



# HOUSING ELEMENT 2023-2031

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CITY COUNCIL PUBLIC HEARING

DECEMBER 5, 2022

# Housing Element and Related Amendments



2023-2031 Housing Element Update



**New** Environmental Justice Element



Related Zoning and Land Use Element Amendments

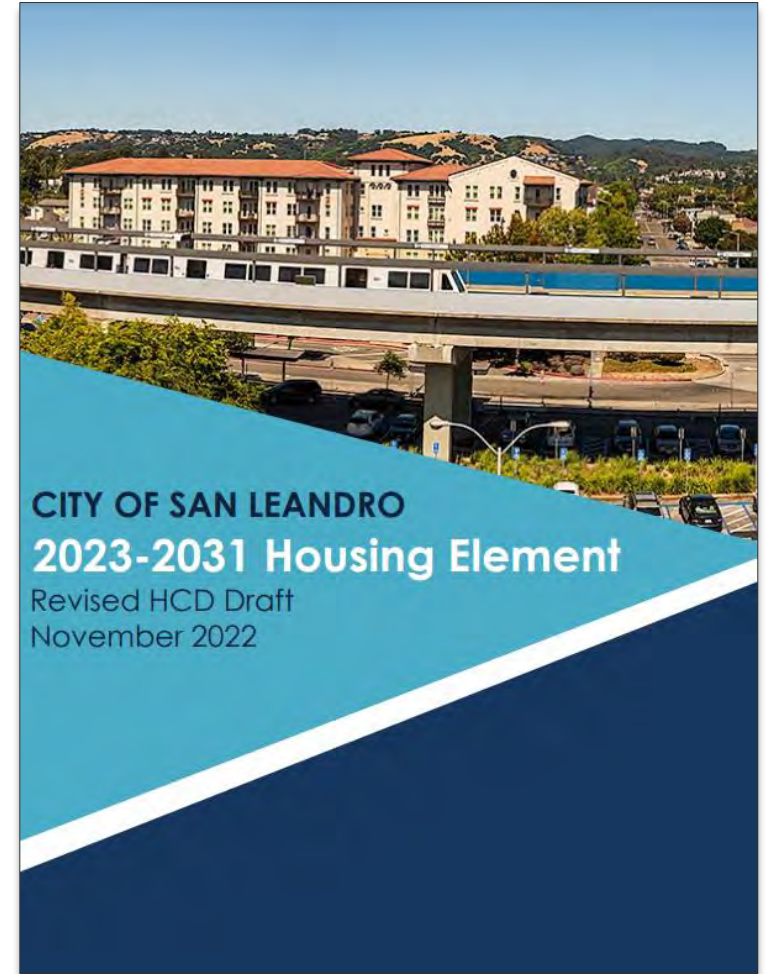


Supplemental EIR for Project



# WHAT IS THE HOUSING ELEMENT?

- Eight-year blueprint for meeting community's housing needs from 2023 to 2031
- Coordinated strategy for preserving existing housing and advancing opportunities for new housing in a smart and sustainable way
- Strategy to address housing needs across economic and social spectrum, reflecting needs of a diverse community
- 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





# 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



# WHAT DOES THE HOUSING ELEMENT INCLUDE?

## 1. Introduction

- Introduction and summary

## 2. Housing Needs Assessment

- Demographic trends and needs

## 3. Constraints Analysis

- Barriers to housing development

## 4. Housing Resources

- Ability to meet our share of RHNA

## 5. Affirmatively Furthering Fair Housing

- Assessment of Fair Housing

## 6. Housing Plan

- Policies and programs to address needs

### A. Public Outreach

- Summary of community engagement

### B. Sites Inventory

- Sites at all income levels to meet RHNA

### C. Evaluation of Past Performance

- Review of prior Housing Element



# HOUSING PLAN - GOALS



**Goal 1:** Increase **Housing Production** by Providing Adequate Sites for a Variety of Housing Types and Removing Constraints to Residential Development.



**Goal 2:** Assist the Development of Housing **Affordable** to Extremely Low-, Very Low-, Low-, and Moderate-Income Levels and populations with Special Needs.



**Goal 3:** Promote **Conservation and Preservation** of Existing Housing Stock



**Goal 4:** Protect Residents from **Displacement**



**Goal 5:** Advance **Fair Housing, Equity, and Inclusion**

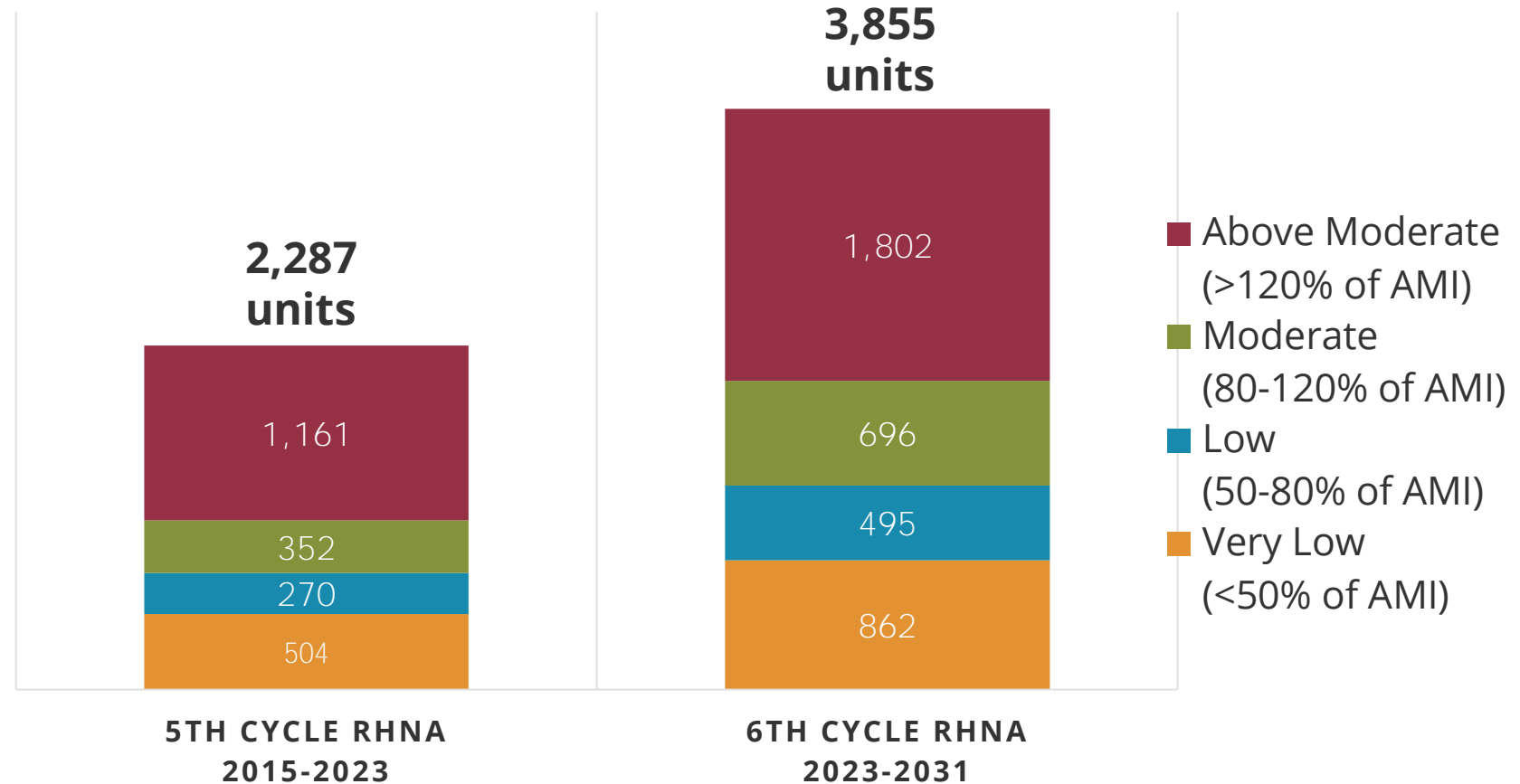


**Goal 6:** Housing for Individuals and Families Experiencing **Homelessness**



# REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

- Housing units each community is required to demonstrate “adequate sites” through zoning
- One of primary criteria necessary to achieve HCD certification





# ADDRESSING THE 2023-2031 RHNA

- ✓ Planned and approved projects
- ✓ Accessory Dwelling Units (ADUs)
- ✓ Housing opportunity sites
  - Must address new state laws, including requirement of 0.5 - 10 acres
- ✓ Prioritized sites with access to:
  - ✓ Transit
  - ✓ Schools and jobs
  - ✓ Amenities such as parks and services
  - ✓ Grocery stores
  - ✓ Infrastructure and utilities
- ✓ Alternative Sites included, if necessary, for HCD Certification



Planned  
and  
Approved  
Projects

ADUs

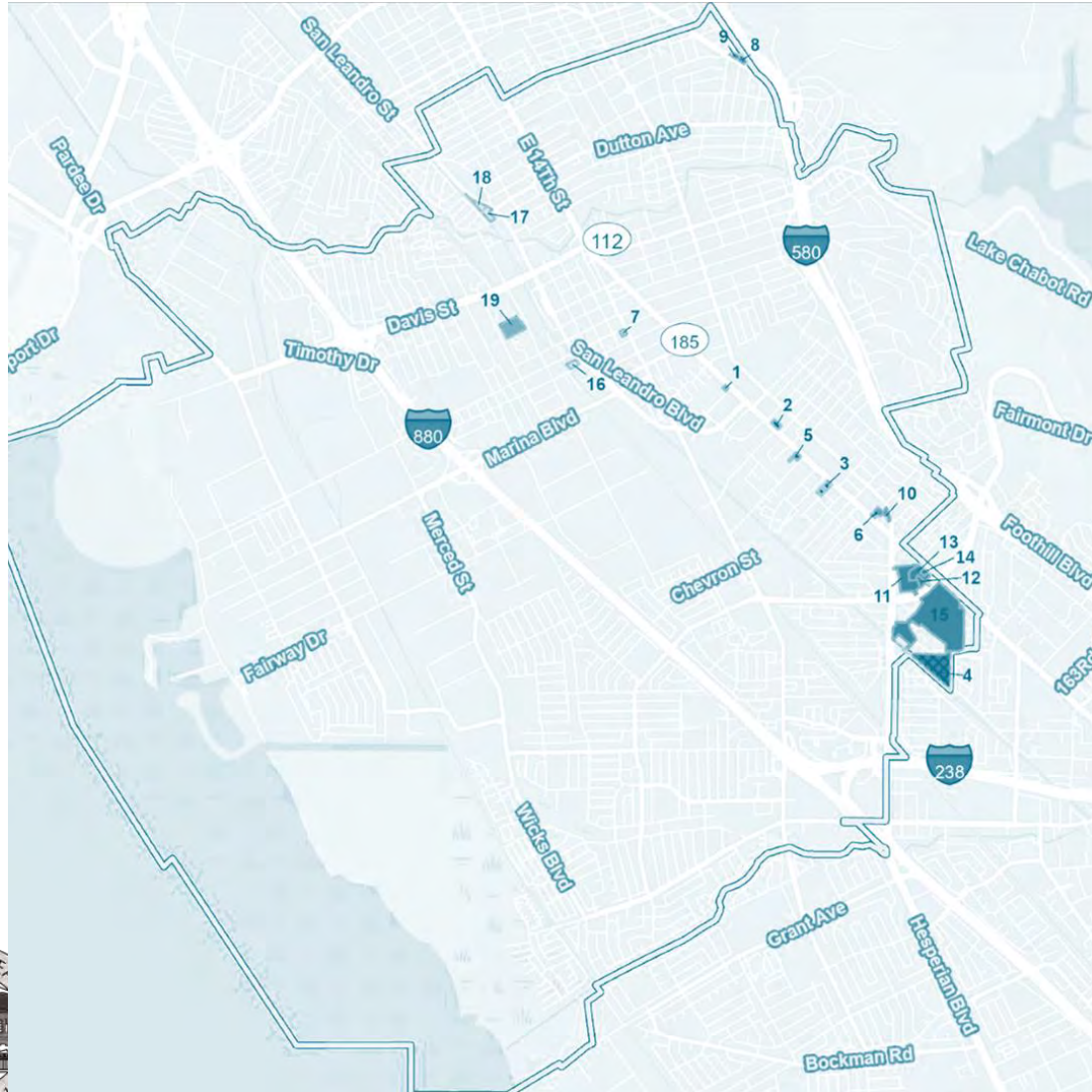


Housing  
Opportunity  
Sites





# Proposed Opportunity Sites to Highlight



# Where Multi-Family is Allowed



# AFFIRMATIVELY FURTHERING FAIR HOUSING

- Chapter 5, Affirmatively Furthering Fair Housing (AFFH), summarizes fair housing issues and concerns in San Leandro
- While there is no one ethnic group that constitutes a majority in the city's population, long-standing historic discrimination in mortgage lending and a predominance of single-family housing development have resulted in disparities in housing resources
- City will prevent or counter geographic discrimination by implementing equitable investment in neighborhoods and housing resources, promoting mixed-income neighborhoods, and supporting housing education and opportunities for low-income, minority, and special needs residents
- City will take actions to:
  - Overcome patterns of segregation
  - Address disparities in housing needs and access to opportunity
  - Foster inclusive communities
  - Include all community stakeholders in policy-making



# New General Plan Environmental Justice (EJ) Element

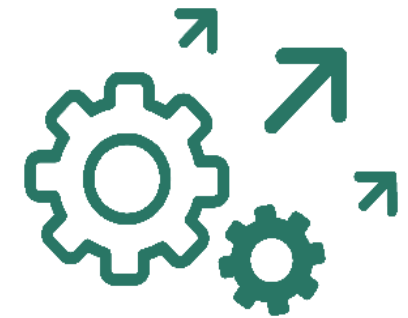
Per **Senate Bill 1000 (2016)**, the City's Environmental Justice Element will define goals and policies for EJ communities in San Leandro to:



**Reduce Unique or  
Compounded Health  
Risks**



**Promote Engagement  
in Public Decision-  
Making**



**Prioritize  
Improvements &  
Programs**

# Environmental Justice Goals

## Pollution Exposure and Air Quality

- Reduce pollution exposure and improve air quality

## Physical Activity and Public Facilities

- Promote physical activity and adequate and equitable access to public facilities

## Food Access

- Promote food access so all people in San Leandro can access nutritionally adequate, culturally appropriate, and affordable food

## Civic Engagement and Investment Prioritization

- Prioritize engagement of people from all backgrounds and direct resources to Environmental Justice communities

## Safe and Sanitary Homes

- Promote safe, healthy, and affordable homes

# LAND USE ELEMENT AND ZONING CODE AMENDMENTS

## **Implement Current Housing Element**

- Establish Housing (H) Overlay District to allow multi-family and mixed-use housing as a permitted use
- Establish minimum densities in RM Districts

## **Amend development standards to facilitate housing and meet RHNA**

- Increase allowable densities in Downtown TOD Land Use Category and Downtown (DA) and South Area (SA) Zoning Districts
- Increase allowable floor area ratios (FAR) for sites in the Corridor Mixed-Use land use category
- Increase maximum height in the DA-2, SA-1, SA-2, SA-3 districts, and eliminate maximum height in the DA-6 District
- Update definitions and development standards for specific housing types, including but not limited to Residential Hotels, Emergency Shelters, Group Housing, and Residential Congregate Care

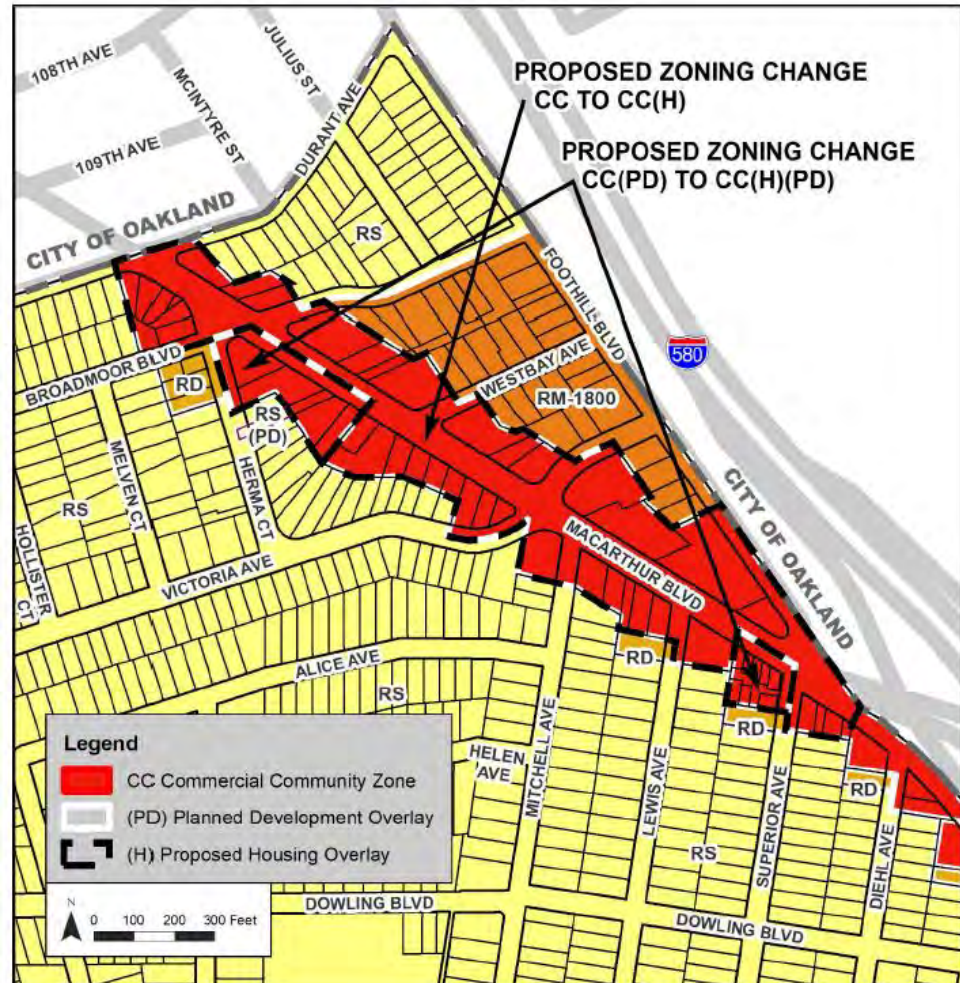
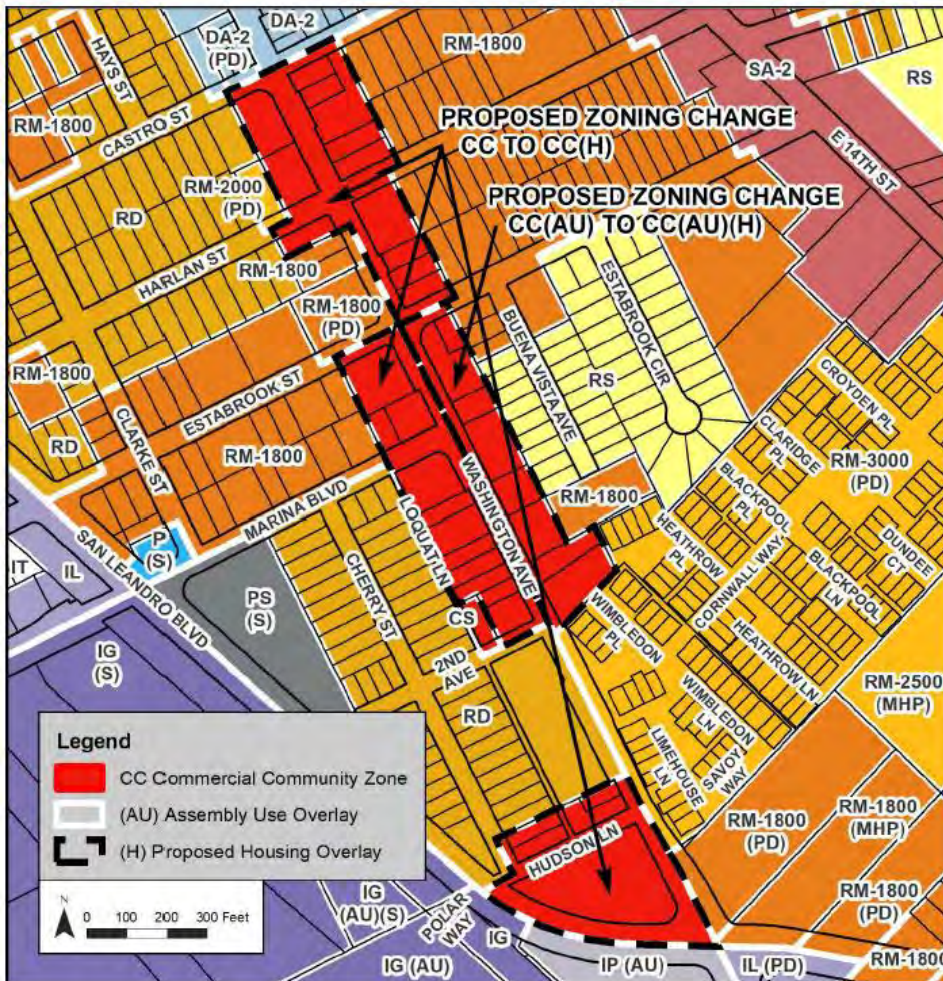
**Related amendments to implement proposed Housing Element actions, comply with State Law, and misc. clean up amendments**





# Zoning Map Amendments

Apply Housing Overlay in the Community Commercial (CC) District on Washington Ave. between Castro St. and San Leandro Blvd. and MacArthur Blvd. between Durant Ave. and Foothill Blvd.



# REVISIONS IN RESPONSE TO COMMENT LETTERS

## **HCD Comments on Draft Housing Element**

- Additional commitments and timelines to specified programs
- Clarification on Emergency Shelter standards and capacity
- Sewer district procedures for granting priority to projects with lower-income units
- Commitment to take appropriate action if pipeline projects are not proceeding
- Additional milestones for Bay Fair BART site or take appropriate action
- Address group homes in residential districts
- Discuss homeless patterns – areas of higher need and proximity to services
- Additional metrics for AFFH programs

## **Zoning Code Revisions in Response to Comments**

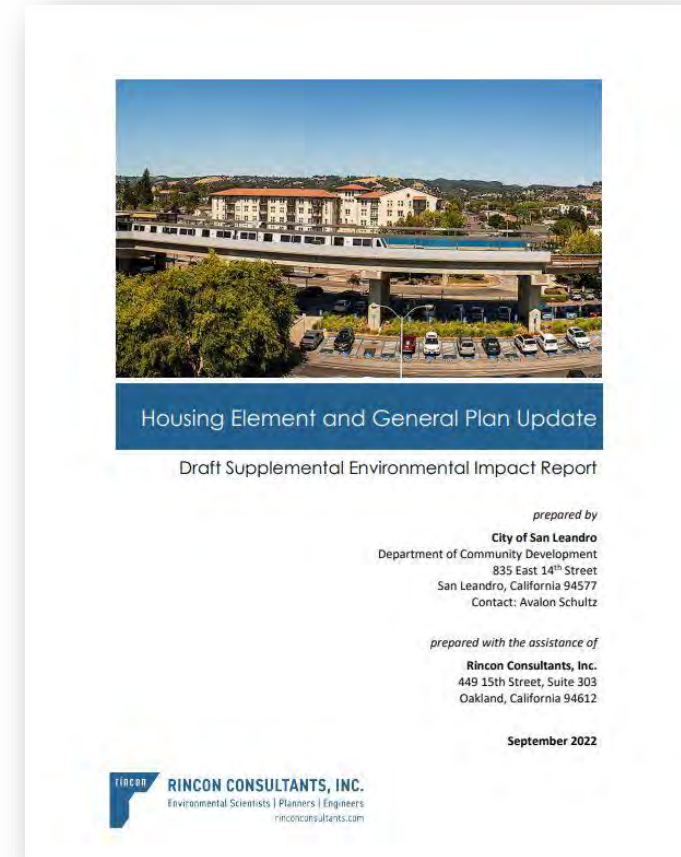
- Maintain reduced/eliminated parking standards near transit
- Amend group housing definition and process in response to HCD feedback



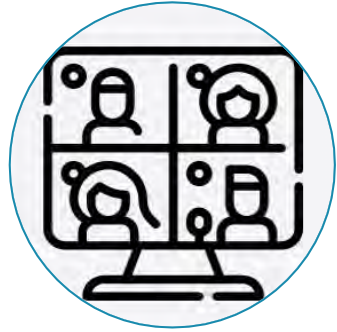


# Environmental Review

- 2035 General Plan adopted and EIR certified in 2016
- City prepared a **Supplemental EIR (SEIR)** to analyze the Project:
- Draft SEIR found **no new significant and unavoidable impacts** associated with the project
  - Three new mitigation measures proposed to comply with the Bay Area Air Quality Management District's (BAAQMD's) updated CEQA guidelines
  - One revised mitigation measure to reduce construction noise/vibration to the extent feasible
- Two alternatives analyzed – No Project and Downtown Emphasis
- 45-Day Comment Period: September 16 - October 31
- Three Comments Received from EBMUD, DTSC, ACTC – clarifications provided in Final EIR along with Responses to Comments and Mitigation Monitoring and Reporting Program (MMRP)



# Community Engagement to date



## Community Workshop Series:

- Oct./Nov. '21: Housing Element Introduction
- Dec. '21: Housing Policies
- Jan. '22: Housing Opportunity Sites & CEQA



## Opportunity Sites Selection:

- Balancing Act tool
- Draft list online



## Project Website, Email Newsletters, and Social Media:

- [www.SLHousingElement.com](http://www.SLHousingElement.com)



## Online Housing Needs Survey:

- English
- Spanish
- Chinese



## Digital and Non-Digital Outreach:

- English
- Spanish
- Chinese



## Stakeholder Interviews & Group Meetings



# Timeline

City Council  
Workshop  
September 13,  
2021

Community  
Workshops on  
Policy  
December 9, 2021

Draft Housing  
Element for  
Public Review  
June/July 2022

HCD official  
comment letter  
November 14, 2022

City Council  
Public Hearing  
December 5, 2022

HCD 90-day Review  
August 16 - November 14, 2022

Introductory  
Community  
Workshops  
October 27 and  
November 6, 2021

Community  
Workshops on  
Sites Inventory  
January 19, 2022

Work Sessions  
on Related  
Amendments  
October 2022

Planning  
Commission  
Public  
Hearing  
November 17,  
2022

2<sup>nd</sup> reading  
December 19, 2022

SEIR 45-Day  
Comment Period  
Sep. 16 - Oct. 31

2021

2022



# RECOMMENDATION

- Staff recommends that the City Council:
  1. Adopt a Resolution adopting and certifying the Supplemental Environmental Impact Report (SEIR) and making all required mitigation and alternatives findings and adopt a Mitigation Monitoring and Reporting Program (MMRP), all in compliance with the requirements of CEQA; and
  2. Adopt a Resolution adopting the 2023-2031 Housing Element Update and related General Plan and Zoning Amendments and authorize the City Manager to make iterative changes to the 2021-2023 Housing Element in response to comments from the California Department of Housing and Community Development (HCD) to support state certification; and
  3. Introduce an Ordinance amending the Zoning Map and Zoning Code.
- The 2nd Reading of the Ordinance for the Zoning Amendments will be held on December 19, 2022.

