

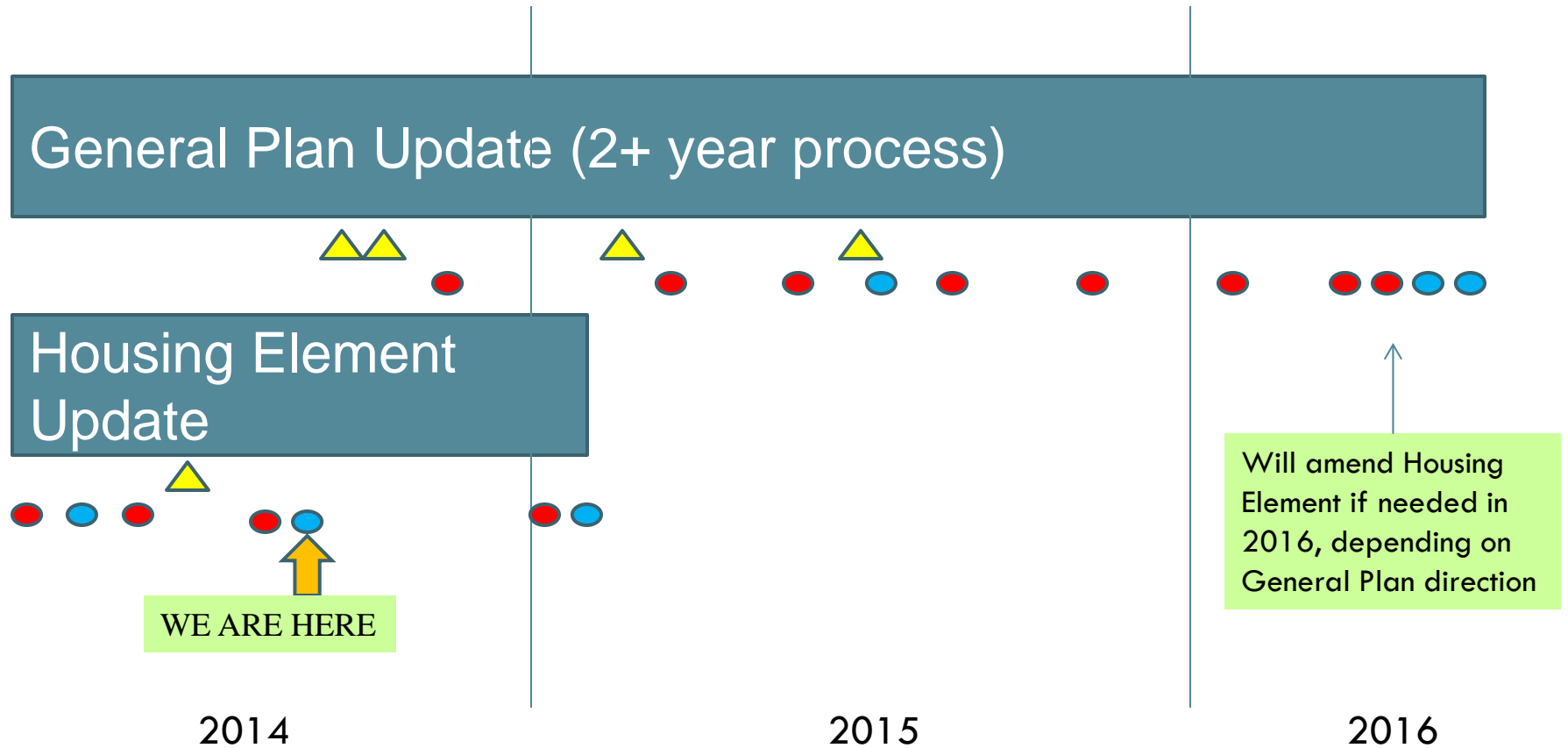





# SAN LEANDRO GENERAL PLAN UPDATE 2015-2023 HOUSING ELEMENT

Oct 6, 2014

## SAN LEANDRO CITY COUNCIL

# Two Processes



-  *Community Meeting*
-  *Planning Commission Study Session or Hearing*
-  *City Council Study Session or Hearing*

# What is the Housing Element?

- Required element of every local General Plan
- Expresses City policies for housing conservation, housing production, and affordable housing
- Contents established by State law—many prescriptive statutory requirements
- Covers an 8-year planning period; due 1/31/15
- Subject to certification by State HCD
- Failure to comply can lead to loss of eligibility for funds and legal vulnerability

# Regional Housing Needs Allocation

City must demonstrate capacity for 2,287 housing units between 2015 and 2023, including:

- **504** very low income units
- **270** low income units
- **352** moderate income units
- **1,161** above moderate income units

**278 units** have been approved and are scheduled to come on line during this time period. The City may receive “credit” for these units, leaving a balance of 2,009 units.

# Housing Element Process

- **March 2014: Project Started**
  - Data collection
  - Community Input
  - Revisions to policies, actions
- **Sept-Oct: “Working Draft”**
  - PC and CC study sessions
  - 60-day HCD Review
  - Revise to reflect input
- **Dec: “Adoption Draft”**
  - PC and CC hearings
  - Resubmit to HCD for certification

## Public Meetings thus far:

- **May 8 Planning Commission**
- **June 5 BZA Study Session**
- **June 16 City Council**
- **July 1 Stakeholder Roundtable**
- **July 10 Planning Commission**
- **July 29 Rent Review Board**
- **July 30 Community Meeting**
- **Sept 10 Human Services Comm**
- **Sept 11 Planning Commission**
- **Misc. neighborhood meetings**

# Recap of Chapters

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1. Introduction
2. Evaluation of Prior Element
3. Needs Assessment
4. Sites Evaluation
5. Constraints Analysis
6. Goals, Policies, and Actions
7. Implementation Program
8. Appendices

# Global Changes

- References to Redevelopment removed
- Programs completed (or defunded) since 2010 deleted
- Objectives changed to reflect higher RHNA and decreased funding
- New programs added in response to community input, Commission input, and findings of Chapters 2-5

# Major Program Changes

- Add Bay Fair TOD study and Shoreline Development Plan
- Add nexus study for affordable housing impact fee
- Add stronger support for new market rate housing—  
roundtables, tours, and developer forums
- Review feasibility of using future boomerang funds, former  
redevelopment dollars, for housing (currently 29% to Housing)
- Seek new funding sources to restore programs cut after  
redevelopment funding was lost (first time homebuyers, etc.)
- Add rental housing inspection program feasibility study
- Add “healthy homes” initiative
- Add public health as neighborhood design consideration



# Major additions/ deletions

- Support for low income housing tax credit use
- Explore the inclusion of third party utility charges as rent increase
- Monitor displacement and risks to lower income tenants
- Create homeless task force
- Delete certain provisions in 2010 Element relating to increasing zoning densities on E. 14<sup>th</sup> St. in the North Area
- Delete action in 2010 Element to allow SROs in more zones
- Add regulations for “micro” units
- Add study of zoning amendments for lot splits, additional homes on existing lots

# Planning Commission Input

- Provide clearer direction in several vague policies and clarify intent of words such as “encourage” and “assist”
- Add information on new State funding sources, such as Veteran’s Housing and Cap and Trade funds, for affordable housing.
- Encourage short-term (Airbnb type) rentals in which an individual room in a home is rented (to supplement income)
- Add a program to assess the vulnerability of soft-story apartments and look at ways to mitigate soft-story hazards
- Add a program to monitor the balance between “market rate” and “affordable” housing production in the city

# Next Steps

- 60-day HCD Review and CEQA compliance
- Additional hearings and adopt by January 31, 2015

## **Continued public participation through:**

- Neighborhood meetings and direct communication
- General Plan Community Meetings (Oct 23, 28)
- Stakeholder meetings (one-on-one)
- Website ([www.sanleandro2035.org](http://www.sanleandro2035.org)) and Virtual City Hall
- Written (emailed) comments on Draft
- Planning Commission (Dec 2014) and City Council (Jan 2015)  
Public hearings to adopt the Housing Element



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