



## San Leandro Housing Element Update

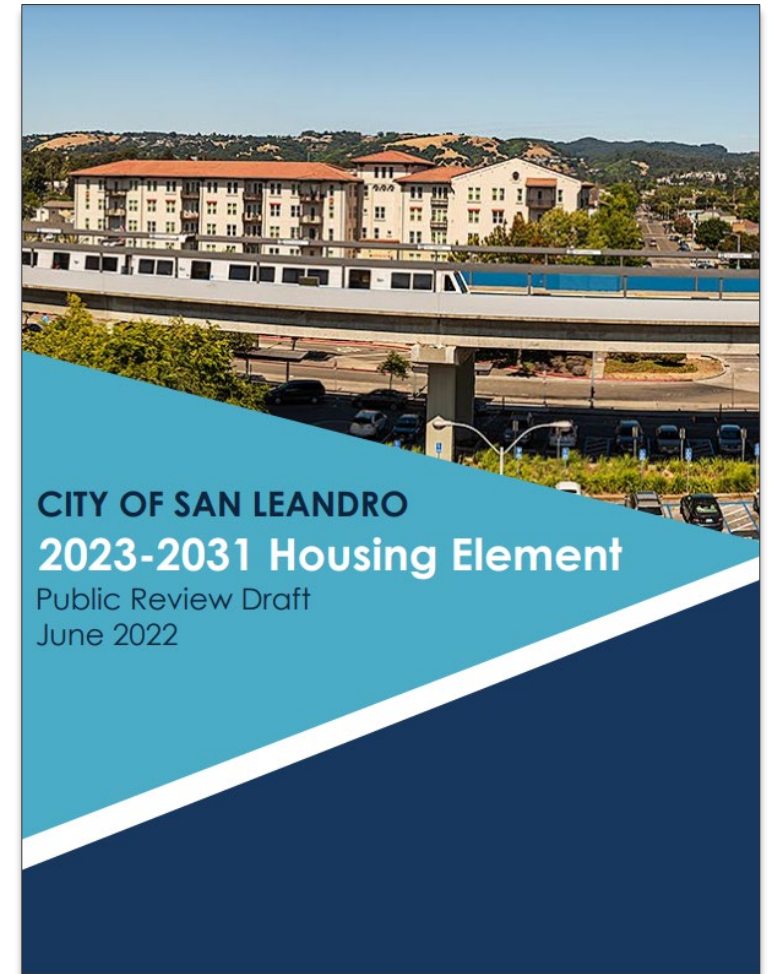
# HOUSING ELEMENT UPDATE

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July 18, 2022  
City Council

# What is the Housing Element?

- Eight-year blueprint for meeting the housing needs of the community from 2023 to 2031
- Coordinated strategy for preserving existing housing stock and advancing opportunities for new housing in a smart and sustainable way that enhances quality of life and equitable access to resources
- Strategy to address housing needs across the economic and social spectrum, reflecting the 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



# 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 NEEDS



**40%**

of households spend more than 30% of their income on housing



**62%**

increase in median home sale price between 2015 and 2021



**44%**

of housing in the City is renter-occupied



**56%**

of housing in the City is owner-occupied



**32%**

of existing homes are multi-family



**66%**

of existing homes are single-family detached



# HOUSING NEEDS



**56%**

of households comprised of families or people related to one another



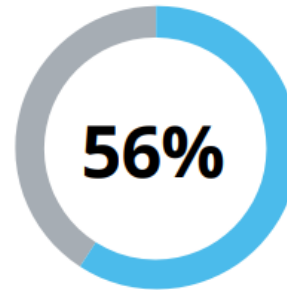
**44%**

of households comprised of non-related roommates or individuals living alone



**2,575**

households were overcrowded or severely overcrowded in 2019



**56%**

of senior-headed households were extremely-, very-, or low-income



**95%**

of the city's housing stock was built prior to 2000.



**2.85**

was the average household size in 2019








# HOUSING NEEDS

**8,880 residents** over the age of five had one or more disabilities.

The City of San Leandro is a diverse community with many residents who have special housing needs. The Housing Element addresses the needs of specific “special needs” groups, including extremely low-income residents, seniors, persons with disabilities, large families, female-headed households with children, and persons experiencing homelessness.

**More than 400 people** were experiencing homelessness in San Leandro in 2022.

	 Tent	 Car/Van	 RV	 Street/ Outside	 Abandoned Building
<b>San Leandro 2022</b>	119 (38%)	86 (28%)	78 (25%)	29 (9%)	0 (0%)



# HOUSING CONSTRAINTS

## Governmental

*Land Use and Zoning*

*Development Standards*

*Planning and Development Fees*

*Processing & Permitting Procedures*

## Non-Governmental

*Housing Market*

*Construction Costs*

*Land Costs*

*Availability of Financing*

## Environmental

*Earthquakes, Landslides, and Wildfire*

*Sea Level Rise*

*Environmental Hazards*

*Infrastructure Constraints*



# REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

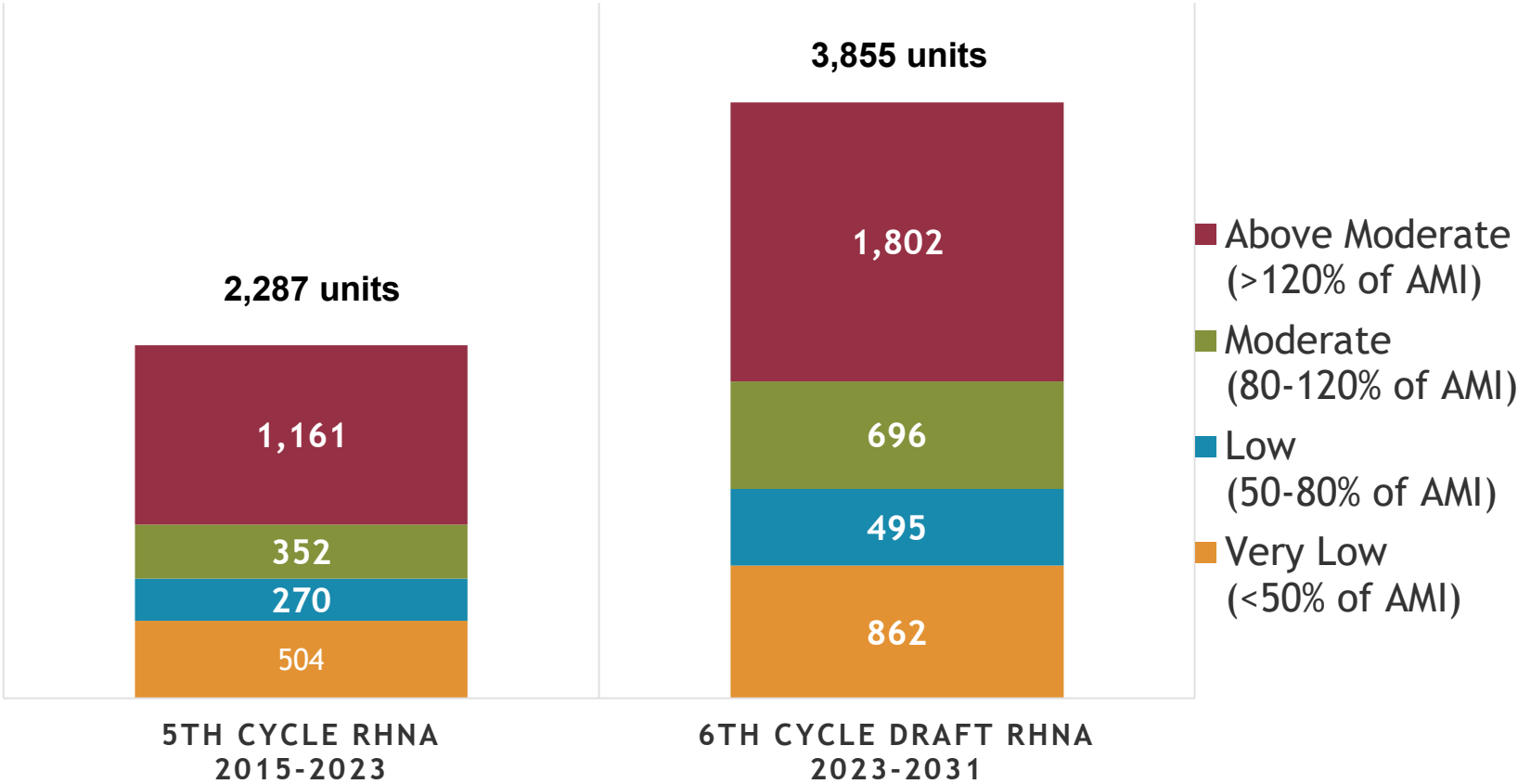
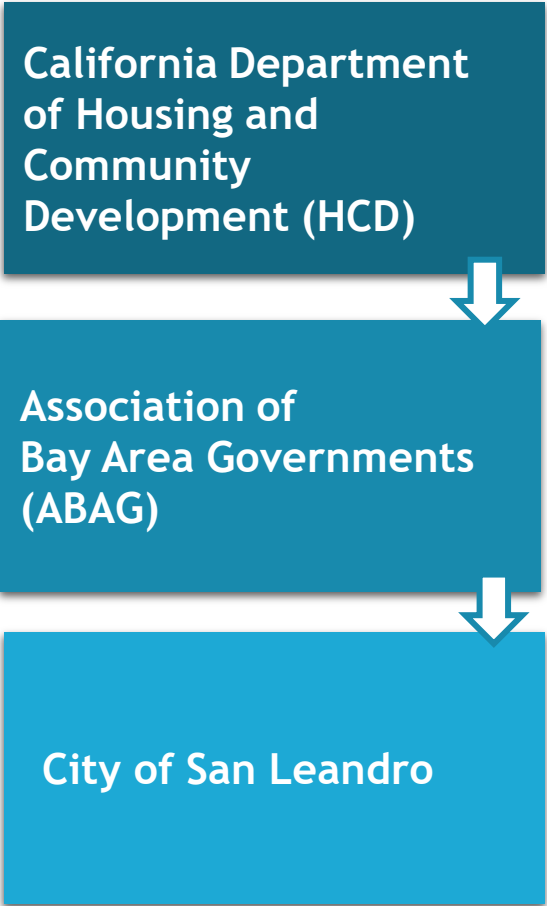
Income Category (Percent of Alameda County Area Median Income [AMI])	Number of Units	Percent of Total Units
Extremely Low Income (15-30% AMI)	431	11.2%
Very Low-Income (30-50% AMI)	431	11.2%
Low Income (50-80% AMI)	495	12.8%
Moderate Income (80-120% AMI)	696	18.1%
Above Moderate Income (>120% AMI)	1,802	46.7%
<b>Total</b>	<b>3,855</b>	<b>100.0%</b>





# 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

- First, we consider:
  - ✓ Planned and approved projects
  - ✓ Accessory Dwelling Units (ADUs)
- Next, we select housing opportunity sites. Preferred sites are 0.5 - 10 acres and have access to:
  - ✓ Transit
  - ✓ Schools and jobs
  - ✓ Amenities such as parks and services
  - ✓ Grocery stores
  - ✓ Infrastructure and utilities



Planned  
and  
Approved  
Projects

ADUs



Housing  
Opportunity  
Sites

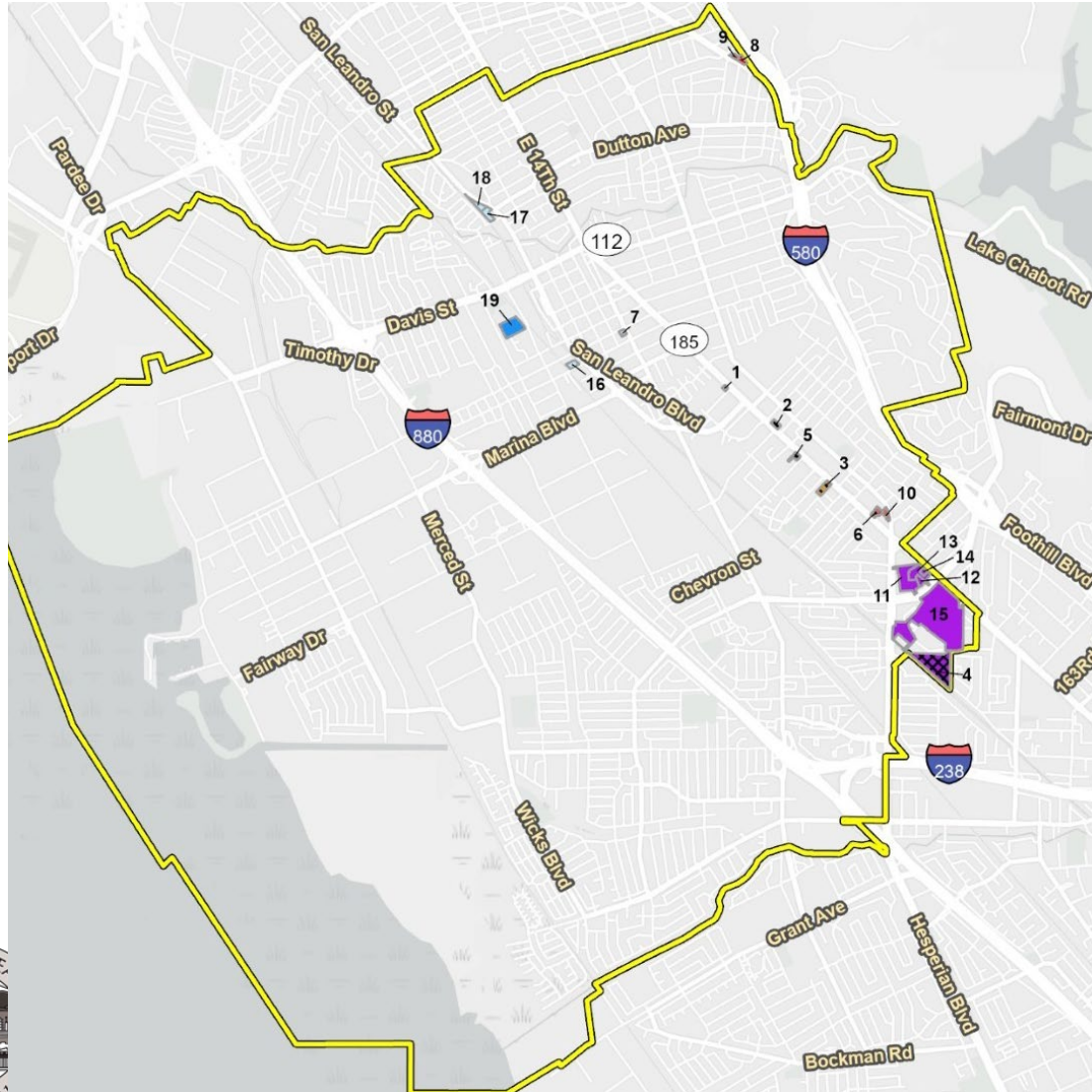


# ADDRESSING THE 2023-2031 RHNA

With Rezoning	Lower	Moderate	Above Moderate	Total
<b>RHNA Allocation</b>	<b>1,357</b>	<b>696</b>	<b>1,802</b>	<b>3,855</b>
Planned and Approved Units	570	30	1,935	2,535
ADUs	153	77	26	256
Opportunity Sites	815	792	1,057	2,664
<b>Total Units</b>	<b>1,538</b>	<b>899</b>	<b>3,018</b>	<b>9,310</b>
Total Unit Surplus	181	203	1,216	5,455
<b>Total % Buffer</b>	<b>13%</b>	<b>29%</b>	<b>67%</b>	<b>142%</b>



# Proposed Opportunity Sites to Highlight



# Where Multi-Family is Allowed



# AFFIRMATIVELY FURTHERING FAIR HOUSING

- 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
- Chapter 5, Affirmatively Furthering Fair Housing (AFFH), summarizes fair housing issues and concerns in San Leandro based on findings of 2020 Alameda County Regional Analysis of Impediments to Fair Housing Choice (AI) and additional research conducted as part of Housing Element update:
  - Outreach Capacity and Enforcement
  - Replacing Segregated Living Patterns with Integrated and Balanced Living Patterns
  - Significant Disparities in Housing Needs and Access to Opportunity



# 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**



# HOUSING PLAN - PROGRAMS

1. Residential Rehabilitation
2. Safe and Sanitary Housing
3. Preservation of At-Risk Housing
4. Mobile Home Preservation
5. Maintain Adequate Sites to Meet the RHNA
6. Data-Informed Tools for Increased Housing Development
7. Support New Moderate-Income and Workforce Housing
8. Facilitate Infill Development with an Emphasis on Transit-Oriented Development
9. Tenant Protections and Support



Support Production of Regulated Affordable Housing for All Income Levels and Special Needs

11. Support Homeownership Opportunities
12. Update Inclusionary Housing Ordinance
13. Incentivize and Track the Development of Accessory Dwelling Units
14. Remove Barriers to Housing by Updating Development Standards and Development Review Process
15. Housing for Special Needs Populations
16. Homelessness Prevention and Housing
17. Fair Housing Services
18. Affirmatively Furthering Fair Housing
19. Energy-Efficient Buildings

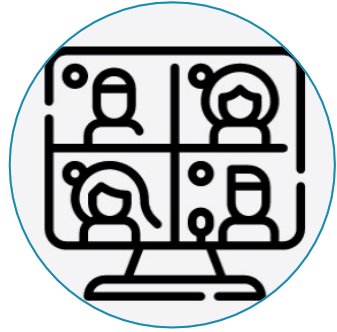
# ZONING CODE AMENDMENTS

- Update Zoning Code to implement *current* Housing Element and address updates in State Law
- Allow for a variety of housing types and reduce barriers to housing production:
  - Micro units
  - Co-living
  - Mobile homes
  - Amend Planned Development (PD) minimum thresholds to allow flexibility
  - Increase Floor Area Ratio (FAR) and Densities in key locations to accommodate mid-rise housing





# 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



# NEXT STEPS AND RECOMMENDATION

- Comments on public review draft due *July 27, 2022*
- Use comment form at [slhousingelement.com](https://slhousingelement.com) or email [housingelement@sanleandro.org](mailto:housingelement@sanleandro.org)
- Staff will update the draft after comment period closes and recommends Council authorize advancing draft Housing Element to HCD for required 90-day review



# HOUSING ELEMENT TIMELINE



2021

2022

# QUESTIONS





## San Leandro Housing Element Update

# CONTACT US

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