



Workshop #3: Housing Opportunity Sites and EIR Scoping **Public Input Summary**

The City of San Leandro held an online community workshop on January 19, 2022, to discuss housing opportunity sites, the City's plan to meet the regional housing needs assessment (RHNA), and the proposed supplemental environmental impact report (EIR), and to receive input and ideas from members of the community. The following is a summary of community input from discussion sessions, followed by a list of topics where participants had questions answered by City staff.

Housing Opportunity Sites / Meeting the RHNA

- Accessory dwelling units (ADUs) are a good way to provide infill housing. The City should have a task force for ADU development and an incentive program for homeowners to lease to low-income renters (beyond the existing Section 8 program). Oakland has this program.
- The City should prioritize affirmatively furthering fair housing (AFFH) and analyze current and historic issues, such as failure to build housing in high resource areas.
- The City should rethink former patterns and approaches to housing development. The proposed housing opportunity sites would "protect" existing residential areas, but the City should consider broadening zoning so that there are more opportunities across the city.
- The City should be proactive to counter residents and/or City leadership who object to low-income housing.
- The City should consider its commitment to being an age-friendly city and provide information on how the housing plan impacts seniors.
- Desire for walkability and services near where people live.
- Vertical density is efficient.
- There should be more accountability to see that projects are actually built and implement mitigation measures when the City is not meeting its goals.
- Would like to see development of tiny homes.
- The City should increase and strengthen the inclusionary housing requirement and increase in-lieu fees to increase affordable housing.
- Desire to see housing along transportation corridors, especially for affordable housing and senior housing.

- Above-moderate housing displaces residents. Projects should include inclusionary housing to mix market-rate and subsidized developments.
- Look at minimum lot sizes in areas zoned for single-family housing. Minimum lot size requirements can be a constraint to housing development.
- Consider commercial conversion to residential uses. Changing some of the transportation routes might be useful, especially for the western area of the city.
- Discourage planned developments since they have their own zoning rules; make it unnecessary to have planned developments by updating zoning requirements.
- Consider effects on schools, including the racial and economic integration of schools.

EIR Scoping

- The City should examine the potential impacts of development on schools.
- EIRs should consider the regional context for the No Project Alternative – for example, not increasing housing in urban places results in more housing on green land in more rural areas.
- The EIR should take into account impacts to the creek and hazards associated with flood zones, sea level rise, and toxic sites.
- San Leandro High School is at capacity.

Other Topics Mentioned by Participants and Discussed with Staff

- Desire to see an electrification / smart homes initiative to promote solar and electrification of homes.
- Methodology in site selection. Sites inventory should be driven by Affirmatively Furthering Fair Housing (AFFH).
- More information and education are needed to understand the different land use maps (land use, zoning) and how they influence what type of development can occur.
- Desire for more education around the importance of developing housing to the City Council.
- Question regarding the City's outreach methods across the economic and racial/ethnic spectrum.
- Need to increase parkland with densification, and work with the school districts to provide safe environments around schools due to increased traffic.