

CHAPTER  
9

# HOUSING

The San Leandro City Council adopted the Housing Element of the General Plan in April, 2010. The adopted Element is a separate 150-page report that is not contained within this binder. This chapter has been prepared to summarize the data and analysis in the adopted Element and excerpt its goals, policies, and action programs. Users of this General Plan should consult the full text of the Housing Element for a more detailed discussion of housing needs, opportunities, and issues in San Leandro.

## A. INTRODUCTION

The purpose of the Housing Element is to ensure that a decent, safe, affordable supply of housing is provided for current and future San Leandro residents. The Element strives to conserve the City's existing housing stock while providing opportunities for new housing for a variety of income groups.

The shortage of affordable housing is a persistent challenge facing the Bay Area. Despite the 2007-2010 economic recession, the region's housing costs are still the highest in the nation. Thousands of San Leandro residents have trouble finding suitable housing in the city or face economic hardship because of high housing costs. Even with significant price declines since 2006, new market rate housing continues to be affordable to just a fraction of the city's population. The Housing Element provides a strategy for producing a more balanced housing stock—and for supplementing market rate housing with housing that is affordable to more of the city's population.

San Leandro needs affordable housing to survive as a healthy city. It needs housing for its workforce,

which is expected to grow by the thousands as older commercial and industrial sites are redeveloped. It needs housing for its seniors and others with limited mobility and fixed incomes. It needs housing for its teachers, its police and fire personnel, its nurses and child care workers, and others who cannot find adequate shelter in the local marketplace. It needs housing for families, some of whom are living in small apartments or overcrowded quarters. It needs housing for those at risk of homelessness and those who are already homeless.

The Housing Element addresses these needs through policies and action programs. This chapter is the only element of the General Plan that is subject to review and certification by the State of California. It is also the only element prepared according to a schedule that is set by the State, typically following a seven-year time cycle. The previous Housing Element covered the period from 1999 to 2006. This Element covers a period that extends from 2007 to 2014, with an emphasis on 2010-2014. Even after 2014, however, the policies in this Element will continue to apply until otherwise amended.

State law requires the Housing Element to show that the City can accommodate its “fair share” of the region’s housing needs during a given time period. The determination of each city and county’s fair share is made by the Association of Bay Area Governments (ABAG) on a cyclical basis.

San Leandro’s assignment for the period from 2007 to 2014 is 1,630 units. This is nearly double the 870 units that had been assigned to the city for the 1999-2006 period. The City’s 2007-2014 assignment includes 368 very low income units, 228 low income units, 277 moderate income units, and 757 above moderate income units. The City is not required to develop these units on its own. Rather, it must identify sites where the public, private, and non-profit sectors may develop them, and it must implement programs which facilitate their construction.

The City undertook a community outreach process in 2008 and 2009 to complete the Housing Element Update. This included City Council work sessions, stakeholder interviews and focus groups, a project website, printed brochures and multi-lingual publications, briefings to City commissions and neighborhood groups, and three large community workshops. Public input also was received at hearings before the Planning Commission and City Council.

## **B. REVIEW OF THE 2002 HOUSING ELEMENT**

One of the required parts of the Housing Element is an assessment of how well the City did in implementing its prior (1999-2006) Element. The assessment is used to determine where new policies and programs may be needed to better meet today’s challenges.

Between 1999 and 2006, more than 1,200 new housing units were constructed in San Leandro, including over 270 affordable units. At the same time, the City facilitated the creation of affordable units through its apartment rehabilitation activities and provided assistance to dozens of low and moderate income homeowners through its housing repair and first time homebuyer programs. During 1999-2006, the City completed many of the housing initiatives identified in the prior Housing Element including a new density bonus ordinance, a new inclusionary zoning ordinance, mixed use zoning on the southern part of East 14<sup>th</sup> Street and in the BART Station area, and an update of the zoning ordinance to remove potential constraints to affordable housing production.

The City’s commitment to producing and conserving affordable housing was measurably increased after adoption of the last Housing Element. Between 2002 and 2008, the City provided rehabilitation assistance to 140 homeowners through the minor home repair program and 46 homeowners through the owner-assisted rehabilitation program. It provided first-time Homebuyers Assistance to 38 households and facilitated counseling for many first-time buyers. The City of San Leandro financed rehabilitation of the 46-unit Surf Apartments, with about half of the refurbished units reserved for low and very low income households.

The City also provided financing assistance to the Mission Bell Apartments, resulting in the preservation of existing affordable units and dedication of five new units. San Leandro also facilitated the conversion of the Willows Apartments to condominiums, providing affordable ownership opportunities for 120 moderate income households. It also began implementation of the County's "Everyone Home" program to end homelessness.

Despite the advances in housing policy, the City did not meet its full RHNA target for 1999-2006. Production of above moderate income units was more than double the identified need, but production of low and very low income units was only 7 percent and 53 percent of identified need, respectively. Most of the above moderate income housing development was in Heron Bay (423 units) and Cherrywood (354 units), both single family/townhome subdivisions.

Major affordable housing developments included Broadmoor Plaza (60 units of senior housing) and Fuller Gardens (16 units for developmentally disabled adults). Some of the market rate developments included set-aside units for low and moderate income households. During 1999-2006, the City also laid the groundwork for affordable housing that was subsequently built in 2007-2010, including Casa Verde (67 units for very low income) and Estabrook (51 units for low income seniors).

Many of the policies in the prior Housing Element continue to be relevant. The City continues to work proactively with non-profit developers to pursue loans and grants for affordable housing. It continues to use state and federal funds to leverage investment in affordable housing. It continues to encourage condominium and market-rate rental apartment development as a way of meeting moderate income housing needs. It continues to maintain rent review procedures, encourage second units, promote energy conservation and weatherization to reduce utility bills, increase utilization of Section 8 vouchers, and expand housing provisions for persons with special needs. The City also continues to remove regulatory constraints to affordable housing development, use redevelopment set-aside funds for affordable housing, and promote fair housing practices.

The complete Housing Element document presents a program-by-program summary of the achievements made between 1999 and 2006. The analysis indicates which programs remain relevant and should be carried forward, and which programs have been accomplished and should be deleted. It also identifies potential new programs based on emerging issues.

**Table 9-1 Indicators of San Leandro's Changing Housing Needs**

	1990	2000 (*)
Population 19 and under	14,261	19,364
Population 75 and over	5,165	6,143
Single mothers with children under 18	1,719	1,828
Average household size	2.33	2.57
Percent of residents speaking a language other than English at home	24.2%	38.8%
Percent of households who are renters	41.4%	39.4%
Percent of households paying more than 30% of their income for housing		
Owners	22.7%	27.8%
Renters	40.1%	38.3%
Number of households with 5 or more residents	2,216	3,634
Number of housing units meeting the census definition of overcrowding	1,475	3,673

\* At the time of this publication, 2010 Census data was not yet available. Intercensal data is available through the American Community Survey but it has limited reliability due to the small sample size.

Source: U.S. Census, 1990, 2000

	1990	2006-09
Median household income (1990 v 2006)	\$35,851	\$60,959
Affordable monthly housing cost for a household earning median income (1990 v 2006)	\$896	\$1,524
Median contract rent (1990 v Aug 2008)	\$608	\$1,272
Median home value (1990 v June 2008)	\$193,500	\$390,000
Price of an "affordable" home for a family earning median income	\$138,000	\$235,000
Household income needed to purchase the median priced home	\$58,760	\$97,200
Number of single family housing units (1990 v 2009)	19,572	21,562
Number of multi-family (2+) housing units	9,750	9,509
Vacancy Rate (1990 v 2006)	3.5%	2.7%

\* Figures for 2006-2009 are drawn from a variety of data sources. Row title indicates the specific timeframe for the data in each case. The full Housing Element should be consulted for further detail.

Source: US Census, 1990  
City of San Leandro, 2008

**C. NEEDS ASSESSMENT**

San Leandro experienced significant demographic shifts during the 1990s, continuing into the early 2000s. Despite a slowdown in population growth after 2002, the City's population has continued to become more diverse. Among the most compelling changes is the increasing number of foreign born households in the city—from 17 percent in 1990 to

an estimated 32 percent in 2006. Population data suggests a growing demand for senior housing and programs to help lower income seniors with home maintenance. The data also suggests a growing need for housing for large and/or extended families, housing assistance for immigrant families, and improved opportunities for young adults who have limited housing choices in the City.



Between 1998 and 2006, housing costs in San Leandro increased at a much faster rate than household income. The median price of a San Leandro home rose from \$184,500 to \$575,000. Prices began declining in late 2006 and continued to tumble in 2007 and 2008, dropping to \$319,000 by January 2009. While the drop has made home ownership possible again for many who had been priced out of the market, it has also created hardships for those who purchased homes during the boom period. Since 2009, the City has seen increased rates of foreclosure and a tighter lending market. About one-third of the city's homeowners are still paying more than 35 percent of their incomes on housing.

Apartment rents have been less volatile since 2002, and have increased at a slower rate than household income. Nonetheless, an estimated 47 percent of the city's renters pay more than 30 percent of their

incomes on housing. The incidence of overpayment is highest for lower income renters. As of 2006, an estimated 85 percent paid more than 30 percent of their incomes on housing. With median advertised rents over \$1,200, lower income households may find it difficult to locate suitable housing in the city.

Although San Leandro has experienced a net decrease in jobs since 2005 and today faces an unemployment rate of over 10 percent, the city is projecting moderate job growth during the coming years. Many new jobs, such as those in the retail and service sectors, will not provide the necessary income to cover housing costs. Unless the City works proactively to increase the supply of affordable housing, more San Leandro workers will face long commutes or spend a growing share of their incomes on housing. Vacancy rates in the City are already much lower than they were in 1990.

Some of San Leandro’s most critical housing needs are associated with “special needs” populations, such as the elderly and disabled. Although several local housing programs specifically target these groups, there continue to be unmet needs. This is especially true for lower income seniors. As the baby boom generation approaches retirement age, the city will need to increase senior housing resources. Despite the presence of several assisted living and congregate care facilities in the City, there continue to be long waiting lists for units reserved for persons with limited income. The City also faces challenges in meeting the needs of its homeless population.

Nearly half of the City’s 32,000 housing units were built between 1945 and 1960. About 12 percent were built before 1940. Despite the advancing age of the housing stock, the vast majority of San Leandro’s homes are in good to excellent condition. There are no concentrations of dilapidated or deteriorating housing in the City. Structural defects tend to be cosmetic (e.g., damaged siding, roofs needing replacement, etc.). Over the past decade, the City has provided low interest home improvement loans or grants to hundreds of low income homeowners to sustain the high quality of the City’s neighborhoods. These programs will continue in the future.

One housing issue that has emerged in the last decade is the expiration of rent restrictions on apartments reserved for low and moderate income renters. Between 2006 and 2009, there was a net loss of 52 units of below market rate rental housing due to expiring subsidies. Another 83 units are at risk of losing their subsidies between 2014 and 2019. The City has been working with the owners of these units, as well as local non-profit developers, to ensure their long term affordability. Low interest rehabilitation loans have proven to be an effective tool to preserve some of the units. As of 2008, San Leandro had 679 below market rate (BMR) rental units—located in 17 different housing developments—reserved for lower income households.

## D. ADEQUATE SITES ANALYSIS

The Housing Element includes an inventory of potential sites where housing could be constructed during the next five years. The inventory includes “underutilized” sites as well sites that are vacant. In fact, many of the City’s potential housing sites are currently developed as parking lots or used car lots, or contain older commercial buildings. There are also a number of developed residential properties that could be further subdivided to achieve the densities envisioned by the General Plan.

The capacity for over 2,700 units of new housing has been identified, which is more than double the need for the remainder of the 2007-2014 planning period. Approximately 90 different housing sites have been identified. The Housing Element categorizes these sites based on the allowable density (30 units per acre is generally considered the threshold at which affordable housing can be feasibly supported), the existing zoning (residential uses *required* vs residential uses *permitted*) and the extent of existing development on the site (vacant or “underutilized”).

The housing sites include:

- 8 sites where high density housing (30 units per acre or more) is a required component, with a total capacity of 1,074 units (all located in the vicinity of the Downtown BART station)
- 16 sites where high density housing is a permitted use but is not required, with a total capacity of 1,196 units. The 16 sites include seven that are vacant and nine that are underutilized.
- 44 sites that are zoned to permit medium density housing (15 to 30 units per acre), with a total capacity of 400 units. Of the sites in this category, 10 are zoned for apartments, two are zoned for offices, eight are zoned for commercial use, and 24 are zoned mixed use, with housing encouraged. Many of these sites are located along East 14<sup>th</sup> Street.

- 18 sites zoned for low density residential use, with a cumulative capacity of 51 units. These sites are best suited for single family homes.

Approximately 83 percent of the city’s housing potential is associated with sites zoned at densities of 30 units per acre or greater. This foreshadows a shift in the city’s new construction market from single family homes to apartments and condominiums. About half of the city’s 2010-2014 housing capacity is in the San Leandro BART Station TOD area. The East 14<sup>th</sup> Street corridor represents the next largest concentration, with about 23 percent of the city’s capacity. The Bayfair BART station represents 13 percent of the capacity.

Other areas of housing potential include Washington Street (between Williams Street and San Leandro Blvd) and the MacArthur Boulevard corridor.

## E. POTENTIAL CONSTRAINTS

The development of affordable housing is impacted by a variety of governmental and non-governmental constraints. Governmental constraints include local zoning regulations, other ordinances, fees, permitting procedures, and site improvement requirements. Non-governmental constraints include lack of infrastructure, environmental factors, financing and construction costs, and local opposition to affordable housing. State law requires the Housing Element to identify such constraints—and to mitigate them through policies and action programs.

The analysis of the San Leandro Zoning Code found that setbacks, height limits, lot coverage limits, and other development standards were reasonable and did not constrain housing construction in residential zones. However, several changes are to be pursued in the next three years.



These include considering a minimum density standard for the RM (multi-family residential) zones, allowing higher floor area ratios and lot coverage limits for mixed use development in the commercial zones, and eliminating conditional use permit requirements for multi-family apartment buildings in the NA (North Area) zone. The creation of the new “SA” (South Area) and “DA” (Downtown Area) mixed use zones has made high density mixed use development much more viable in San Leandro than it used to be.

The constraints analysis included a review of the City’s parking standards. The City modified its standards several years ago to allow parking reductions for transit-oriented development and special needs housing. Adjustments to parking standards for the NA (North Area) zone and changes to the standards for multi-family housing are recommended.

Also analyzed was San Leandro’s inclusionary zoning ordinance, adopted in 2004. Although only 10 inclusionary units were produced between 2004 and 2008, the ordinance served a positive purpose. It provided affordable home ownership opportunities and density bonuses outside the Redevelopment Project Area. The Housing Element recommends revising the ordinance to respond to market conditions and make it easier for developers to contribute in-lieu fees rather than producing ownership units on-site.

Other topics covered by the constraints analysis include provisions for second units (granny flats) and homeless shelters. One conclusion is that the city should consider raising the 450 square foot size limit for second units. The Element also recommends adoption of green building standards (to reduce energy and water costs) and universal design standards to facilitate access for persons with disabilities. The City also will need to amend its zoning standards to comply with Senate Bill 2 (SB2), which requires emergency shelters and transitional housing to be permitted “by right” within one of the

city’s zoning districts. The City has identified the “IL” zone as the best fit zone for this provision.

San Leandro’s design review program has not been a constraint to affordable housing development. In fact, the program has helped a number of affordable projects gain greater public acceptance by engaging the community in a dialogue about project design. Design guidelines for Downtown and the BART Station area ensure that new high density housing will be attractive and compatible with nearby neighborhoods and historic resources.

Likewise, the City has no special building code requirements, site improvement requirements, or permit processing procedures which adversely affect housing costs. Development impact fees have risen substantially since 2000, particularly for schools and parks. The local permit fees for a new 2,000 square foot home would be approximately \$15,000, with an additional \$27,000 in fees possible (for parks, utility undergrounding, and water system connections) for a home in a new subdivision. While these fees are large, they are comparable to other cities in the East Bay.

Infrastructure does not pose a major constraint to housing development in San Leandro. Most housing sites are “infill” properties that are already served by road, water, sewer, and storm drainage facilities. The primary service constraint in the city is school capacity. Due to recent increases in student enrollment and limited opportunities for new facilities, many of the City’s schools are now operating above their design capacities. Although State law precludes the City from denying development because of school capacity constraints, the issue is frequently raised when new housing is proposed. The Element proposes a number of measures to mitigate enrollment impacts.

Housing affordability is also affected by prevailing interest rates, mortgage lending practices, and the availability of credit. Mortgage rates are much lower in 2010 than they were a few years ago, creating opportunities for first-time buyers and homeowners seeking to refinance. However, lending practices and credit terms have become more restrictive. There are also more homeowners who find themselves “underwater”—owing more on their homes than the homes are currently worth.

The high cost of land and construction is also a constraint. Building a new home in San Leandro today can cost upwards of \$350,000 in material and labor. Adding land costs of \$150,000 per lot results in developer costs of at least \$500,000 per new home. Even multi-family housing units may cost \$200,000 to \$250,000 per unit to build. With these expenses, it is difficult for the private sector to produce affordable housing without subsidies or other financial incentives.

Community opposition to higher densities is another constraint. San Leandro is a predominantly single family, suburban community. Many of the City’s apartments were built in the “motel style” of the 1950s and 1960s, with variable quality and spotty maintenance. Some were built with little attention to context and architectural detail, creating a negative image of higher density housing in the City. The potential for opposition means that good design and planning are essential in future higher density projects. Continued attention to detail, quality, and public input, will be important to win and sustain community acceptance.

## housing element goals, policies, and actions

Goals in the other elements of the General Plan are sequentially numbered from 1 through 52. The Housing Element begins with Goal 53 and continues through Goal 60.

### **GOAL 53: AFFORDABLE HOUSING DEVELOPMENT**

*Increase the supply of affordable ownership and rental housing in San Leandro.*



#### **Quantified Objectives for Goal 53**

- 1. Facilitate the development of 149 units of very low income housing in the Estabrook Place (Eden Housing) and Alameda at San Leandro Crossings (Bridge Housing) projects by June 30, 2014.\**
- 2. Facilitate the development of at least 152 additional units affordable to very low income households, 221 new units affordable to low-income households, and 262 new units affordable to moderate-income households between June 30, 2009 and June 30, 2014 to satisfy the City's ABAG Regional Housing Needs Allocation.*
- 3. Of the 152 very low income units, strive to achieve occupancy of at least half (76 units) by extremely low income households. This would include a combination of units that are explicitly reserved for extremely low income households (such as those in Casa Verde and Mission Bell) and units that serve all households with incomes less than 50 percent of AMI.*

*\*Excludes the manager's units at The Alameda and Estabrook Place projects.*

Policies and Actions	Implementation Strategies
<p><b>POLICY 53.01: LAND SUPPLY</b> Provide and maintain an adequate supply of land to accommodate the City’s fair share housing assignment for the 2007-2014 period, as determined by ABAG</p>	<ul style="list-style-type: none"> <li>• Zoning Code</li> <li>• General Plan</li> </ul>
<p><b>Action 53.01-A: Downtown TOD Strategy Implementation</b> Continue to promote the San Leandro BART Transit Oriented Development (TOD) Area as a major regional opportunity for mixed use development and ABAG Priority Development Area (PDA). <i>The EIR for the TOD Strategy, certified in September 2007, provides for the development of 3,431 housing units, 718,000 square feet of office space, and 121,000 square feet of retail space. The City will market the development opportunities in this area, work with property owners to facilitate development, and continue to improve the pedestrian environment, streetscape, and circulation system as a way to attract investment.</i></p>	
<p><b>Action 53.01-B: Bayfair BART General Plan Amendment and Rezoning</b> Work with BART to further develop and refine transit-oriented development plans for the area around the Bayfair Station, including the BART parking lots and adjoining underutilized private and public properties. <i>A Bayfair TOD Strategy was developed by BART in 2007 in coordination with Alameda County and San Leandro. Implementation and refinement of the concept plan have been stalled by the economic downturn and other factors. As funding allows, preparation of more detailed plans, development regulations, design guidelines, capital improvement programs, and implementing strategies for this area should resume. One outcome should be the rezoning of the 11-acre Bayfair BART Station parking lot from its current designation (Public/ Semi-Public) to a zoning district which encourages and promotes high-density mixed use development. The designation should establish a minimum density of 40 units per acre to maximize the potential use of this site for multi-family housing development. Eventually, a General Plan Amendment for the adjacent Mall properties should be considered as a way to facilitate higher density mixed use development.</i></p>	
<p><b>Action 53.01-C: Upper Washington Corridor and MacArthur Blvd. Rezoning</b> Consistent with the San Leandro General Plan, rezone the following “CC” areas for Mixed Use development:</p> <ul style="list-style-type: none"> <li>• Washington Street between Castro Street and San Leandro Boulevard (excluding properties zoned RD and RM)</li> <li>• MacArthur Blvd between Durant Street and Foothill Boulevard</li> </ul> <p><i>Although multi-family housing is already a conditionally permitted use under the existing Community Commercial (CC) zoning, the mixed use zoning would allow multi-family housing and mixed use development by right, establish minimum (in addition to maximum) densities, potentially improve the pedestrian scale and street environment, and expedite the reuse of vacant and under-developed properties on these two corridors.</i></p>	
<p><b>Action 53.01-D: General Plan Map Revision</b> Update the General Plan Future Land Use Map so that it reflects the land uses and densities depicted on the already-adopted Downtown TOD Strategy. <i>This is primarily a “housekeeping” task, but it is necessary to eliminate any ambiguities about the intended use of land and allowable densities on properties around the Downtown BART Station.</i></p>	

Policies and Actions	Implementation Strategies
<p><b>POLICY 53.02: HOUSING PROXIMITY TO TRANSIT</b>                      To the greatest extent feasible, locate future higher density housing in areas that are served by transit, especially BART and frequent bus service. Transit availability not only achieves regional air quality, congestion management, and greenhouse gas reduction goals, it also reduces household transportation expenses and provides more disposable income for housing. The City should lobby strongly against future cuts in AC Transit service along the East 14th corridor so that bus service remains a viable means of transport.</p>	<ul style="list-style-type: none"> <li>• Zoning Code</li> <li>• General Plan</li> <li>• Redevelopment Project Funding</li> </ul>
<p><b>POLICY 53.03: FUNDING</b>                      Actively pursue and leverage private, non-profit, and public funds to facilitate the development of affordable housing in San Leandro. Provide administrative and technical assistance to affordable housing developers and support the applications of these developers for loans, grants, tax credits, and other financing sources that facilitate affordable housing production in the City.</p> <hr/> <p><b>Action 53.03-A: Applications for Grant Funding</b>                      Continue to pursue all available funding sources for affordable housing construction, including annual applications for federal CDBG and HOME funds.  <i>The City will continue to participate as a member of the Alameda County HOME Consortium in applications for federal funds.</i></p> <hr/> <p><b>Action 53.03-B: Support for Non-Profit and For-Profit Affordable Housing Developers</b>                      Continue to provide support and information to non-profit and for-profit developers seeking to create affordable housing in San Leandro, including assistance in applications for Low Income Housing Tax Credits, Mortgage Revenue Bonds, Affordable Housing Program funds, and other funding sources.  <i>Local non-profit affordable housing developers and for-profit housing developers should be encouraged to participate in the formulation of the city's housing policies and programs.</i></p> <hr/> <p><b>Action 53.03-C: Affordable Housing Trust Fund</b>                      Maintain a local affordable housing trust fund that is capitalized with in-lieu fees from the inclusionary zoning program and condo conversion fees.  <i>The fund should be used to leverage affordable housing development in San Leandro.</i></p> <hr/> <p><b>Action 53.03-D: Affordable Housing Bonds</b>                      Support affordable housing bond measures at the State and County level. Lobby for and participate in discussions of such bonds if and when they are being developed or proposed.</p>	<ul style="list-style-type: none"> <li>• Annual HOME and CDBG Funding</li> <li>• Housing Programs</li> <li>• Redevelopment Project Funding</li> </ul>

Policies and Actions	Implementation Strategies
<p><b>POLICY 53.04: INCLUSIONARY HOUSING</b>                      Require the inclusion of affordable housing in new housing developments—both inside and outside of redevelopment project areas. Modify ordinances as needed to make these requirements clearer and more effective</p>	<ul style="list-style-type: none"> <li>• Inclusionary Housing Ordinance</li> <li>• Redevelopment Law</li> </ul>
<p><b>Action 53.04-A: Redevelopment Area Inclusionary Housing Policy</b>                      Require developers of residential projects within San Leandro’s redevelopment areas to set aside at least 15 percent of all new units as affordable housing. Pursuant to State law, at least 40 percent of these affordable units should be set aside for very low income households.   <i>This requirement is consistent with State law for redevelopment project areas. A higher percentage of affordable units are required for projects that receive financial assistance from the Redevelopment Agency.</i></p>	
<p><b>Action 53.04-B: Revisions to Inclusionary Zoning Ordinance</b>                      Revise the Inclusionary Zoning Ordinance (Zoning Code Article 30) to incorporate “lessons learned” in the five years since its adoption.   <i>It may be desirable to amend the Ordinance so that it is more responsive to market fluctuations. The aim of the revision should be to increase the production of affordable units while still achieving geographic dispersal of affordable housing across the city. Changes to the Ordinance should consider the public feedback received during the Housing Element update process. Among the public’s suggestions were:</i></p> <ul style="list-style-type: none"> <li>• <i>making it easier to contribute to the Affordable Housing Trust Fund rather than incorporating inclusionary units on site. Such a change could enable deeper levels of subsidy for affordable housing development and increase the supply of very low and extremely low income units when above moderate income housing is built</i></li> <li>• <i>allowing developers to acquire and refurbish foreclosed properties and resell them as income-restricted inclusionary units (in lieu of developing new units)</i></li> <li>• <i>modifying the way inclusionary requirements are calculated, rounding “up” rather than “down” for fractional assignments over 0.5</i></li> <li>• <i>capturing “partial” units (0.1 through 0.4) in projects with seven or more units through in-lieu fees (for example, a 9-unit project currently only has to provide one unit and pay no fee, even though 15 percent of nine units is 1.35 units.)</i></li> <li>• <i>eliminating in-lieu fee exemptions for two- and three-unit multi-family projects</i></li> <li>• <i>adjusting the percentages of owner-occupied units targeted to low- versus moderate-income households based on market conditions.</i></li> </ul> <p><i>The City will ensure that any revisions to the Ordinance are made with input from developers, builders, realtors, and housing advocates in the San Leandro area, as well as the community at large.</i></p>	

Policies and Actions	Implementation Strategies
<p><b>POLICY 53.05: SITE ASSEMBLY IN REDEVELOPMENT AREAS</b> Actively work with willing property owners to assemble underutilized parcels within redevelopment project areas to create more viable sites for future housing development.</p>	<ul style="list-style-type: none"> <li>• Business Development Programs</li> </ul>
<p><b>Action 53.05-A: Marketing of Housing Development Opportunities</b> Prepare promotional materials advertising residential and mixed use development opportunities in the city, particularly around the Downtown and Bayfair BART Stations and along the East 14th Street corridor. Continue to pursue grant funding for visual simulations and other educational media which illustrate high-density housing prototypes (especially along East 14th Street and around the BART Stations) and respond to neighborhood concerns about higher density housing.</p>	
<p><b>Action 53.05-B: Downtown Housing Sites</b> Facilitate land assembly and/ or mixed use development, including housing, on the following two sites:</p> <ul style="list-style-type: none"> <li>• Town Hall Square (block bounded by Davis, Hays, and East 14th)</li> <li>• Former Albertsons Supermarket (1550 East 14th Street)</li> </ul> <p><i>The Town Hall Square site includes about a dozen parcels, including several owned by the Redevelopment Agency and others owned by private parties. Some of the buildings on the block are still occupied and others are vacant. The City will continue working to acquire the remaining properties from willing sellers. The Downtown TOD strategy identified this site as having the potential for as many as 148 housing units, with ancillary ground floor commercial uses.</i></p> <p><i>The Albertsons site contains a former supermarket and was acquired by the Redevelopment Agency in 2009. The TOD Strategy identified the site as having the potential for 132 housing units, with ancillary commercial uses. Site assembly is not required.</i></p>	

Policies and Actions	Implementation Strategies
<p><b>POLICY 53.06: NEW RENTAL HOUSING</b>                      Strongly encourage the development of additional rental housing in the City, including both market rate units and affordable units. It should be recognized that many <i>market rate</i> rentals meet the affordability criteria for low- and moderate-income households. Expanded production could increase the supply of workforce housing and address the deficit in housing production for households earning between 60 and 120 percent of the area median income.</p>	<ul style="list-style-type: none"> <li>• Development Review</li> <li>• Housing Programs</li> </ul>
<p><b>Action 53.06-A: The Alameda at San Leandro Crossings/ Estabrook Senior Housing</b>                      Facilitate the completion of the following affordable housing projects before June 30, 2014:</p> <ul style="list-style-type: none"> <li>• The 100-unit Alameda at San Leandro Crossings Development for very low income families, being developed by Bridge Housing.</li> <li>• The 51-unit Estabrook Place Senior Housing Development for very low income seniors, being developed by Eden Housing.</li> </ul> <p><i>The Alameda was approved by the City Council in March 2009. Redevelopment Agency financial assistance for the project was approved in April 2009. The City is receiving \$24.5 million in Prop 1C funds from the State of California to assist in the development of infrastructure to support the project. The Alameda will include four stories of one-, two-, and three-bedroom apartments for households earning between \$22,600 and \$46,500 a year.</i></p> <p><i>Groundbreaking for Estabrook Place project took place on May 1, 2009. The project is designed for independent living residents aged 62 or older with incomes at or below 50% of AMI. It includes 50 one-bedroom apartments, plus a manager's unit. Estabrook Place is being built with the latest green building techniques, including solar hot water and solar photovoltaics to reduce energy consumption.</i></p> <p><i>The City will continue to work with the developers of both projects during the construction phase to ensure their timely completion.</i></p>	
<p><b>Action 53.06-B: Encouraging Market Rate Rentals</b>                      Develop strategies to attract additional market rate rental apartment development to San Leandro.</p> <p><i>Since it has now been more than 20 years since any substantial market rate rental apartment development has occurred, San Leandro will explore approaches to attract such development in the coming years. This could include direct outreach to major apartment developers, and incentives to encourage apartment development on key opportunity sites Downtown, along East 14th Street, and in the Bayfair area. The City is particularly interested in market rate rentals that meet the needs of moderate-income young professionals, given the limited range of options for such persons in San Leandro today.</i></p>	
<p><b>POLICY 53.07: HOUSING FOR THE SAN LEANDRO WORKFORCE:</b>                      Improve San Leandro's jobs/ housing balance by providing additional housing units appropriate for persons who are locally employed. To the extent possible, a significant share of future housing units should reflect current wages in the city and be marketed to the local workforce in order to reduce commute times and vehicle miles traveled. This could include promotion of new housing opportunities by major employers, housing advertisements and notices at local workplaces, and increased outreach to local employers by non-profit and for-profit developers.</p>	<ul style="list-style-type: none"> <li>• Business Development Programs</li> <li>• Public/Private Partnerships</li> </ul>

Policies and Actions	Implementation Strategies
<p><b>POLICY 53.08: CONDOMINIUM AND CO-OP DEVELOPMENT</b>                      Promote the development of new condominiums and cooperatives as more affordable alternatives to single family detached housing for those seeking home ownership. Work with local developers and attorneys to explore workable solutions to the issues that have hampered condominium development in California during the last decade.</p> <hr/> <p><b>Action 53.08-A: San Leandro Crossings Future Phases</b>                      Complete the 200-unit Cornerstone at San Leandro market rate condominium project in Downtown San Leandro. Promote the development of additional condominiums on the remaining parcels in the Westlake development at the San Leandro BART station and on key housing opportunity sites in the TOD area, along East 14th Street, and in the Bayfair BART vicinity.</p> <p><i>The Cornerstone development is to be constructed on a 2.2-acre parking lot currently used for BART parking. Surface parking is being relocated to a new structure, freeing up this site for reuse. Cornerstone will be approved as a condominium project, but will be initially be marketed as a luxury rental property with studios, one-bedroom, and two-bedroom units over a parking garage, retail space, and perimeter row houses.</i></p>	<ul style="list-style-type: none"> <li>• Housing Programs</li> <li>• Business Development Programs</li> </ul>
<p><b>POLICY 53.09: MANUFACTURED HOUSING</b>                      Continue to permit manufactured or mobile homes in any residential zoning district, subject to a Certificate of Compatibility from the Zoning Enforcement Official. Encourage the production of such units as a way to meet the need for “workforce” housing in the city.</p> <hr/> <p><b>Action 53.09-A: Additional Allowances for Mobile Home Parks</b>                      Amend Section 2-510(B) of the San Leandro Zoning Code to make “manufactured home parks” a conditionally permitted use in the RD zone, in addition to the RM zone (where it is already permitted).</p>	<ul style="list-style-type: none"> <li>• Building Code</li> <li>• Zoning Code</li> </ul>
<p><b>POLICY 53.10: BUSINESS COMMUNITY PARTICIPATION</b>                      Encourage the participation of the business community in developing creative and mutually beneficial solutions to meeting the City’s housing needs.</p>	<ul style="list-style-type: none"> <li>• Public/Private Partnerships</li> </ul>

The above policies and actions are further supported by the following policies and actions appearing elsewhere in the General Plan:

- Policy 1.10 (Land Use Element) encouraging secondary units (also known as “in-law apartments” or “granny flats”) in residential areas subject to conditional use permit requirements which ensure that parking, design, and other neighborhood impacts are fully addressed.
- Action 1.10-A (Land Use Element), calling for secondary unit design guidelines.
- Action 13.04-B (Transportation Element), calling for a minimum density of 18 units per acre for any housing development near the BART Stations and along the East 14th Street corridor.
- Action 35.02-A (Environmental Hazards), calling for the enforcement of energy-efficient design standards (e.g., Title 24) in new construction.

- Action 42.04-A (Historic Preservation and Community Design Element), calling for small-lot single family and multi-family design guidelines.
- Action 42.04-B (Historic Preservation and Community Design Element), calling for infill housing design guidelines.

**GOAL 54: ADMINISTRATION OF HOUSING PROGRAM**

*Ensure that local housing programs are administered in a way that maximizes benefits to San Leandro residents.*

Policies and Actions	Implementation Strategies
<p><b>POLICY 54.01: HOUSING SERVICES DIVISION</b>                      Maintain a department or division within San Leandro City government that is specifically responsible for housing and coordination with other agencies on housing issues.</p> <hr/> <p><b>Action 54.01-A: Housing Annual Report</b>                      Consistent with State law, prepare an annual report on the City’s progress toward Housing Element implementation.</p> <hr/> <p><b>Action 54.01-B: Redevelopment Plan Update</b>                      Update the Redevelopment Agency’s Five-Year Plan for the City’s three redevelopment project areas.   <i>The existing Redevelopment Agency Five-Year Plan covers 2004-2009. The City should update the Plan and its revenue projections in order to quantify the expected dollar amount of the 20% housing set-aside. The updated Plan should prioritize the spending of the set-aside for various housing programs and special needs groups.</i></p>	<ul style="list-style-type: none"> <li>• City Operating Procedures</li> </ul>
<p><b>POLICY 54.02: EFFICIENCY OF OPERATIONS</b>                      Enlist the assistance of the Alameda County Housing and Community Development Department, local non-profits such as ECHO Housing and the Bay Area Homebuyer Agency, and private organizations in the administration of housing programs where City administration is infeasible or would be inefficient.</p>	<ul style="list-style-type: none"> <li>• Intergovernmental Coordination</li> <li>• Public/Private Partnerships</li> </ul>
<p><b>POLICY 54.03: HOUSING ADVOCACY</b>                      Ensure that San Leandro is represented on task forces or other forums addressing housing issues at the regional, state, and national levels.</p>	<ul style="list-style-type: none"> <li>• City Operating Procedures</li> <li>• Intergovernmental Coordination</li> </ul>
<p><b>POLICY 54.04: LONG-TERM AFFORDABILITY RESTRICTIONS</b>                      Ensure that housing units that are created or rehabilitated with financial assistance from the City (or that are created through the City’s Inclusionary Housing Ordinance) include long-term affordability restrictions.* Such restrictions should be required for affordable housing projects outside of redevelopment project areas as well as those within. Appropriate resale and tenant occupancy requirements (such as deeds of trust and/ or rent limitation agreements) should be established for such units to ensure that they are reserved for low- and moderate-income households when occupancy changes.</p> <hr/> <p><b>Action 54.04-A: Changes to Long-Term Affordability Requirements</b>                      Engage the City Council in a discussion of possible revisions to the City’s long-term affordability requirements.   <i>The City generally supports the longest affordability terms allowed by law. However, in some cases, shorter terms may be acceptable or even desirable when the outcome is the creation (or preservation) of affordable units that would otherwise not be possible at all. Where not precluded by state or federal law, the City should consider using a “sliding scale” for affordability terms based on the amount of financial assistance that is provided.</i></p>	<ul style="list-style-type: none"> <li>• Housing Programs</li> <li>• Inclusionary Housing Ordinance</li> </ul>

\*For projects within Redevelopment Project Areas, state law requires that the units remain affordable for 55 years if they are rentals and 45 years if they are for sale. For projects outside of Redevelopment areas, the terms vary depending on the funding source or the regulatory tool used to create the units.

Policies and Actions	Implementation Strategies
<p><b>POLICY 54.05: RESIDENT PREFERENCES</b>                      To the extent permitted by law, ensure that persons who live and/or work in San Leandro are given preference when screening applicants for affordable housing units. The City will assist non-profit housing developers and other housing service providers responsible for selecting tenants and buyers to give priority to persons who live and/or work in San Leandro.</p> <hr/> <p><b>Action 54.05-A: Monitoring Data to Demonstrate Local Needs and Benefits</b>                      Continue to collect data which documents the need for affordable housing among existing San Leandro residents, and the extent to which new affordable units benefit local residents.   <i>Data on homeless students, doubled up households, overcrowding, homelessness, and the former place of residence (and current place of employment) for occupants of new affordable units should continue to be monitored to make a more compelling case for the local benefits of (and need for) such housing. Data also should be monitored to demonstrate San Leandro's affordable housing production relative to other cities in the region.</i></p>	<ul style="list-style-type: none"> <li>• City Operating Procedures</li> <li>• Housing Programs</li> </ul>
<p><b>POLICY 54.06: REDEVELOPMENT SET-ASIDE FUNDS</b>                      Use redevelopment set-aside funds to leverage funding from other public and private sources in the development of affordable housing. Ensure that housing set-aside funds benefit a mix of income levels.</p>	<ul style="list-style-type: none"> <li>• Public/Private Partnerships</li> <li>• Redevelopment Project Funding</li> </ul>
<p><b>POLICY 54.07: PUBLIC ACCESS TO INFORMATION</b>                      Use the City website, libraries, GIS applications, local access cable TV, and streaming video to increase public access to information about housing resources and conditions, demographics, land uses and available sites, zoning, proposed development, and building permits. Where feasible, provide multi-lingual and culturally appropriate outreach materials and language/sign interpreters at community forums for non-English speaking residents and/or people with disabilities.</p> <hr/> <p><b>Action 54.07-A: Web-Based GIS Applications</b>                      As feasible, expand web-based GIS applications so that the public can access data about particular parcels and their surroundings via the internet.</p>	<ul style="list-style-type: none"> <li>• City Operating Procedures</li> <li>• Public Education/ Outreach</li> </ul>

**GOAL 55: HOME OWNERSHIP**

*Provide opportunities for low- and moderate-income San Leandro households to become homeowners, and support efforts to help such households retain their homes in the event of financial crisis.*

**Quantified Objectives for Goal 55**

1. *Provide first-time homebuyers assistance to an average of 10 homeowners a year between 2009 and 2014.*
2. *Facilitate at least two first-time homebuyers seminars annually between 2009 and 2014.*

Policies and Actions	Implementation Strategies
<p><b>POLICY 55.01: COMMUNITY STABILITY THROUGH HOME OWNERSHIP</b> Enhance community stability by promoting home ownership and creating opportunities for first-time buyers in the City.</p>	<ul style="list-style-type: none"> <li>• First-Time Homebuyer Program</li> </ul>
<p><b>POLICY 55.02: HOME OWNERSHIP FOR SAN LEANDRO RENTERS</b> Expand programs which help eligible San Leandro renters purchase homes in the community. These programs should focus on moderate-income households (80-120% of areawide median income) but should also provide home purchase opportunities for low-income households.</p>	<ul style="list-style-type: none"> <li>• First-Time Homebuyer Program</li> <li>• Mortgage Credit Certificates</li> <li>• Inclusionary Housing</li> </ul>
<p><b>Action 55.02-A: First-Time Homebuyer Program</b> Continue the City's first-time homebuyer assistance program, offering low-interest deferred payment loans to qualifying low- and moderate-income households for downpayment assistance or gap financing.</p>	
<p><b>Action 55.02-B: Mortgage Credit Certificate Program</b> Continue to support the Mortgage Credit Certificate (MCC) Program administered by the Alameda County Housing and Community Development Department. <i>Recipients of MCCs may take 20 percent of their annual mortgage interest payment as a dollar for dollar tax credit against their federal income taxes. The homebuyer adjusts federal income tax withholdings, thereby increasing income available to pay the mortgage</i></p>	

Policies and Actions	Implementation Strategies
<p><b>POLICY 55.03 FIRST-TIME BUYER EDUCATION</b>                      Inform prospective low- and moderate-income homebuyers of the financial assistance programs available through private lenders, the City, and Alameda County. Provide residents with access to homebuyer workshops and one-on-one homebuyer counseling services.</p> <hr/> <p><b>Action 55.03-A: First-Time Homebuyer Counseling</b>                      Provide support to the Bay Area Home Buyers Agency or an equivalent organization to provide homebuyer counseling services and to conduct periodic City-sponsored workshops for first-time homebuyers, in coordination with participating lenders and realtors. Publicize these seminars as they occur, and ensure that local residents may attend seminars in nearby cities as well as those in San Leandro.</p> <hr/> <p><b>Action 55.03-B: Post-Purchase Seminar</b>                      Conduct an annual seminar to advise persons who have recently purchased a San Leandro home (a “post- purchase” seminar), particularly through the inclusionary housing and/or downpayment assistance programs.</p>	<ul style="list-style-type: none"> <li>• Public Education and Outreach</li> <li>• First-Time Homebuyer Program</li> </ul>
<p><b>POLICY 55.04: RENT-TO-BUY</b>                      Encourage property managers and absentee owners of San Leandro single family homes to offer “rent with the option to buy” programs for local families.</p>	<ul style="list-style-type: none"> <li>• Intergovernmental Coordination</li> <li>• Lease-Purchase Programs</li> </ul>
<p><b>POLICY 55.05: FORECLOSURES</b>                      Support national, state, regional and countywide initiatives to reduce the risk of foreclosure and to assist those facing foreclosure. The City will strongly support state and federal programs and other measures to assist residents who are at risk of losing their homes.</p> <hr/> <p><b>Action 55.05-A: Neighborhood Stabilization Program</b>                      Explore a Joint Powers Agreement/ Memorandum of Understanding with Berkeley, Fremont, Livermore, and/or Union City in order to qualify for federal assistance under the Neighborhood Stabilization Program (NSP), Round 1.   <i>The program provides funds to purchase and rehabilitate foreclosed homes, land bank foreclosed homes, and redevelop blighted properties. Cities may propose other uses for the funds, provided the beneficiaries are to low- to moderate-income residents. Although San Leandro is not a direct NSP Round 1 grantee, it can become eligible for funding by partnering with the jurisdictions listed above.</i></p>	<ul style="list-style-type: none"> <li>• Intergovernmental Coordination</li> <li>• Program Development</li> </ul>

## GOAL 56: AFFORDABLE HOUSING CONSERVATION

Encourage the preservation and rehabilitation of the existing affordable housing stock.

### Quantified Objectives for Goal 56

1. Provide rehabilitation assistance to an average of 20 lower-income homeowners a year between 2009 and 2014 through the Minor Home Repair (Grant) Programs.
2. Provide rehabilitation assistance to an average of 10 lower-income homeowners a year through the Owner-Assisted Rehabilitation (Loan) Program.
3. Provide rehabilitation assistance to a minimum of one mobile home park and at least 20 mobile home owners by June 30, 2014.
4. Rehabilitate at least 100 units of rental housing through the apartment rehabilitation program by June 30, 2014. At least 30 percent of these units should be affordable to low- or very low income households.
5. Conservation of the 679 income-restricted units that currently exist in the City.
6. Assist at least 15 extremely low income households through the programs listed in Objectives 1, 2, and 3 above.

Policies and Actions	Implementation Strategies
<p><b>POLICY 56.01: REHABILITATION OF OWNER-OCCUPIED HOUSING</b> Undertake a range of City programs that assist private property owners, particularly low- and moderate-income owners, in maintaining and improving the condition of their homes.</p> <hr/> <p><b>Action 56.01-A: Home Repair Grants</b> Continue local financial support for the following programs which assist low- and very low income homeowners in home maintenance and repair:</p> <ul style="list-style-type: none"> <li>• Minor Home Repair Program, for minor repairs to correct conditions that threaten the health and safety of occupants</li> <li>• Mobile Home Repair, for minor repairs to correct conditions that threaten the health and safety of occupants</li> <li>• Accessibility grants, to make homes accessible to disabled or elderly people</li> <li>• Exterior Clean-up, to help very low income owner occupants with yard clean-up and debris removal</li> <li>• Exterior Paint, to improve the appearance of homes for very low income owners</li> <li>• Seismic strengthening, to help low-income owners make improvements to reduce possible earthquake damage.</li> </ul> <p><i>These grants should be publicized through news articles, expanded use of the “housing programs” link on the City’s website, press releases and liaison with the San Leandro Times and other media outlets, advertisements on the City’s local access cable channel, greater coordination with the Police Department’s Community Compliance officers, increased use of promotional flyers at San Leandro public libraries, greater use of multi-lingual printed materials, and targeted campaigns in neighborhoods with high concentrations of older housing stock or lower-income households.</i></p>	<ul style="list-style-type: none"> <li>• Housing Programs (Minor Home Repair and Owner-Occupied Housing Rehab)</li> </ul>

Policies and Actions	Implementation Strategies
<p><b>Action 56.01-B: Owner-Occupied Housing Rehabilitation Program</b>                      Continue local support for the Owner-Occupied Housing Rehabilitation Program, which provides loans and technical assistance to very low and low-income homeowners for major repairs such as kitchens, baths, and roofs.</p> <p><i>Publicity for this program should be expanded through news articles, expanded use of the “housing programs” link on the City’s website, press releases and liaison with the San Leandro Times and other media outlets, advertisements on the City’s local access cable channel, greater coordination with the Police Department’s Community Compliance officers, increased use of promotional flyers at San Leandro public libraries, greater use of multi-lingual printed materials, and targeted campaigns in neighborhoods with high concentrations of older housing stock or lower-income households.</i></p>	
<p><b>POLICY 56.02: REHABILITATION OF RENTER-OCCUPIED HOUSING STOCK</b>                      Implement measures that assist the owners of multi-family rental projects in maintaining their properties and improving the quality of rental apartments. These measures should include rehabilitation assistance and acquisition/ rehabilitation programs in which the long-term affordability of rental units is assured.</p>	<ul style="list-style-type: none"> <li>• Annual HOME and CDBG Funding</li> <li>• Housing Programs (Apartment Rehab)</li> <li>• Redevelopment Project Funding</li> </ul>
<p><b>Action 56.02-A: Apartment Rehabilitation Program</b>                      Continue the Apartment Rehabilitation Program, which funds projects on a case-by-case basis using sources such as HOME, CDBG, local Redevelopment Agency set-asides, and the local Affordable Housing Trust Fund.</p> <p><i>This program provides technical and financial assistance to the owners of rental properties to rehabilitate substandard units. The following specific actions related to this program should be pursued:</i></p> <ul style="list-style-type: none"> <li>• <i>Funding to rehabilitate and/or acquire and rehabilitate additional apartment complexes in the City by 2014. The City will work as co-applicant with interested owners and non-profit developers to obtain additional funds for apartment rehabilitation.</i></li> <li>• <i>Measures to use this program as a strategy for extending the affordability terms of units with subsidies that will be expiring before 2019.</i></li> <li>• <i>Expanded publicity of the apartment rehabilitation program through mailings to the owners of rental properties and coordination with interested non-profit developers.</i></li> </ul> <p><i>Consistent with Action 54.04-A, changes to the length of the affordability terms for this program may be considered as a way to encourage participation and increase the number of below market rate units. Affordability terms could vary based on the level of financial assistance provided.</i></p>	<ul style="list-style-type: none"> <li>• Annual HOME and CDBG Funding</li> <li>• Housing Programs (Apartment Rehab)</li> <li>• Redevelopment Project Funding</li> </ul>
<p><b>POLICY 56.03: TENANT RETENTION IN REHABILITATED PROJECTS</b>                      Ensure that the City’s apartment rehabilitation program includes relocation provisions for displaced tenants, and measures which give former tenants preference when the rehabilitated units are re-occupied.</p>	<ul style="list-style-type: none"> <li>• City Operating Procedures</li> <li>• Housing Programs</li> </ul>
<p><b>POLICY 56.04: EXPANDED LANDLORD PARTICIPATION</b>                      Promote the expanded participation of local landlords in rental housing rehabilitation programs. Explore incentives and public information tools to generate interest in these programs.</p>	<ul style="list-style-type: none"> <li>• Public Education and Outreach</li> </ul>

Policies and Actions	Implementation Strategies
<p><b>POLICY 56.05: PROPERTY MANAGEMENT</b> Ensure that rental housing projects are well managed and operated. This should be accomplished not only through code enforcement, but also through education, technical assistance to landlords and owners, and ongoing monitoring by City staff.</p>	<ul style="list-style-type: none"> <li>• Public Education and Outreach</li> <li>• Code Enforcement</li> </ul>
<p><b>POLICY 56.06: “AT-RISK” RENTAL UNITS</b> Develop programs or strategies to preserve affordable housing in projects with affordability restrictions that will expire during the next 10 years, and to assist renters in foreclosed properties.</p>	<ul style="list-style-type: none"> <li>• Program Development</li> <li>• Housing Programs</li> </ul>
<p><b>Action 56.06-A: Protection Strategy for At-Risk Units</b> Develop a strategy to protect the 18 below market rate (BMR) rental units at the Tan Apartments (825 San Leandro Blvd) and Warren Manor (111 Preda) set to expire in 2014. <i>The strategy should include the following components:</i></p> <ul style="list-style-type: none"> <li>• <i>Direct contact with the owners during the next two years</i></li> <li>• <i>Offering low-interest rehabilitation loans or other forms of financial assistance to owners of these properties in exchange for an agreement to retain the units as affordable.</i></li> <li>• <i>Working collaboratively with the project owners and non-profit housing developers who may be interested in acquiring an ownership share in the project.</i></li> <li>• <i>Exploring other incentives (such as fee reductions or allowances for additional development) in exchange for a renewal of affordability restrictions.</i></li> </ul> <p><i>In the event that protection of the units is infeasible, ensure that impacted tenants are notified at least one year prior to the conversion date and are provided with resources for relocation if needed.</i></p>	
<p><b>Action 56.05-B: Monitoring “At-Risk” Units</b> In addition to the units described above, monitor the status of other assisted housing units that are at risk of conversion beyond the timeframe of this Housing Element. <i>Particular attention should be given to the 60 below market rate (BMR) units at Parkside Commons, now set to expire in 2018.</i></p>	
<p><b>Action 56.05-C: Renters in Foreclosed Properties</b> Work with ECHO Housing, Davis Street, Building Futures, and other local non-profits to respond to the needs of persons in rental properties that face displacement due to foreclosure by an absentee owner. Where feasible, assist such households in relocation to suitable rental housing elsewhere in San Leandro.</p>	

Policies and Actions	Implementation Strategies
<p><b>POLICY 56.07: LANDLORD-TENANT RELATIONS</b>                      Provide assistance to landlords and tenants in resolving conflicts and understanding their respective rights and obligations. Maintain measures that discourage the displacement of San Leandro renters as a result of sudden or steep rent increases.</p> <hr/> <p><b>Action 56.07-A: Rent Review Board</b>                      Maintain a Rent Review Board (RRB) to mediate disputes related to significant rent increases in local apartment complexes.  <i>Measures to strengthen the RRB’s role and impact were suggested during the Housing Element update process and should be considered in the coming years. These measures include:</i></p> <ul style="list-style-type: none"> <li>• <i>Increasing public awareness of the RRB. Multi-lingual outreach should be conducted to apprise residents about the RRB’s function and the rights of tenants to appeal steep rent increases.</i></li> <li>• <i>Reducing the dollar threshold required to qualify for an appeal (it is currently a \$75/month increase)</i></li> <li>• <i>Increasing the maximum time window for requesting a hearing (renters currently have 10 days from notification to make that request)</i></li> </ul> <p><i>The City should also continue providing an annual status report on RRB activities, along with suggested policy and program changes as appropriate.</i></p> <hr/> <p><b>Action 56.07-B: Just Cause for Eviction Ordinance</b>                      Consider a just cause for eviction ordinance which limits the eviction of residential tenants to specified causes, and which provides remedies in such cases.</p>	<ul style="list-style-type: none"> <li>• Housing Programs</li> <li>• Rent Review Board</li> </ul>
<p><b>POLICY 56.08: CONSERVATION OF MOBILE HOME PARKS</b>                      Promote the conservation and rehabilitation of mobile home parks without displacing tenants or reducing the number of affordable units. Mobile home parks should be recognized as an important affordable housing resource for San Leandro’s seniors and low-income households.</p> <hr/> <p><b>Action 56.08-A: Mobile Home Park Rehabilitation</b>                      Undertake a mobile home park rehabilitation, safety, and affordability preservation program.  <i>To the extent allowed by state laws governing mobile homes, the program should beautify one or more San Leandro mobile home parks and be structured to avoid the dislocation of—or creation of economic hardships for—mobile home park occupants. The program might entail one-time loans or grants to mobile home park owners to undertake improvements such as signage, landscaping, and the undergrounding of natural gas lines. In selecting a mobile home park for upgrading, the focus should be on those located away from East 14th Street, since the City’s long term goal on that corridor is to replace such uses with higher density mixed use development, including a greater number of affordable housing units.</i>  <i>The City will also work with the State Department of Housing and Community Development (HCD) to pursue mobile home park enhancement grants and to obtain funding through HCD’s Mobile Home Park Resident Ownership Program.</i></p>	<ul style="list-style-type: none"> <li>• Annual CDBG/ HOME Funding</li> <li>• Program Development</li> <li>• Redevelopment Project Funding</li> </ul>

Policies and Actions	Implementation Strategies
<p><b>Action 56.08-B: Mobile Home Grant Program</b> Continue local financial support for the Mobile Home Grant Program, which provides grants to very low income mobile home owners for mobile home rehabilitation. Explore the feasibility of expanding this program in conjunction with Action 56.08-A to enable more substantial upgrades to mobile homes.</p>	
<p><b>Action 56.08-C: Mobile Home Rent Stabilization</b> Consider adopting a mobile home rent stabilization ordinance similar to the agreement currently in effect for Mission Bay. <i>The agreement would apply more broadly to residents of all mobile home parks in the city and help protect the city's existing supply of mobile homes</i></p>	
<p><b>POLICY 56.09: CONDOMINIUM CONVERSION</b> Allow apartments to be converted to condominiums or cooperatives only where all of the following conditions exist:</p> <ul style="list-style-type: none"> <li>• a tenant relocation plan is provided</li> <li>• the design of the building is appropriate for a wide range of residents</li> <li>• obsolete or inappropriately designed aspects of the building can be replaced or raised to current standards.</li> </ul> <p>Additional requirements may apply based on vacancy rates and other factors. Conversions which would result in a net loss of affordable units or the displacement of lower-income tenants should be avoided.</p>	<ul style="list-style-type: none"> <li>• Condominium Conversion Ordinance</li> <li>• Development Review</li> <li>• Zoning Code</li> </ul>
<p><b>Action 56.09-A: Condominium Conversion Ordinance Update</b> Update the San Leandro Condo Conversion Ordinance (Article 24 of the Zoning Code) in response to changing market conditions, public input, and the experience of recent condominium conversion proposals. <i>Among the changes that should be considered include:</i></p> <ul style="list-style-type: none"> <li>• <i>increasing the condo conversion fee, and basing the fee on sales price rather than using a flat fee</i></li> <li>• <i>removing the exemption for 2- and 3-unit rental buildings</i></li> <li>• <i>setting a minimum cost per unit for upgrades as part of condo conversions</i></li> <li>• <i>requiring a marketing plan for the converted units</i></li> </ul> <p><i>Input from the development community, housing advocates, residents, and others will be solicited as revisions to the Ordinance are considered As part of this process, the City will survey other communities with condo conversion fees to develop the fee schedule and conversion requirements that are most appropriate for San Leandro.</i></p>	

Policies and Actions	Implementation Strategies
<p><b>POLICY 56.10: EFFICIENT USE OF THE HOUSING STOCK</b>                      Support programs that encourage the more efficient use of existing single family homes, for instance, roommate matching and shared housing programs.</p> <hr/> <p><b>Action 56.10-A: Shared Housing Program</b>                      Explore a roommate matching or shared housing program aimed at seniors living alone.  <i>In the event the City is unable to sponsor such a program, participate in the existing shared housing program run by ECHO Housing which serves seniors and others in Alameda County.</i></p>	<ul style="list-style-type: none"> <li>• Program Development</li> </ul>
<p><b>POLICY 56.11: GRANDFATHERED SECOND UNITS</b>                      Continue to recognize second units established prior to the adoption of the 1961 zoning code as legal dwelling units. Second units should be recognized as an important form of market rate housing that is affordable to smaller low- and moderate-income San Leandro households.  <i>See also Action 59.01-C on second unit regulations</i></p>	<ul style="list-style-type: none"> <li>• Development Review</li> <li>• Zoning Code</li> </ul>
<p><b>POLICY 56.12: REBUILDING DAMAGED STRUCTURES</b>                      Maintain zoning provisions which allow residential structures exceeding the currently allowable density to be rebuilt to their previous size in the event that they are destroyed by fire, earthquake, or other calamity.</p>	<ul style="list-style-type: none"> <li>• Zoning Code</li> </ul>

The above policies and actions are further supported by the following policies and actions appearing elsewhere in the General Plan:

- Policy 1.01 (Land Use Element): “Support the on-going conservation, maintenance and upgrading of the City’s housing inventory.”
- Policy 2.07 (Land Use Element): “Discourage ‘teardowns’ (the replacement of smaller dwellings with larger and more expensive homes) where the existing home is in good physical condition and the proposed home would be substantially larger than the prevailing scale of the neighborhood.”
- Action 1.02-C (Land Use Element) calling for programs to upgrade the appearance of mobile home parks without displacing owners and tenants
- Action 1.04-C (Land Use Element) calling for programs to ensure that landlords are held accountable for the appearance and maintenance of rental properties.
- Action 29.02-A (Environmental Hazards) assisting homeowners with earthquake retrofits by providing low-interest loans, a tool-lending library, and do-it-yourself classes.

**GOAL 57: GREEN NEIGHBORHOODS**

*Encourage “green” building and sustainable development as a way to reduce greenhouse gas emissions, create healthier living environments, and reduce household utility costs.*

Policies and Actions	Implementation Strategies
<p><b>POLICY 57.01: REDUCING HOUSEHOLD ENERGY COSTS</b> Pursuant to General Plan Policy 28.03 (Energy Retrofits), promote weatherization, energy-efficient appliances, and other measures that reduce household energy costs and thereby provide more disposable income for shelter.</p> <hr/> <p><b>Action 57.01-A: Energy Efficiency Programs</b> Encourage the participation of local residents in programs designed to reduce household energy costs, particularly home weatherization programs and utility tax exemptions or discounts geared toward lower-income households. Coordinate with PG&amp;E to inform lower-income households about potential ways to reduce home energy costs.</p> <hr/> <p><b>Action 57.01-B: Renewable Energy and Energy Efficiency Assessment District</b> Participate in County and regional initiatives to create a renewable energy/ energy efficiency assessment district or to establish other alternative energy financing mechanisms (such as a Feed-In Tariff). <i>Such initiatives would enable interested homeowners to install photovoltaic panels and undertake energy efficiency improvements, with the cost repaid through annual property taxes at a low interest rate, or through financial agreements with their utility company. Homeowner participation in such a district would be completely voluntary and could lead to lower energy bills and greater energy independence.</i></p>	<ul style="list-style-type: none"> <li>• Energy-Efficiency Programs</li> </ul>
<p><b>POLICY 57.02: GREEN BUILDING</b> Support programs that encourage sustainable design and green building construction methods.</p> <hr/> <p><b>Action 57.02-A: Build-It Green’s Green Point Rated Checklist and US Green Building Council LEED Requirements</b> Continue to require use of the Green Point Rated or LEED checklists to evaluate new residential construction projects larger than 500 square feet and commercial projects valued at or above \$100,000. Continue requiring “green” or LEED-equivalent construction on projects receiving City funds of \$3 million or more.</p> <hr/> <p><b>Action 57.02-B: Cost Impacts of Green Building</b> Maintain a dialogue with builders, developers, contractors, and property owners on the relationship between green building requirements and housing costs.</p> <hr/> <p><b>Action 57.02-C: Building Code Changes</b> Explore changes to the San Leandro Building Code as needed to encourage green construction and enable features such as gray water recycling. <i>The City will monitor code change proposals at the State level and amend its ordinances accordingly.</i></p>	<ul style="list-style-type: none"> <li>• Building Code</li> <li>• Development Review</li> </ul>

Policies and Actions	Implementation Strategies
<p><b>Action 57.02-D: Incentives for Green Building</b>                      Consider incentives for certain types of green building improvements such as solar panel installation, energy efficiency upgrades and green remodeling.  <i>The fiscal impacts of incentives should be considered prior to their enactment.</i></p>	
<p><b>POLICY 57.03: CLIMATE CHANGE AND HOUSING</b>                      Recognize the link between climate change strategies and housing costs.</p>	<ul style="list-style-type: none"> <li>• Climate Action Plan</li> <li>• Intergovernmental Coordination</li> </ul>
<p><b>Action 57.03-A: Climate Action Plan</b>                      Develop a comprehensive set of Climate Action Plan measures to reduce greenhouse gas emissions and achieve the targets set by AB 32. Recognize the potential impacts of these measures on housing costs and work to ensure positive, rather than negative, cost impacts for San Leandro residents.</p>	
<p><b>Action 57.03-B: Senate Bill 375</b>                      Participate in the regional dialogue on SB 375, which mandates regional land use and transportation solutions to reduce greenhouse gas emissions. Support outcomes which would increase the affordability of housing, including steps to facilitate higher densities around BART stations and along the East 14th Street corridor.</p>	
<p><b>POLICY 57.04: PUBLIC HEALTH AND HOUSING</b>                      Encourage the health and well-being of residents through the design and construction of new or refurbished housing units. By promoting healthy buildings and walkable, pedestrian-oriented neighborhoods, the City can reduce household health care costs and free up additional disposal income for housing.</p>	<ul style="list-style-type: none"> <li>• Building Code</li> <li>• Development Review</li> </ul>
<p><b>Action 57.04-A: Indoor Air Quality</b>                      Take steps to encourage healthy indoor air quality through abatement of lead paint and or asbestos hazards and the use of non-toxic building materials such as low VOC paints.</p>	

## GOAL 58: SPECIAL NEEDS POPULATIONS

*Proactively address the special housing needs of the community, including seniors, disabled individuals, single parents, large families, and the homeless.*

### Quantified Objectives for Goal 58

1. Produce at least 100 new units of lower-income senior housing between 2009 and 2014, including 50 units in the Eden (Estabrook) project and another 50 units in future projects.
2. Provide at least 25 new units of low- and very low income housing (5% of the remaining RHNA total) for persons with physical or developmental disabilities between 2009 and 2014, either in free-standing projects or within other affordable housing developments.
3. Create at least 40 new three-bedroom apartments affordable to lower-income households in the Alameda project, and another 40 units of affordable housing with three bedrooms or more between 2009 and 2014, both through new construction and the apartment rehabilitation program.
4. Facilitate emergency shelter and related services for 250 persons annually, and access to essential services such as food, clothing, child care, and job training services to 4,000 lower-income clients annually.
5. Assist at least 300 extremely low income families and between 150-200 unduplicated extremely low income individuals per year through homelessness prevention and rapid re-housing services and activities.

Policies and Actions	Implementation Strategies
<p><b>POLICY 58.01: SENIOR HOUSING</b>                      In accordance with the needs analysis conducted as part of this Housing Element, encourage the production of housing targeted to San Leandro seniors. Both non-profit and for-profit developers in the City should incorporate supportive services for seniors and design features which respond to the needs of seniors and others with limited mobility—such as single story floor plans, wheelchair ramps, bathrooms with grab bars, and buildings with elevators.</p>	<ul style="list-style-type: none"> <li>• Business Development Programs</li> <li>• Development Review</li> <li>• Zoning Code</li> <li>• Redevelopment Project Funding</li> <li>• Annual HOME and CDBG Funding</li> </ul>
<p><b>Action 58.01-A: Additional HUD Funding</b>                      Pursue funding through the HUD Section 202 and 811 programs for the construction of additional housing for seniors and disabled persons.</p>	
<p><b>Action 58.01-B: Density Bonus Increase</b>                      Amend Article 31 of the San Leandro Zoning Code to increase the City’s density bonus provisions to allow a 50 percent bonus for senior housing (instead of the 35 percent bonus contained in the current ordinance).  <i>This will bring the ordinance into compliance with the State’s density bonus law.</i></p>	

Policies and Actions	Implementation Strategies
<p><b>Policy 58.02: GRADUATED SENIOR HOUSING</b>                      To the extent feasible, encourage the development of “graduated” senior housing projects which anticipate the changing needs of seniors over time and which include units for independent living and assisted living, as well as skilled nursing facilities.</p>	<ul style="list-style-type: none"> <li>• Business Development Programs</li> <li>• Development Review</li> <li>• Housing Programs</li> <li>• Zoning Code</li> </ul>
<p><b>Action 58.02-A: Allowing Senior Householders to “Age in Place”</b>                      Continue programs (including loans and/or grants) which allow seniors to “age in place” by retrofitting their homes with grab bars, wheelchair ramps, and other assistive devices which respond to the decreased mobility of elderly householders.</p>	
<p><b>POLICY 58.03: RESIDENTIAL CARE FACILITIES</b>                      Support the development of affordable licensed residential care facilities for seniors, the disabled, persons with AIDS, and others requiring assistance in day-to-day living.</p>	<ul style="list-style-type: none"> <li>• Development Review</li> <li>• Zoning Code</li> </ul>
<p><b>POLICY 58.05: FAMILY HOUSING</b>                      In accordance with the needs analysis conducted as part of this Housing Element, encourage the production of affordable multi-family housing for large families. To minimize impacts on local schools and to the extent feasible, such housing should be targeted toward persons who are already living in San Leandro, particularly families occupying units meeting the census definition of overcrowding (e.g., more than 1 person per room).</p>	<ul style="list-style-type: none"> <li>• Development Review</li> <li>• Housing Programs</li> <li>• Municipal Code and Ordinances</li> <li>• Zoning Code</li> <li>• Redevelopment Project Funding</li> <li>• Annual HOME and CDBG Funding</li> </ul>
<p><b>Action 58.05-A: Large Family Rentals</b>                      Consider amendments to the City’s fee schedule and zoning regulations that would create incentives to include three- and four-bedroom apartments in new affordable multi-family and/or mixed use projects.   <i>The number of bedrooms should be considered as a ranking factor when proposed projects are competing for local affordable housing dollars.</i></p>	

Policies and Actions	Implementation Strategies
<p><b>POLICY 58.06: BARRIER-FREE DESIGN</b> Promote accessibility in design for persons with physical disabilities. Also, promote the inclusion of units that are set aside for persons with disabilities within larger affordable housing developments.</p> <hr/> <p><b>Action 58.06-A: Reasonable Accommodations for Disabled Residents</b> In accordance with Senate Bill 520, adopted on January 1, 2002, the City will ensure that reasonable accommodations are made to meet the housing needs of persons with disabilities.</p> <p><i>These measures should ensure that the City's land use regulations and planning procedures include provisions which support the development (or alteration) of housing to meet the needs of San Leandro's disabled residents. The City has already amended its Zoning Code to provide reduced parking standards for housing units serving disabled residents, and it allows variances for wheelchair ramps within required setbacks to be processed administratively. In addition, the City adopted a resolution on November 2, 2009 which formalized its reasonable accommodation procedures. At that time, Title 2 Chapter 5 was added to the City Code, officially defining reasonable accommodation policies and the process for filing a grievance. The resolution identifies the City's Housing Specialist as being responsible for Section 504 Coordination and the City's Community Relations Representative as the point person or compliance with the Americans with Disabilities Act.</i></p> <p><i>The City's website has recently been updated to include a link to the Reasonable Accommodation policy and the process for filing a grievance. Section 2.5.110 of the City Code stipulates that grievances should be submitted in writing (other means are acceptable) within 60 days of the alleged violation. The ADA/Section 504 Coordinator has 15 days to schedule a meeting or telephone interview to discuss the grievance and possible resolution. After an investigation, a formal response is prepared. If the response is not satisfactory, it can be appealed to the City Manager.</i></p> <p><i>Further consideration should be given to the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Formalizing a requirement that at least five percent of the units in projects receiving Redevelopment set-aside funds to be reserved for persons with disabilities. Projects receiving HOME and CDBG funds are already subject to this requirement, and the City already typically requires at least five percent of the units in affordable projects to meet this standard..</i></li> <li>• <i>Preparation of brochures and informational "how to" flyers advising San Leandro homeowners on procedures for retrofitting their residences to accommodate decreasing mobility.</i></li> <li>• <i>Amending the San Leandro Building Code to incorporate "Universal Design" principles. Typical Universal Design features include no-step entries, first floor bathrooms, and wide interior doors and hallways. Page 5-15 provides further information on Universal Design. The intent is to improve living quality not only for those with disabilities, but also for seniors, families with young children, other special needs groups, and the population at large.</i></li> </ul> <p><i>In addition to these measures, the City will continue to work with disabled advocacy groups to address the housing and transportation needs of the local disabled community. This could include representation on the City's Human Services Commission and advisory committees, ongoing coordination and liaison, and continued allocation of funds through the City's CDBG program. The City will also continue to allocate CDBG funds for accessibility retrofits, and will continue to enforce the ADA and Title 24 of the California Administrative Code.</i></p>	<ul style="list-style-type: none"> <li>• Building Code</li> <li>• Development Review</li> <li>• Housing Programs</li> </ul>

Policies and Actions	Implementation Strategies
<p><b>POLICY 58.07: EXTREMELY LOW INCOME PERSONS</b> Continue programs that meet the needs of extremely low income persons (defined as 30 percent or less of the areawide median), including the Section 8 voucher and certificate program. Explore other programs which create additional capacity for the working poor and other extremely low income households who cannot find adequate housing in the local marketplace.</p>	<ul style="list-style-type: none"> <li>• Annual HOME/CDBG Funding</li> <li>• Housing Programs (Section 8)</li> <li>• Inclusionary Housing Ordinance</li> </ul>
<p><b>Action 58.07-A: Section 8 Program</b> Continue to participate in the Section 8 Certificate and Voucher Program, which provides assistance to very low income tenants through rent subsidies paid directly to landlords. Promote partnerships with the Alameda County Housing Authority and the Rental Housing Organization to expand the availability of vouchers for San Leandro residents, and provide additional incentives for San Leandro landlords to participate in the program.</p>	<ul style="list-style-type: none"> <li>• Program Development</li> <li>• Redevelopment Project Funding</li> </ul>
<p><b>Action 58.07-B: Homelessness Prevention and Rapid Re-Housing Program (HPRP)</b> Pursue funding through HUD’s HPRP or other revenue sources to provide additional housing resources for extremely low income families and individuals.</p> <p><i>The HPRP program is funded by the American Community Recovery and Reinvestment Act of 2009. Congress allocated \$1.5 billion nationwide in 2009 to provide financial assistance and services to prevent individuals and families from becoming homeless and to help those who are homeless become re-housed and stabilized. As a partner in a collaborative with the City of San Leandro and other non-profit agencies, Building Futures with Women and Children received a \$1.5 million grant in 2009 to implement an HPRP program with partner cities in Alameda County.</i></p> <p><i>The countywide HPRP program helps support eight regional Housing Resource Centers (HRCs) that provide a variety of homelessness prevention and rehousing services, including temporary financial assistance. Household income at or below 50% AMI is a key criteria for eligibility, but there is a special focus on moving homeless people out of shelters, diverting people from shelters, and stabilizing the housing situations of extremely low income families and individuals. Each HRC provides a complement of services, including case management and housing locator services.</i></p> <p><i>One of the eight Housing Resource Centers is located in San Leandro. This facility is a joint collaboration with the cities of Alameda and Hayward and the County Housing and Community Development Department. Called the “Mid-County HRC”, the facility is housed at the Davis Street Family Resource Center (DSFRC) in San Leandro primarily because of the wealth of supportive services they provide for clients. The Mid-County HRC is open five days a week with some evening hours.</i></p> <p><i>Mid-County HRC’s housing and rapid re-housing services are partially funded by the cities of Alameda and Hayward and Alameda County HCD, all entitlement grantees. As a non-entitlement jurisdiction, the City of San Leandro applied with BFWC and other partner agencies to the State Housing and Community Development Department for a second grant (supplementing the federal HPRP grant) to support the facility. To leverage HPRP funds, the Redevelopment Agency of San Leandro provides supplementary funds to support HPRP activities while Alameda and Hayward use CDBG funds.</i></p> <p><i>After three years when the HPRP funds are depleted, the established HRCs will be able to continue homelessness prevention and re-housing activities by accessing new funding streams that will become available in the future as a result of the HEARTH Act passed by Congress in 2009.</i></p>	

Policies and Actions	Implementation Strategies
<p><b>Action 58.07-C: Funding for Extremely Low Income Housing Programs</b>            Allocate a share of the City’s annual housing budget to programs serving households earning less than 30 percent of AMI and continue to place a priority on serving those with the greatest level of financial need.</p> <p><i>The City regularly invests a portion of its annual housing program dollars in services and facilities for extremely low income households. The amount varies from year to year based on available resources, programs, and need. Recent housing program activities targeting extremely low income (ELI) households include the reservation of seven ELI units at the 67-unit Casa Verde development on East 14th Street, and the conversion of 13 units formerly reserved for very low income housing to units reserved for ELI households at the Mission Bell development on East 14th Street.</i></p> <p><i>In addition, the City’s mobile home repair, accessibility, paint, minor home repair, and exterior clean-up programs are designed to specifically benefit extremely low income households. In FY 2008-2009, 17 of the 29 households receiving grants through these programs were extremely low income. In FY 2007-2008, 12 of the 21 households receiving program grants were extremely low income. The City also provides low-interest loans up to \$35,000 for major home rehabilitation to lower income households. In 2008-2009, five of the 11 loans provided through this program were made to extremely low income households. The City will continue this commitment for the duration of the Housing Element period, placing a priority on extremely low income households in the administration of these programs.</i></p> <p><i>The three programs described under Policy 58.08 and the two programs described under Policy 58.09 also would serve extremely low income households. Additionally, Action 59.01-E includes provisions to allow single room occupancy hotels and supportive housing in additional zoning districts.</i></p>	

Policies and Actions	Implementation Strategies
<p><b>Action 58.08-C: SB2 Compliance</b></p> <p>Within 12 months of Housing Element adoption, amend the San Leandro Zoning Code to allow group residential uses (such as homeless shelters, rooming and boarding houses, supportive housing, and residential care facilities) as a matter of right on Industrial-Light (IL) zoned parcels.</p> <p><i>There are 156 IL parcels in the City, totaling 80 acres. These parcels have sufficient capacity to accommodate the need for emergency shelter in San Leandro. A majority of the parcels are located within one mile of the Downtown BART station, and most are within the Plaza Redevelopment Project area. Many of the parcels are underutilized and could potentially be converted to new uses or replaced by new activities. Emergency shelter, permanent supportive housing, and transitional housing would be permitted by right in this zone, subject to objective criteria to be developed after the Housing Element is adopted. These criteria may address such attributes as size (number of beds), parking standards, lighting, locations of waiting areas and entrances, and other design and size attributes. The City will also continue to allow shelters and group residential uses with a conditional use permit in the RM-, P-, SA-2, DA-2, DA-3, and DA-4 zoning districts.</i></p> <p><i>In accordance with state law, the development standards that are applied to shelters, transitional housing, and permanent supportive housing in all zones where these uses are permitted or conditionally permitted will be no more onerous than those that apply to other uses permitted in the same zone. For instance, in the IL Zone, such uses would be subject to the same setback, height, lot coverage, and floor area ratio requirements that apply to permitted light industrial uses. This principle applies not only to the IL zone, but to the city’s residential and commercial zones as well. Transitional and supportive housing will be treated the same as all other residential uses. If these uses are multi-family in format, the same standards that apply to other multi-family developments would apply. If they are single family, they would be subject to the same standards that apply to single family homes elsewhere in each respective zoning district.</i></p> <p><i>In addition, the zoning code should make explicit reference to “emergency shelter”, “supportive housing,” “and transitional housing” rather than using the more generic term “group housing.” This change should be made in both the Definitions section of the Ordinance, and in the lists of permitted and conditionally permitted uses for the appropriate zones.</i></p> <p><i>Much of the area zoned “IL” is within an AU overlay zone. Group assembly (churches, social halls, etc.) is permitted in these zones, but a use permit is required. The City will amend the zoning code to explicitly state that emergency shelter, supportive housing, and transitional housing meeting the criteria established in the ordinance (i.e., 25 beds or fewer, etc.) will not be subject to the use permit requirement. During its SB2 zoning amendments, the City will also consider development incentives to accommodate shelters, transitional housing, and supportive housing. Since these uses are affordable housing, these uses would already be eligible for a density bonus.</i></p>	

Policies and Actions	Implementation Strategies
<p><b>POLICY 58.09: ENDING HOMELESSNESS</b>                      Develop local strategies with community stakeholders to provide permanent supportive housing for the homeless, people at risk of homelessness, and others with special needs.</p>	<ul style="list-style-type: none"> <li>• Housing Programs</li> <li>• Intergovernmental Coordination</li> </ul>
<p><b>Action 58.09-A: EveryOne Home</b>                      Develop a local implementation strategy for the Alameda County EveryOne Home program.  <i>EveryOne Home is the community-based organization formed to implement the Alameda County Homeless and Special Needs Housing Plan (also known as the EveryOne Home Plan). The Plan is a comprehensive blueprint to end homelessness by 2020 and address the housing needs of homeless and extremely low income persons and those living with serious mental illness and/ or HIV/ AIDS. The San Leandro City Council has adopted the EveryOne Home Plan and made a commitment to develop a strategy to implement it at the local level in the coming years. This could entail additional efforts to prevent homelessness, increase local housing opportunities for extremely low income households, deliver additional services to support stability and independence, and provide technical and financial assistance to organizations that assist those who are homeless or at risk of becoming homeless. It also includes ongoing City participation in EveryOneHome meetings to enhance coordination with other jurisdictions and social service agencies.</i></p>	
<p><b>Action 58.09-B: Transitional/ Permanent Supportive Housing</b>                      Evaluate the feasibility of a local transitional/ permanent supportive housing facility that would provide subsidized rental housing for individuals and families to assist them in the transition between living in a shelter and regular private rental housing. If such a facility can be constructed, priorities should be given to single parent households with children. If such a facility is infeasible in San Leandro, continue to provide financial support to develop such facilities in nearby communities. The feasibility of including such housing as a component of a “safe haven” for homeless persons also should be considered.</p>	

Policies and Actions	Implementation Strategies
<p><b>POLICY 58.10: IMMIGRANT HOUSEHOLDS</b>                      Work with community groups, including faith-based and nonprofit organizations, to provide outreach on housing resources to immigrant households and others with limited English language abilities. Local housing programs should respond to the needs of a culturally diverse community that includes multi-generational families, a variety of living arrangements, and a large number of non-English speaking households.</p> <hr/> <p><b>Action 58.10-A: Multi-lingual Staff Capacity</b>                      Maintain multi-lingual staff capacity at City Hall in order to better respond to the needs of non-English speaking households and ensure that all residents may participate fully and equally in the housing market.  <i>Presently, San Leandro’s Community Development Department includes staff members who are fluent in Spanish and Chinese. The City maintains a directory which indicates the languages spoken by staff in all City departments so that residents receive appropriate referrals and information. When necessary, the Housing Division staff calls upon bilingual staff from other departments for translation assistance. The City is also working on improving policies and procedures to assist non-English speakers.</i></p>	<ul style="list-style-type: none"> <li>• Public Education and Outreach</li> <li>• Public/Private Partnerships</li> </ul>
<p><b>Policy 58.11: SERVICE-ENRICHED HOUSING</b>                      Promote social services and programs in affordable housing projects that assist lower-income households in obtaining the financial resources needed to increase and stabilize their housing choices in the City.</p>	<ul style="list-style-type: none"> <li>• Intergovernmental Coordination</li> <li>• Public/Private Partnerships</li> </ul>
<p><b>Policy 58.12: PUBLIC SERVICE EMPLOYEES</b>                      Recognize school teachers, police and fire personnel, child care workers, nurses, and other public service employees as an essential part of the local workforce and seek to improve housing opportunities for these groups within the City to the extent allowed by law.</p> <hr/> <p><b>Action 58.12-A: Housing for Public Service Employees</b>                      Explore programs which assist San Leandro’s teachers, nurses, police officers, and other community service employees in obtaining suitable and affordable housing within the community. Explore the availability of state funding for such programs. To the extent permitted by law, consider directing a percentage of redevelopment set-aside funds for this purpose.</p>	<ul style="list-style-type: none"> <li>• Housing Programs</li> <li>• Grant Funding</li> <li>• Redevelopment Project Funding</li> </ul>

**GOAL 59: ELIMINATION OF HOUSING CONSTRAINTS**

*Reduce potential constraints that increase the cost or feasibility of new housing development.*

Policies and Actions	Implementation Strategies
<p><b>POLICY 59.01: ZONING REGULATIONS</b></p> <p>Ensure that the development standards, use restrictions, parking requirements, and other regulations contained in the San Leandro Zoning Code enable the production of housing for all income groups. Overly restrictive or redundant requirements should be strongly discouraged.</p>	<ul style="list-style-type: none"> <li>• Building Code</li> <li>• Development Review</li> <li>• Zoning Code</li> </ul>
<p><b>Action 59.01-A: Amend the Minimum Lot Area Required for a Planned Development</b></p> <p>Maintain provisions in the Zoning Code for “Planned Developments” (PDs) on sites where the strict application of zoning standards could make development less feasible.</p> <p><i>The PD designation should allow flexibility in the application of setback requirements, minimum lot sizes, lot coverage limits, and other standards to reflect the unique context of each site. The designation should not preclude the requirement that development is harmonious with the surrounding neighborhood and that impacts on local services and the environment are mitigated.</i></p> <p><i>To facilitate Planned Development, the City should lower the required minimum lot size for PDs in the RM zone from 10,000 SF to 6,000 SF. This could enable additional 3-5 unit buildings on several underutilized lots in the RM districts.</i></p>	
<p><b>Action 59.01-B: Amend Zoning Code Provisions for Multi-Family Uses</b></p> <p>Amend the Zoning Code as follows to facilitate the production of multi-family housing:</p> <ul style="list-style-type: none"> <li>• <i>Adopt a minimum density requirement of 12 units per acre for new development on properties zoned RM-1800, RM-2000, and RM-2500. This would apply to new development only.</i></li> <li>• <i>Amend Section 2-696(A) (Article 6) of the Zoning Code to note that housing in the CC and CRM zones is subject to the same regulations that apply in the RM-1800 zone (24 units per acre) rather than those that apply in the RM-2000 zone (22 units per acre).</i></li> <li>• <i>Amend Section 2-684 and 2-686 of the zoning code to allow higher FARs and lot coverage limits in the CC and CN zone when residential uses are included in a development project. Currently, mixed use projects and multi-family housing in these zones are subject to the same requirements that apply to shopping centers (0.3 FAR and 50 percent lot coverage in CN and 0.5 FAR and 50 percent lot coverage in CC). Higher FAR and lot coverage allowances would enable the densities more commonly associated with the RM-1800 zoning district and reduce the need for variances.</i></li> </ul> <p><i>Adoption of these zoning changes would be preceded by additional opportunities for community input, including community workshops and neighborhood meetings.</i></p>	
<p><b>Action 59.01-C: Amendments to the Second Unit Standards</b></p> <p>Consider amending the second unit provisions in the Zoning Code to allow units ranging from 450 to 700 square feet, with a conditional use permit. The requirement that the unit may not exceed 30 percent of the total floor area should be retained. This change should be considered as a way to increase the supply of one-bedroom in-law units.</p>	

Policies and Actions	Implementation Strategies
<p><b>Action 59.01-D: Changes to the North Area (NA) Zoning Districts</b>                      Amend the NA-1 and NA-2 zones (parcels fronting East 14th Street between San Leandro Creek and Durant Avenue) so they are in keeping with current best practices for transit-oriented corridors.</p> <p><i>Development intensities in this zone should be comparable to those in the SA zone (parcels fronting East 14th Street between Sybil Avenue and Bayfair Mall).</i></p> <p><i>Changes to be considered should include:</i></p> <ul style="list-style-type: none"> <li>• <i>Raising the maximum density in NA-1 and NA-2 from 24 units per acre to 40 units per acre, or dropping the maximum entirely and letting the existing FAR (which is 1.5) govern future development intensity. In general, overall densities should be comparable to the SA zones, where a 1.5 FAR and no maximum density applies.</i></li> <li>• <i>Requiring a minimum density of 18 units per acre to match the SA- zones and to implement Transportation Element Action 13.04-B..</i></li> <li>• <i>Reducing the setbacks on smaller lots in the NA-2 zone to increase the developable envelope. The existing setbacks (20 ft front yard and 15’ side yard) may be appropriate on large, consolidated properties but may be an impediment to development of smaller infill parcels along East 14th Street. Design guidelines should be used to ensure that development is appropriately buffered and steps down to neighboring lower density uses.</i></li> <li>• <i>Dropping the use permit requirement for multi-family (or mixed use) housing in the NA zones. Site plan review would continue to be required to ensure public input.</i></li> <li>• <i>Increasing the height limit from 30 feet to 40 feet.</i></li> </ul>	
<p><b>Action 59.01-E: Supportive Housing and SROs</b>                      Undertake the following zoning changes to facilitate the production of supportive housing and residential hotels on appropriate sites:</p> <ul style="list-style-type: none"> <li>• <i>Consider adding a definition of “Supportive Housing” to the Zoning Code, and amending the lists of permitted and conditionally permitted uses to indicate where this use is allowed.</i></li> <li>• <i>Make residential hotels a conditionally permitted use in at least one of the DA zones. They are currently only a conditionally permitted use in the SA-1 zone.</i></li> </ul>	
<p><b>Action 59.01-F: Monitoring the Effectiveness of Minimum Density Standards</b>                      Monitor the impacts of minimum density standards on development activity in the Downtown TOD area to ensure they are reasonable and reflective of market conditions.</p> <p><i>While no changes to these standards are proposed at this time, they should be periodically evaluated and compared to standards around other transit stations in the Bay Area.</i></p>	
<p><b>Action 59.01-G: Production of Above Moderate Income Units</b>                      Periodically consider adjustments to the City’s zoning, design review, permitting, and site plan review requirements to ensure that above moderate income households are not unduly burdened by planning and building requirements, and to encourage continued high levels of private investment in San Leandro’s housing stock and residential neighborhoods.</p>	

Policies and Actions	Implementation Strategies
<p><b>POLICY 59.02: PARKING STANDARDS</b>                      Maintain parking standards that reinforce the City’s land use, transportation and housing goals. Such standards should reduce parking requirements for development within walking distance of BART or on high-volume bus routes, and for projects with a significant number of affordable or senior housing units. In mixed use developments, parking standards should allow shared parking when uses with different peaking characteristics (such as offices and housing) are combined in the same structure.</p> <hr/> <p><b>Action 59.02-A: Amendments to the Parking Requirements</b>                      Consider amending the parking standards in the San Leandro Zoning Ordinance to incorporate the following changes:</p> <ul style="list-style-type: none"> <li>• Make the parking standards in the NA districts comparable to those in the SA districts, reflecting the lower level of demand on high-volume transit corridors</li> <li>• Allow a greater percentage of the parking spaces in multi-family housing near transit stations or along transit corridors to be uncovered.</li> <li>• Eliminate guest parking requirements for buildings with less than 4 units.</li> <li>• Lower the parking requirements for studio apartments from 1.5 to 1.25 spaces/ unit</li> </ul>	<ul style="list-style-type: none"> <li>• Zoning Code</li> <li>• Development Review</li> </ul>
<p><b>POLICY 59.03: PERMITTING PROCEDURES</b>                      Minimize the cost and time associated with development review while still adequately addressing community and environmental concerns. Continually explore ways to streamline the permitting process for projects that are consistent with the General Plan.</p> <hr/> <p><b>Action 59.03-A: Permit Streamlining</b>                      Maximize the potential benefits of the City’s permit tracking system, one-stop permitting center, and website to facilitate permit processing and the issuance of building permits.</p>	<ul style="list-style-type: none"> <li>• CEQA</li> <li>• Design Guidelines</li> <li>• Development Review</li> <li>• Zoning Code</li> </ul>
<p><b>POLICY 59.04: DEVELOPMENT FEES</b>                      Ensure that local development impact fees are structured to cover only the costs associated with new development. While it is appropriate for impact fees to cover the capital costs required by new projects, they should not be structured to correct deferred maintenance problems or pre-existing deficiencies. To the extent possible, the latter should be addressed through other funding sources, such as bond measures, CDBG funds, grants, redevelopment funds, and general fund allocations.</p> <hr/> <p><b>Action 59.04-A: Fee Reviews</b>                      Regularly review and update local development and permitting fees to ensure that they are competitive with other communities in the East Bay.</p>	<ul style="list-style-type: none"> <li>• Annual Budget</li> <li>• City Operating Procedures</li> <li>• Development Review</li> </ul>
<p><b>Action 59.04-B: Fee Reductions for Affordable Housing—City</b>                      Develop a policy to reduce certain fees for affordable housing projects, provided that such reductions will not adversely affect the City’s ability to provide services to the project.   <i>Due to acute shortages of school capacity and parkland, these fees should not be waived (except for uses such as senior housing, where student generation is minimal). However, reductions or waivers of use permit fees, rezoning fees, preliminary and tentative map filing fees, and similar administrative fees may be considered for housing projects that incorporate a substantial affordable housing component. Reductions in the Undergrounding Utility Fee for affordable housing projects in the East 14th Street corridor also should be considered, provided that there are supplemental funds from another source (such as the Redevelopment Agency) that can be used to cover this expense.</i></p>	

Policies and Actions	Implementation Strategies
<p><b>Action 59.04-C: Fee Reductions for Affordable Housing—Other Agencies</b>                      Work with the East Bay Municipal Utility District (EBMUD) and other utilities to explore possible reductions to connection and system capacity fees for housing projects which include a substantial number of affordable units.</p>	
<p><b>POLICY 59.05: CUSTOMER-FRIENDLY ENVIRONMENT</b>                      Demonstrate a strong commitment to customer service in the processing of residential development applications, continuing the spirit of the City’s One-Stop Permitting Center. Regularly explore ways to make the development review process easier to navigate for applicants.</p>	<ul style="list-style-type: none"> <li>• City Operating Procedures</li> <li>• Development Review</li> </ul>
<p><b>POLICY 59.06: RESOLVING DESIGN ISSUES</b>                      Work proactively with developers and community groups to address design issues and other impacts associated with multi-family housing. For projects that would provide significant public benefit, explore the feasibility of design and architectural assistance to reduce developer costs.</p> <hr/> <p><b>Action 59.06-A: Multi-Family Design Guidelines</b>                      Continue to use multi-family design guidelines in the Downtown TOD and East 14th Street areas. Develop additional guidelines that apply more broadly to multi-family projects on infill lots.</p> <p><i>Such guidelines should not only address large, high-density projects, but also small (2-10 unit) infill buildings and townhouse projects. Guidelines should ensure that future housing is constructed with quality materials, is attractive and compatible with its surroundings, enhances the pedestrian experience and streetscape, and advances principles of sustainability. Guidelines should address such issues as height, bulk, transitions between higher density and lower density areas, location of parking, and consistency of architectural style. Adoption of such guidelines may remove a potential development constraint by clearly describing the City’s design expectations and reducing uncertainty for developers and residents.</i></p>	<ul style="list-style-type: none"> <li>• Design Guidelines</li> <li>• Development Review</li> <li>• Public Education and Outreach</li> </ul>
<p><b>POLICY 59.07: INFRASTRUCTURE MAINTENANCE</b>                      Encourage the ongoing maintenance of water, wastewater, storm drainage and other public facilities to ensure that their condition does not preclude the development of additional housing in the City. Coordinate and prioritize repair and rehabilitation projects to ensure that services are available for the housing sites identified in this Element.</p> <hr/> <p><b>Action 59.07-A: Correction of Infrastructure Deficiencies</b>                      Ensure that the San Leandro Capital Improvement Program includes the projects needed to correct existing infrastructure deficiencies and facilitate the development of housing on the sites identified in this Element.</p> <p><i>Particular attention should be given to upgrading sanitary and storm sewers in the Downtown BART station area.</i></p>	<ul style="list-style-type: none"> <li>• Annual Budget</li> <li>• Capital Improvement Program</li> </ul>

Policies and Actions	Implementation Strategies
<p><b>POLICY 59.08: SCHOOL IMPACTS</b></p> <p>Work collaboratively with the San Leandro and San Lorenzo Unified School Districts to address issues of school capacity. Consider a variety of strategies to manage capacity, in addition to the collection of impact fees and voter-approved bond measures to develop new facilities. Such strategies might include:</p> <ul style="list-style-type: none"> <li>• modifications to school enrollment area boundaries</li> <li>• busing to less crowded schools</li> <li>• memoranda of understanding with adjacent districts to enable attendance at their schools</li> <li>• reductions in out-of-boundary enrollment</li> <li>• grade reconfiguration</li> <li>• development of charter schools</li> <li>• leasing of underutilized or vacant commercial/ light industrial space for school use</li> <li>• other strategies aimed at increasing classroom capacity.</li> </ul> <p>The City should also work with the school districts to develop student generation rates that are based on actual data from San Leandro developments, and to prepare long-term enrollment forecasts which not only reflect current conditions, but also long term (20-year) demographic trends, and the expected distribution and type of new housing development in the city.</p>	<ul style="list-style-type: none"> <li>• Intergovernmental Coordination</li> </ul>
<p><b>POLICY 59.09: ENVIRONMENTAL CONSTRAINTS</b></p> <p>Explore programs and funding sources to correct flooding and soil contamination problems on underutilized sites that might be redeveloped with housing.</p> <hr/> <p><b>Action 59.09-A: Remediation of Soil Contamination</b></p> <p>Explore possible funding sources and other ways to assist prospective housing developers in addressing soil contamination problems on potential housing sites.</p>	<ul style="list-style-type: none"> <li>• Grant Funding</li> <li>• Program Development</li> <li>• Redevelopment Project Funding</li> </ul>

The above policies and actions are further supported by the following action appearing elsewhere in the General Plan:

Action 46.02-A (Community Services and Facilities Element) regarding City assistance and support to both School Districts in their efforts to increase capacity and develop new facilities.

**GOAL 60: FAIR HOUSING**

*Ensure that all persons, within their abilities and means and without discrimination, have freedom of choice as to where they live.*

 **Quantified Objectives for Goal 60**

1. Follow up on 100 percent of all fair housing inquiries and complaints.

Policies and Actions	Implementation Strategies
<p><b>POLICY 60.01: ENDING HOUSING DISCRIMINATION</b> Encourage and directly support effective programs working toward the elimination of arbitrary housing discrimination based on age, race, sex, sexual orientation, marital or family status, ethnic background, medical condition, disability status, or other arbitrary factors.</p> <hr/> <p><b>Action 60.01-A: Contract with Fair Housing Services Provider</b> Continue to contract with a fair housing services provider such as Eden Council for Hope and Opportunity (ECHO) Housing for fair housing assistance and the investigation of discrimination complaints, and for tenant-landlord counseling and mediation services</p>	<ul style="list-style-type: none"> <li>• Housing Programs</li> <li>• Human Services Commission</li> <li>• Intergovernmental Coordination</li> </ul>
<p><b>POLICY 60.02: NON-DISCRIMINATION IN CITY HOUSING PROGRAMS</b> Ensure that non-discrimination is required as a condition of approval for all City-approved housing programs.</p>	<ul style="list-style-type: none"> <li>• City Operating Procedures</li> <li>• Annual HOME and CDBG Funding</li> </ul>
<p><b>POLICY 60.03: INFORMATION AND REFERRAL SERVICES</b> Provide information and referral services that direct families and individuals to agencies that can assist them in overcoming financial barriers to housing rental or purchase, locating suitable housing, and obtaining housing with special facilities such as disabled-accessible units.</p>	<ul style="list-style-type: none"> <li>• Housing Programs</li> <li>• Intergovernmental Coordination</li> <li>• Public/Private Partnerships</li> </ul>
<p><b>POLICY 60.04: OUTREACH ON HOUSING RESOURCES</b> Ensure that City housing programs are well publicized throughout the community. Use a variety of methods, including multi-lingual printed materials, broadcast media, and the internet to advertise programs that assist low- and moderate-income San Leandro homeowners and renters.</p>	<ul style="list-style-type: none"> <li>• Public Education and Outreach</li> </ul>
<p><b>POLICY 60.05: MULTI-LINGUAL MATERIALS</b> Produce web-based and printed materials in multiple languages, especially English, Spanish, and Chinese, in order to ensure that all those in need are made aware of their fair housing rights and responsibilities.</p>	<ul style="list-style-type: none"> <li>• Public Education and Outreach</li> </ul>

Policies and Actions	Implementation Strategies
<p><b>POLICY 60.06: PUBLIC EDUCATION</b>                      Promote public education and awareness of fair housing requirements and the need for affordable housing. Work to address misconceptions about affordable housing and to build broad recognition and support for such housing in the community.</p>	<ul style="list-style-type: none"> <li>• Housing Programs</li> <li>• Public Education and Outreach</li> <li>• Public/Private Partnerships</li> </ul>
<p><b>Action 60.06-A: Fair Housing Training Sessions</b>                      Work with ECHO Housing to conduct fair housing training sessions for landlords and property owners, tenants and homebuyers, realtors, and the public at large. In addition, support ECHO’s targeted audits to gauge the level of discrimination in the rental housing market.</p>	
<p><b>Action 60.06-B: Fair Housing Outreach</b>                      Use public service announcements, newspaper ads, educational fliers, and other media to raise community awareness about fair housing and the need for affordable units.</p>	
<p><b>POLICY 60.07: ELIMINATING PREDATORY LENDING</b>                      Continue to provide residents with information on how to avoid predatory lending practices and increase their access to capital.</p>	<ul style="list-style-type: none"> <li>• Housing Programs</li> <li>• Public Education and Outreach</li> </ul>

**ADDITIONAL CHANGES TO APRIL 2010 HOUSING ELEMENT (Adopted March 21, 2011)**

**P. 6-25, Add new action program:**

**Action 58.06-B: Reasonable Accommodations Procedure**

Amend the San Leandro Zoning Ordinance to include a formal reasonable accommodation procedure.

The Federal Fair Housing Act and the California Fair Employment and Housing Act both direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations in order to provide disabled persons with access to housing. For example, the City of San Leandro allows zoning variances for wheelchair ramps within required setbacks to be processed administratively. The City also has reduced its parking standards for housing units serving disabled residents. Most cities adopt findings to determine when a particular modification is reasonable.

Although San Leandro has adopted formal reasonable accommodation procedures for access to public facilities and events, these procedures do not explicitly apply to housing. This action program will amend the San Leandro Zoning Ordinance to provide a ministerial procedure, with minimal or no processing fee, for requests for reasonable accommodation in housing. The Zoning amendment will identify criteria and findings for defining reasonable accommodation, specify the procedure for making and approving requests, and include other provisions as needed to ensure consistency in the review of applications.

Responsibility: Community Development Dept (Housing Division)

Funding: General Fund

Timing: 2011

**P. 6-28, Amend Action 58.08-C as follows:**

Within 12 months of Housing Element adoption, amend the San Leandro Zoning Code to allow group residential uses (such as homeless shelters, rooming and boarding houses, supportive housing, and residential care facilities) as a matter of right (i.e., without discretionary review) on Industrial-Light (IL) zoned parcels.

**P. 6-28, Move the first two sentences of the last paragraph on the page to a new paragraph to be inserted after the first italicized paragraph on the page:**

*Much of the area zoned "IL" is within an AU overlay zone. Group assembly (churches, social halls, etc.) is permitted in these zones, but a use permit is required. The City will amend the zoning code to explicitly state that emergency shelter, supportive housing, and transitional housing meeting the criteria established in the ordinance (i.e., 25 beds or fewer, etc.) will not be subject to the use permit requirement in the IL zone<sup>1</sup>.*

FOOTNOTE: <sup>1</sup> The reference to a 25 bed by-right limit would only apply in the IL zone. There would be no specified limit on facility size for projects permitted with a CUP in the IL zone or any of the other zones.

P. 6-28, Take the last three sentences of the second italicized paragraph and start a new paragraph as follows:

*In addition to the IL zone, transitional and supportive housing will be treated the same as all other residential uses of the same type in the same zone. In other words, if these uses are multi-family in format... (rest is unchanged)*

**P. 6-28, Add new last sentence to penultimate paragraph (following the word "zones"):**

The definitions should be consistent with those contained in SB2, which is based on Health and Safety Code Sec 5081(e).

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