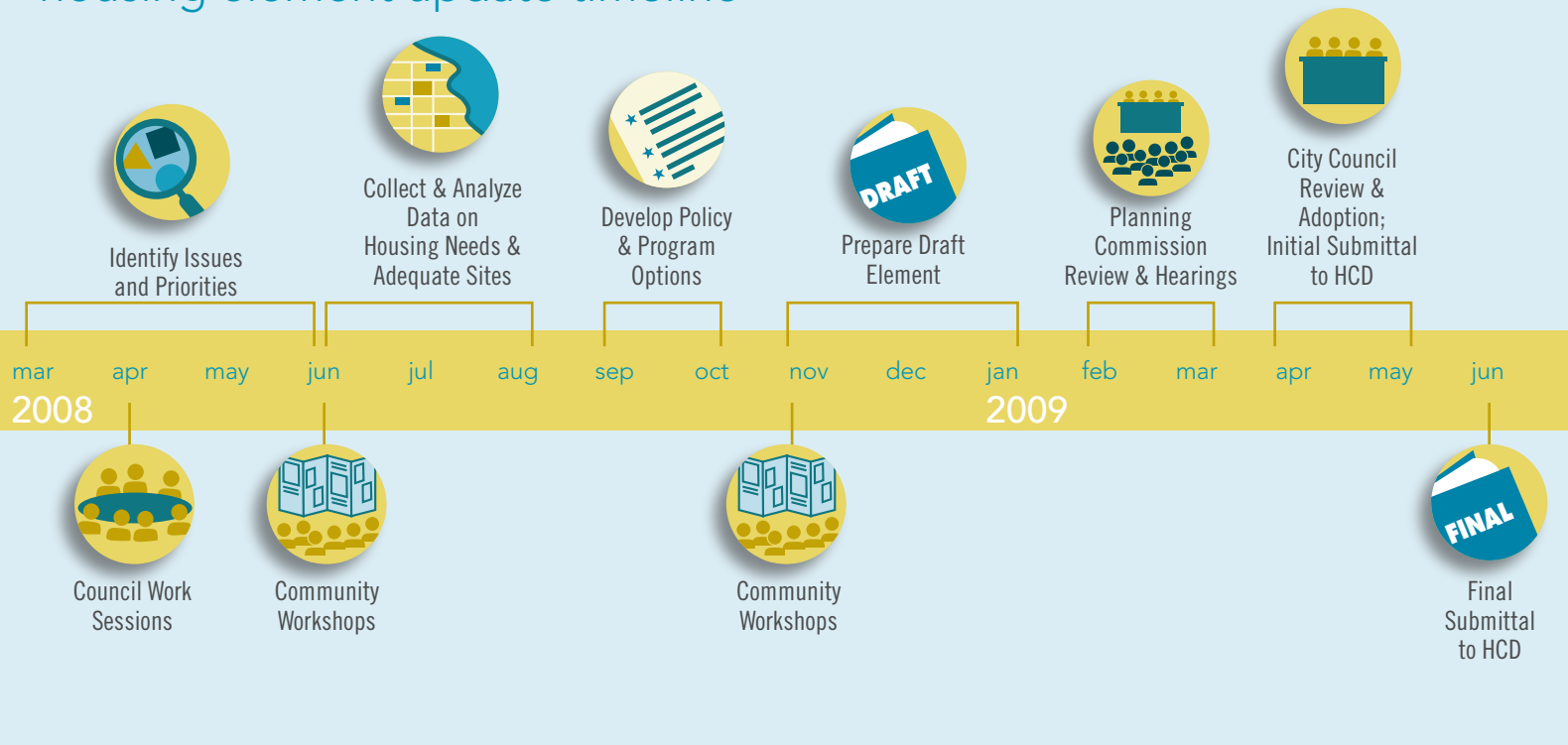


housing element update timeline



think about it...

- How has the **housing situation in San Leandro affected you** and your friends?
- What housing developments in San Leandro **do you like or dislike** and why?
- Who should **affordable housing** in San Leandro be for?
- What **steps can San Leandro take** to meet its regional housing needs allocation of 1,630 units?
- How should the City **pay for new housing**?
- What should the **public's role** be in deciding what gets built and where?
- How can the **development review and permitting process** be improved?
- Should the City's programs focus on **owner-occupied housing or rental housing**? What's the right balance?
- What **messages about housing** would you like to give to key decision makers?

for more information

Your feedback on these questions is important. Please call **577-3327** or visit the Housing Element website at www.ci.san-leandro.ca.us/CDPlanHousElement.asp to learn more.



835 E. 14th Street
San Leandro, California 94577



san leandro
2008 san leandro housing element update

san leandro's housing goals

San Leandro's current Housing Element, adopted by the City Council in January 2003, established the following eight goals:

- 1 Provide new housing opportunities** and improve economic access to housing for all segments of the community
- 2 Increase the supply** of affordable ownership and rental housing in San Leandro
- 3 Ensure that local housing programs are administered in a way that maximizes benefits to San Leandro residents**
- 4 Provide opportunities for low- and moderate-income San Leandro households to become homeowners**
- 5 Encourage the preservation and rehabilitation** of the existing affordable housing stock
- 6 Proactively address the special housing needs** of the community, including seniors, disabled individuals, single parents, large families, and the homeless
- 7 Reduce potential constraints** that increase the cost and feasibility of new housing development
- 8 Ensure that all persons, within their abilities and means and without discrimination, have freedom of choice** as to where they live

Over the last five years, the City has been implementing policies and actions designed to accomplish these goals. Among the major achievements were the adoption of a new inclusionary zoning ordinance in 2004, acquisition of the Islander Motel, development of Broadmoor Plaza and Fuller Gardens, and rezoning of dozens of acres around the Downtown BART station to enable higher density housing development.

Housing issues affect everyone in our community. Whether you live here or work here, whether you're an owner or renter, whether you've lived here for your whole life or just moved here—we all have a stake.

This brochure provides information on current efforts to update the Housing Element of the San Leandro General Plan. The purpose of the Housing Element is to ensure that decent, safe, affordable shelter is provided for all residents.

The Housing Element Update provides an opportunity to be forward thinking and strategic as we address our housing needs. It is a chance for the City to articulate the issues, take stock of its resources and opportunities, and engage in a meaningful discussion about San Leandro's priorities. Community input is an essential part of this process.

What is the Housing Element?

Every city and county in California is required to have a Housing Element. State law defines the specific topics that must be covered. These include:

- An evaluation of existing housing policies and programs
- A needs assessment, based on data on demographics and housing conditions
- An analysis of any obstacles to affordable housing production in the community

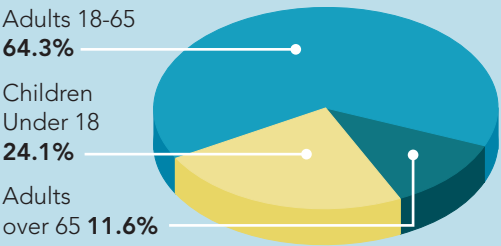
continued inside



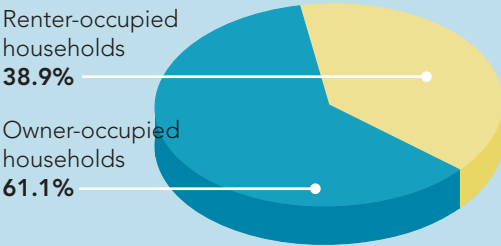
san leandro fast facts*

Population	81,850
Households	31,200
Average household size	2.60
Households with limited English	11.6%
Number of jobs in San Leandro	42,500
San Leandro median household income	\$60,959
San Francisco Bay Area median household income	\$70,717
San Leandro housing units	31,904
Median advertised rent for a 2-bedroom apartment	\$1,175

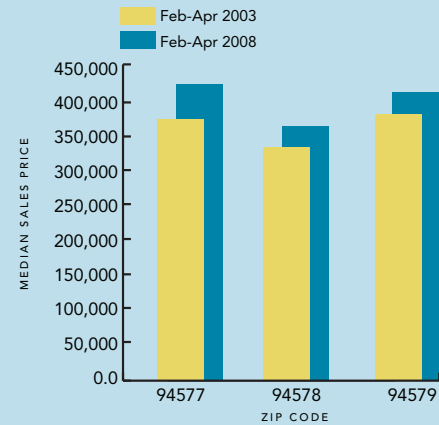
Population by Age



Tenure



Median Home Sales Price



*Demographic data from American Community Survey, 2007 and California Department of Finance, 2008

continued from front cover

- An inventory of all potential sites where housing may be constructed
- Goals, objectives, and policies, defining the community’s position on various housing issues and setting measurable targets for meeting housing needs
- An action plan, identifying the specific steps the community will take to implement its housing policies

Once completed, the Element must be submitted to the State Department of Housing and Community Development for certification. A certified Housing Element is a prerequisite for receiving certain housing grants and State funds and can also reduce the risk of costly lawsuits.

The State does not require cities and counties to actually build the housing necessary to meet the community’s needs. However, it does require that each community provide adequate land at appropriate densities to allow the private and non-profit sectors to meet the housing needs of all economic segments of the community.

San Leandro’s current Housing Element was adopted in January 2003 and established targets to be achieved by June 30, 2006. The City is now updating the Element to cover the period from 2007-2014. The new Element must be submitted to the State Department of Housing and Community Development by June 30, 2009.

How Much Housing Do We Need?

State law requires each community in California to address its “fair share” of the region’s housing needs through its Housing Element. The State has determined that the total need for the San Francisco Bay Area for 2007-2014 is 214,500 housing units. The responsibility for allocating the “fair share” of this total to the nine counties and 100 cities in the Bay Area has been given to the Association of Bay Area Governments (ABAG) through a process known as the Regional Housing Needs Allocation (RHNA). ABAG takes such factors as job growth, water and sewer capacity, land availability, proximity to transit, and market demand into account as it calculates each city’s assignment.

ABAG breaks the RHNA assignment down into four income categories, to ensure that each city plans for all economic segments. San Leandro’s assignment is 1,630 units, distributed as follows:

Very Low (< 50% AMI*)	368
Low (50-80% AMI)	228
Moderate (80-120% AMI)	277
Above Moderate (120% AMI)	757

*AMI = Area Median Income

New Challenges, New Mandates

In the coming years, San Leandro will continue to face the challenges identified in the 2003 Housing Element. Many people who work in the city cannot afford to live here. A growing segment of the population spends more than one-third of its income on housing. There are still thousands of residents with special housing needs, including seniors, the homeless, and persons with disabilities. Many residents are forced to “double up” in units that are too small, and rental housing construction continues to lag far behind demand.

There are also new challenges, such as an increase in foreclosures and the expiration of federal subsidies on some of the city’s affordable units. Rising fuel and food costs are consuming a greater share of household income, making it even harder to pay for housing. During the last five years, there has also been great interest in adopting new standards to grow “greener” and more sustainably.

Since 2003, the State legislature has also approved new Housing Element requirements. These include:

- Allowing housing for homeless persons “by right” in at least one zoning district in each community
- More rigorous demonstration that the housing sites identified in the Element are actually available for development
- A requirement to address the needs of extremely low-income households (those earning less than 30 percent of area median income)
- Zoning land to allow densities of at least 30 units per acre to accommodate the city’s low-income and very low-income housing needs

what is affordable housing?

Affordable housing refers to housing in which occupants pay no more than 30 percent of their incomes on the rent or mortgage payment. Affordable rental housing is typically targeted toward lower income households (those earning less than 80 percent of the area median income), while affordable owner-occupied housing is targeted toward low- or moderate-income households (those earning less than 120 percent of area median income). Based on federal guidelines for 2008, a San Leandro family of four earning \$66,250 or less would be defined as low income. Monthly housing expenses of \$1,656 or less would be considered affordable for that household.

making ends meet

Average Salaries (2007)

JOB	ANNUAL SALARY	AFFORDABLE HOUSING COST
Waiter/Waitress	\$18,500	\$460
Child care worker	\$22,500	\$560
Retail sales	\$27,800	\$695
City Admin Assistant I	\$37,000	\$925
Construction Laborer	\$42,500	\$1,065
City Librarian	\$51,000	\$1,275
Carpenter	\$56,000	\$1,400
Middle School Teacher	\$63,000	\$1,575

