



## **Workshop #1: Introduction to the Housing Element Update** **Public Input Summary**

The City of San Leandro held two online community workshops on October 27, 2021, and November 6, 2021, to introduce the Housing Element Update and provide opportunities to answer questions and receive input. The following is a summary of common themes and comments received from community members:

### **Common Themes Raised by Participants:**

- Acknowledgment of the need for more housing in San Leandro, especially affordable housing that meet the needs of unhoused, low-income, and very low-income residents.
- Concern for housing for the “Missing Middle,” or moderate-income housing development, which could accommodate the needs of teachers, nurses, and other local public workers.

### **Additional Comments:**

- Existing commercial strip malls and underutilized nonvacant sites should be considered as potential redevelopment opportunities for mixed-use and/or multi-story residential development.
- New developments should have safe and efficient connections to the roadways.
- Developers should be held accountable for providing inclusionary housing.
- San Leandro’s inclusionary housing program should be strengthened, and in-lieu fees should be increased, and funds leveraged from in-lieu fees should support affordable housing development.
- Subsidies are important tools for affordable housing development.
- ADUs are an effective method to provide more affordable housing and add value to an existing housing site.
- Desire for a local housing program dedicated to providing housing for teachers, firefighters and those who work in the city.
- The ability to walk to community services such as grocery stores is important.
- Need greater outreach and housing programs for unhoused people.
- Desire for consideration of design guidelines for large-scale multifamily housing development adjacent to single-family housing, such as appropriate setbacks.

**Topics raised at the workshop and addressed by staff:**

- The measures the City is taking to ensure sufficient community amenities for Transit Oriented Development (TOD) projects.
- How the City can prioritize the very low-income population in the housing element update.
- How the City can follow up on promises that developers make on existing projects that have not yet been fulfilled.
- The number of unhoused individuals in San Leandro.
- How new development can be allocated for residents experiencing homelessness.
- How the City can provide outreach to residents experiencing homelessness to let them know that housing is available for them.
- How the City can or should balance housing needs with cleanliness and desirability.
- How the City can accommodate housing needs with little vacant land.
- The State density bonus law.