



Workshop #2: Housing Policies **Public Input Summary**

The City of San Leandro held an online community workshop on December 9, 2021, to discuss existing housing needs and policies, and to receive input and ideas from members of the community. Participants discussed a series of questions in breakout rooms. The following is a summary of input across all breakout rooms by each question, with a section at the end for general comments that were made during the main presentation.

What are the top housing challenges in San Leandro?

- The most prevalent concern raised by participants was housing affordability.
- Concern about sufficient development of housing for the “missing middle” (moderate income housing), particularly for people working in public service and/or essential workers, was also a prevalent concern.
- Homelessness was mentioned as a concern several times: sufficient housing for people experiencing homelessness, the systematic mistreatment of the homeless, and qualifying factors for housing such as mental health services.
- Gentrification, overcrowding, displacement, and lack of homeownership opportunities was a concern among participants. It was also mentioned that housing ownership by investment companies was driving up costs (constraining homebuying abilities for residents) and that funds were not being reinvested back into the community.
- Overcrowding and a pace of housing production that doesn't keep up with supply was a central complaint posed by several groups.
- Concern that affordable housing allocated under the Regional Housing Needs Assessment (RHNA) will not actually be developed.
- Maintaining housing and infrastructure quality as density increases. Acknowledgement that market rate housing can also support improved retail options.
- Understanding and explaining market impacts on San Leandro's housing supply (e.g., whether market rents support the development of new housing in San Leandro).

Which groups are most impacted by housing challenges and what types of housing would be most appropriate to serve them?

- Low-income, very low-income people, including the homeless and seniors, were most frequently identified as those most impacted by housing challenges in San Leandro.

- Moderate income people, especially nursing staff, were also cited as among the most impacted.
- People of color and those with lower incomes were cited to be among those most impacted.
- Renters and long-term residents were considered to impacted.
- Multi-generational households.

What kinds of new tools and strategies should the City consider adding or supporting?

- Take measures to streamline processes and/or reduce permitting process costs and utility connection costs.
- Consider incentives for new housing production.
- Explore tiny homes as transitional and/or permanent housing. Work with Community Based Organizations and faith-based groups to find land for tiny homes.
- Develop safe parking sites for unhoused individuals and families. Consider locations like parking lots, hospitals and City facilities.
- Create incentives for renters and owners to sublet/rent units.
- Support the development of high-density housing.
- Support the development of smaller units or alternative housing types such as dormitory-style housing. Look outside the United States for ideas.
- Explore methods of prioritizing housing for folks who currently live in San Leandro.
- Support the development of clean safe, organized spaces for unhoused populations and transitional housing for those recovering from mental health and addiction crises. Provide services to encampments.
- Allow higher residential densities along side streets and corridors.
- Develop housing specifically for moderate-income residents, especially for those working in public service.
- Interest in the development of “tiny houses” as transitional homes for residents experiencing homelessness and also permanent home opportunities.
- Subsidize room rentals in private homes.
- Permit fees to develop housing should be “all inclusive” to reduce costs for infrastructure and services and include maintenance of property.
- Coordinate services for unhoused residents with the school district as teachers and children are facing homelessness.
- Consider working with a non-profit to provide screening and connect unhoused individuals with rooms available at an affordable rent.

What existing City policies should be strengthened, and how?

- Desire to increase public outreach on housing issues.
- Continue to push for a local preference when affordable housing opportunities become available.
- The subsidy of the “missing middle” was a policy theme of interest, and there was desire to require impact fees for the development of moderate-income housing.
- Strengthening of the requirements for inclusionary housing was proposed.
- Strengthen the link between density, transit, and walkability, especially where parking is concerned. Develop in such a way where residents do not need to drive to get needs met.
- Move forward with a navigation center for unhoused people.
- Promote Accessory Dwelling Units (ADUs) for multiple generation households.