

**ATTACHMENT “B”**

**Supplemental Changes to Working Draft Housing Element to Reflect Input from San Leandro Planning Commission**

ID #	Comment from Commission	Proposed Edit
Action 53.03-A	Edit the action on applications for grant funding to acknowledge several pending funding sources, including the Prop 41 funds (Veterans Housing and Homelessness Prevention Bill—NOFA coming out soon, funded by cap and trade) and the TOD Infrastructure Infill Design funds.	Continue to pursue all available funding for affordable housing construction, including annual applications for federal CDBG and HOME funds, <u>and applications for state funds through the Department of Housing and Community Development.</u> <i>The City will continue to participate as a member of the Alameda County HOME Consortium in applications for federal funds. The City will also continue to explore alternatives to make up for the revenue lost when the Redevelopment Agency was eliminated. <u>Among the new state funding sources to be explored are the Proposition 41 funds to acquire, construct, rehabilitate and preserve affordable housing for veterans and their families. Approximately \$545 million in Prop funds will be available statewide in the next seven years. The City will also explore funding to facilitate new housing development through HCD’s Infill Infrastructure Grant Program and its TOD Housing Program. Based on a 2014 Senate Budget Review Committee proposal, approximately 20 percent of the funds collected through the State’s cap-and-trade program may be earmarked for affordable housing in transit-oriented development.</u></i>
Action 53.05-B	The TOD strategy estimate of housing capacity for Town Hall Square was high and assumed all parcels could be acquired. Since a lower number was used for the Housing Site Inventory, we should make note of that.	Edit the last sentence as follows: <i>The Downtown TOD strategy identified this site as having the potential for as many as 148 housing units, with ancillary ground floor commercial uses. <u>The site inventory in Appendix A uses a lower buildout estimate (89 units), recognizing that this site requires lot consolidation and that not all parcels may be available for reuse.</u></i>
Policy 53.11	Provide more explicit direction on what we mean when we say “recognize the potential for...” (foreign investment, etc.) Note that we should also seek funding, etc.	<del>Recognize the potential for the private sector, including foreign investors, to assist in underwriting local affordable housing and accelerating market rate housing production in the city.</del> <u>Actively seek additional investment from the private sector, including foreign investors, to develop market rate and affordable housing in the city. Monitor opportunities to solicit investment and pursue such opportunities when they are identified.</u>

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Action 54.01-B	The City needs a metric to determine if the desired balance between affordable and market rate housing is being achieved. Lately it seems the City is building only affordable units, and is actually losing existing market rate units as they are rehabbed and converted to affordable units.	Add new action: <b><u>Action 54.01-B: Monitoring Housing Production</u></b> <u>As a component of the Annual Report, include data on the balance between market rate and affordable housing production in San Leandro. Use this data to shape the City’s housing and economic development programs, and to identify funding priorities.</u> During the last seven years, San Leandro gained more than 1,000 housing units for low and very income households through new construction and the conversion of market-rate rental apartments to affordable apartments. Fewer than 120 new market-rate units were added during this period. While there is an urgent need for affordable housing, there is also a need for moderate and above moderate income housing. Maintaining a balance is an important part of the City’s vision. This action would result in a new heading added to the City’s Housing Element annual progress report which assesses the balance between market rate and affordable housing as one factor in setting priorities and allocating the housing program budget for the coming years.
Policy 55.04	Clarify that we mean by “Encourage” when we talk about the rent to buy program.	Encourage property managers and absentee owners of San Leandro single family homes to offer “rent with the option to buy” programs for local families <u>when they apply for permits, pay business taxes, or have other interactions with the City.</u> <u>This could create additional opportunities for renters to become homeowners.</u>
Action 56.01-C	Action relates to rental units, but appears under the policy for owner-occupied units	Re-label this as Action 56.02-B
Action 56.02-C	Add an action to retrofit soft-story apartment buildings	Add new Action 56.02-C: <b><u>Action 56.02-C: Soft-Story Retrofit Program</u></b> <u>Explore the feasibility of a formal program to retrofit soft-story multi-family buildings in San Leandro, thereby protecting an important and potentially vulnerable component of the City’s housing supply. While the City has programs to retrofit unreinforced masonry buildings and wood frame homes, it does not have a program to retrofit soft-story buildings. Such buildings are typically two to three stories tall, with ground floor car ports and other ground floor openings that require additional stability to withstand a major earthquake. Some cities have provided programs requiring the installation of shear walls and other improvements to reduce the risk of collapse. The 2002 General Plan estimated that San Leandro had 350 soft-story buildings. This program would evaluate the current level of risk and the options for a program to retrofit these structures. (See also Action 29.02-C in the Environmental Hazards Element of the 2015 San Leandro General Plan)</u>

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Policy 56.03	Clarify how this policy would apply to moderate and above moderate income households	Ensure that the City’s apartment rehabilitation program includes relocation provisions for displaced tenants, and measures which give <u>qualifying lower-income</u> former tenants preference when the rehabilitated units are re-occupied.
Action 56.06-A	Last sentence: clarify if this means that impacted tenants must be given financial assistance for relocation.	In the event that protection of the units is infeasible, ensure that impacted tenants are provided with resources for relocation, <u>to the extent required by the state and federal laws associated with the expiring loan or subsidy program.</u> <del>if needed.</del>
Policy 56.10	Edit to reflect the opportunity for people to rent rooms for short-term stays, thereby creating extra income so housing becomes more affordable	Support programs that encourage the more efficient use of existing single family homes, for instance roommate matching and shared housing programs. <u>This could also include opportunities for local homeowners to rent out rooms in their homes for short-term stays, thereby providing an extra source of income which makes their own housing more affordable.</u>
Action 59.02-A	The Element should more strongly support the use of shared parking as a way to reduce the need for on-site parking at current ratios.	Edit the fourth bullet as follows: <ul style="list-style-type: none"> <li>• Provide greater incentives and provisions for shared parking for mixed use projects and projects in transit-oriented development areas. <i>(see the Transportation Element of the General Plan for additional policies and actions on parking.)</i></li> </ul>