



SAN LEANDRO GENERAL PLAN UPDATE 2015-2023 HOUSING ELEMENT

January 20, 2015

SAN LEANDRO CITY COUNCIL

City Council Goals



- Advance projects and programs promoting sustainable economic development, including transforming San Leandro into a center for innovation
- Maintain and enhance San Leandro's infrastructure
- Support and implement programs, activities and strengthen communication that enhances the quality of life and wellness, celebrates the arts and diversity and promotes civic pride

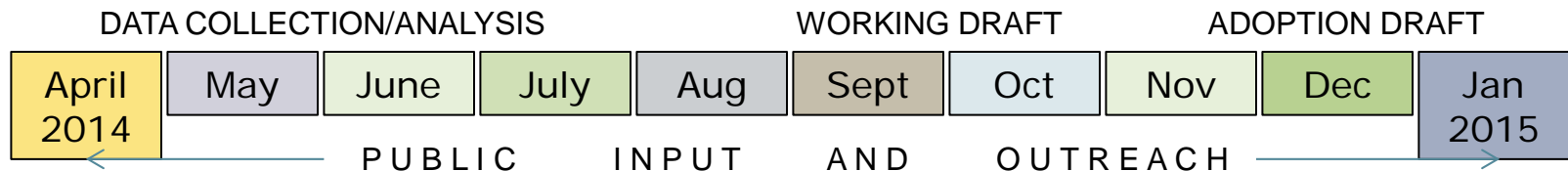
Context for Housing Element

- Required element of every local General Plan
- Expresses City policies for housing conservation, housing production, and affordable housing
- Covers an 8-year planning period
- Contents of the element are set by State Government Code
- Subject to certification by State Housing & Community Development (HCD); due 1/31/15

Regional Housing Needs Allocation

- Housing Element must demonstrate each city's ability to accommodate its "fair share" of the region's housing needs
- San Leandro's "fair share" is 2,287 units
 - ▣ *504 very low income units*
 - ▣ *270 low income units*
 - ▣ *352 moderate income units*
 - ▣ *1,161 above moderate income units*
- Cities must zone a sufficient amount of land for the RHNA
- Cities must adopt policies and programs that facilitate housing for all income groups

Housing Element Update Process



Data Collection Tasks:

- Update Needs Assessment
- Update Sites Inventory
- Update Constraints Analysis

Policy Tasks:

- Evaluate Prior Element
- Meet with Stakeholders and Residents
- Draft and Vet New Policies and Programs
- Produce Working Draft

Adoption Tasks:

- PC/CC Study Sessions
- HCD First Review
- HCD Addendum
- Prepare Adoption Draft
- CEQA
- **Adoption Hearings**

Community Outreach and Input

- Planning Commission Study Sessions
- City Council Study Sessions
- Briefings to other Boards and Commissions
- Community Meeting
- Neighborhood Meetings
- Website and Virtual City Hall
- Stakeholder Roundtable
- Stakeholder Interviews
- Public Hearings

Summary of Document

1. Introduction
2. Evaluation of 2007-2014 Element
3. Needs Assessment
4. Site Inventory
5. Constraints Analysis
6. Goals, Policies, and Actions
7. Implementation Program

Goal 1: Housing Production

- Continue efforts to attract new multi-family housing Downtown and in BART Station area
- Expand housing opportunities at Bay Fair BART
- Consider new opportunities at the San Leandro Shoreline
- Pursue new funding sources and grants
- Prepare a nexus study to revisit Inclusionary Zoning in lieu fee and evaluate possible impact fees
- Aggressively market local housing opportunities and assess market strengths and weaknesses (roundtables, developer forums, etc.)

Goal 2: Housing Administration

- Maintain the Housing Division
- Prepare an Annual Report on Housing Element implementation
- Monitor balance between market-rate and affordable
- Continue to improve operational efficiency
- Advocate for housing at the regional and state levels
- Develop policy to use “boomerang” funds (former redevelopment dollars) for affordable housing
- Collaborate with Oakland and Alameda County

Goal 3: Home Ownership

- Create opportunities for San Leandro renters to purchase homes
- Seek to restore first time homebuyer loan program
- Participate in County Mortgage Credit Certificate program
- Support first time homebuyer counseling and post purchase counseling
- Work to reduce foreclosures

Goal 4: Housing Conservation

- Maintain home repair grant programs
- Seek to restore funding for home repair loans
- Support apartment rehab with HOME, CDBG, housing tax credits, and other public sources
- Develop a soft-story apartment retrofit program
- Maintain the Rent Review Board
- Monitor and reduce displacement due to rising rents
- Conserve mobile home parks
- Promote shared housing and second units

Goal 5:

Healthy Homes/ Sustainable Neighborhoods

- Reduce energy costs through efficiency, conservation, and renewable energy
- Support green building
- Implement climate action measures
- Collaborate with Alameda County on Healthy Homes Initiatives to address public health concerns in San Leandro homes and neighborhoods
- Support neighborhood improvements which result in a more walkable, safer, healthier city

Goal 6: Special Needs Populations

- Expand senior housing opportunities
- Promote accessible housing and barrier-free design
- Create additional housing opportunities for large working families
- Continue programs to assist extremely low income households
- Support “EveryOne Home” and other programs and initiatives to end homelessness, including homeless task force
- Pair housing with supportive services
- Maintain multi-lingual staff capacity

Goal 7: Elimination of Constraints

- Ensure that zoning supports multi-family housing construction
- Create standards for “micro” units
- Consider additional density in single family neighborhoods without changing neighborhood context (lot splits, etc.)
- Maintain/ develop parking standards that support transit oriented development
- Minimize permitting costs and processing time delays
- Develop additional design guidelines for multi-family housing
- Improve infrastructure and services to keep pace with growth

Goal 8: Fair Housing

- Enforce federal fair housing and anti-discrimination laws
- Provide information and referral services to assist individuals and families in accessing housing
- Provide multi-lingual outreach materials
- Promote education and public awareness of fair housing laws

HCD Review

- City submitted “Working Draft” to HCD on October 9, following Planning Commission and City Council hearings
- HCD provided comments verbally on October 28
 - ▣ *clarify second unit standards*
 - ▣ *define “family” and “transitional and supportive housing” per State law*
 - ▣ *clarify adequacy of water and sewer for future housing development*
 - ▣ *clarify status of multifamily design guidelines*
 - ▣ *describe methods to track housing displacement*
- City prepared addendum on November 7 with changes
- HCD provided City with pre-certification letter on December 1 indicating changes were acceptable and draft was compliant

Planning Commission Hearing: 12/18/14

- Planning Commission convened a public hearing on the Element on December 18
- Commission expressed support for a “rental housing inspection program” feasibility study
- Commission passed two resolutions recommending:
 - ▣ *Council adoption of the Negative Declaration*
 - ▣ *Council adoption of the Housing Element*

CEQA Review

- Housing Element is considered a “project” under CEQA
- Initial Study explores potential environmental impacts of adopting various policies and programs
- Impacts are “less than significant” because no rezoning or General Plan Map changes are proposed, and no specific projects are being proposed
- Initial Study circulated November 18 - December 17
- Negative Declaration to be adopted concurrently with Housing Element

Recommended City Council Action

- Adopt a Negative Declaration for the Housing Element

- Adopt the 2015-2023 Housing Element



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