 50% or more of lower-income need



Sites smaller than 0.5 acre or larger than 10 acres require substantial evidence



Mixed-use or non-residential zoned sites must permit standalone residential if used for 50% or more of lower income RHNA

Related Amendments & CEQA

- Land Use Element Updates
- Zoning Amendments
- State Law Requirements:
 - NEW Environmental Justice Element
 - Natural Hazards Element Updates
- Environmental Impact Report
 - Identify potential significant impacts
 - Mitigation measures



General Plan



Estimated Timeline



COMMUNITY OUTREACH

- Led by En2Action
- Goals: broad-based and inclusive
- Plan under development, will be posted to website
 - Interviews
 - Surveys
 - Small format meetings
 - Public workshops
 - Project website
 - Email lists
 - Social media
 - Flyers and mailings



Roles of the Planning Commission and Council

Planning Commission

- Advisory Body
- Recommendations on submittal of draft Housing Element to HCD
- Recommendations to City Council for approval
- Community sounding board

City Council

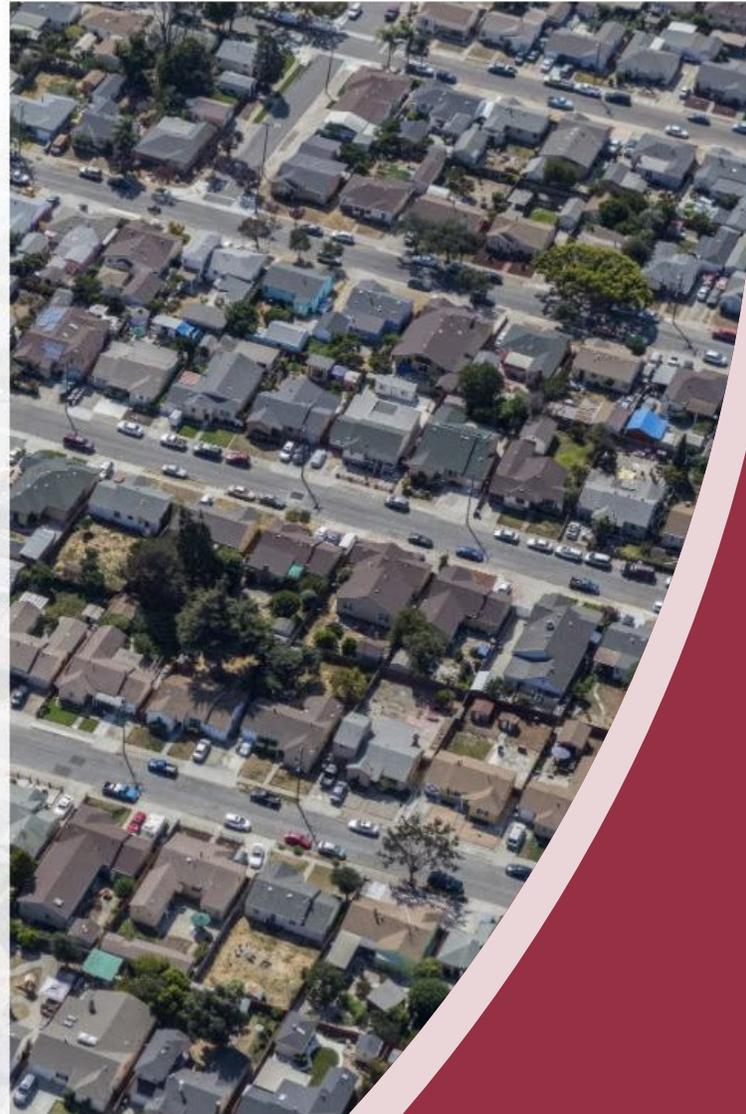
- Community sounding board
- Approves draft to go to HCD
- Adopt the Housing Element





Housing Element

The Housing Element is a policy document that provides a comprehensive strategy for promoting the production of available, affordable, and adequate housing within the community. It serves as a strategy to address housing needs across the economic and social spectrum. State law requires that cities and counties update their housing elements every 8 years. San Leandro last updated its Housing Element in 2015 and is now required to update it by January 31, 2023 for the period covering 2023-2031.



LEARN MORE ON THE PROJECT WEBSITE

SLHOUSINGELEMENT.COM

QUESTIONS, COMMENTS, SUGGESTIONS?

THANK YOU!





CONTACT US

EMAIL US AT:

ASCHULTZ@SANLEANDRO.ORG

PROJECT WEB PAGE:

SLHOUSINGELEMENT.COM