CHAPTER FOUR

ANALYSIS OF HOUSING SITES
introduction

The State Government Code requires that all housing elements include an “inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment” (Section 65583(a)(3)). It further requires that the element analyze zoning and infrastructure on these sites, to ensure that their development with housing during the planning period is actually feasible. Through this process, the City must demonstrate that it has a sufficient amount of land to accommodate its fair share of the region’s housing need between January 1, 2007 and June 30, 2014.

Demonstrating an adequate land supply is only part of the task, however. San Leandro must also show that this supply is capable of supporting housing demand from all economic segments of the community, including lower income households. This means providing sufficient land for multi-family housing as well as single family housing, and accommodating a wide variety of housing types. In 2004, Assembly Bill 2348 further clarified the adequate sites requirement, stipulating that the inventory must include the size of each site, its address or assessor’s parcel number, a description of the existing use, a description of any environmental and infrastructure constraints, and information demonstrating the feasibility of developing those sites that are not currently vacant. The law also requires that sites determined suitable for low or very low income households be zoned to permit densities of at least 30 units per acre.*

The analysis below reflects the recent requirements established by AB 2348, as well as the physical characteristics of the inventoried sites. The analysis begins

*The so-called “default” density of 30 units per acre applies only to cities with 25,000 or more residents that are located in major metropolitan areas. Smaller cities and non-metropolitan cities have different default densities.
by deducting housing units that were constructed or approved during 2007, 2008, and early 2009, the first one-third of the state-defined planning period. These units may be “credited” toward the city’s 2007-2014 assignment.

The remainder of the analysis evaluates opportunity sites using three major categories:

• Sites suitable for high-density housing (greater than 30 units per acre, consistent with AB 2348)
• Sites suitable for medium density housing (15-30 units per acre)
• Sites suitable for low density housing (2-15 units per acre)

Each of the above categories is further broken down into subcategories based on the current use of the site and its zoning. Appendix A of the Housing Element includes a detailed inventory of each site, providing information on its address and assessors parcel number, size, General Plan and zoning designation, existing use, allowed density, and potential unit yield. The table notes whether the site is in a redevelopment area and also identifies its proximity to the nearest BART Station. Notes and comments appear in the table as appropriate.

Adjustments for Units Approved but Not Yet Built

The allocation for 2007-2014 may be further adjusted by deducting units that are now under construction or that may be constructed later in 2010. Table 4-1 lists these projects, disaggregating the units by income category. The total includes the 51-unit Estabrook Place Senior Housing Project (50 units for very low income seniors, plus a manager’s unit), the 100-unit Alameda at San Leandro Crossings (99 units for very low income families, plus a manager’s unit), and the second phase of Cherry Glen (20 single family homes). Also included are three for-sale projects located at 15101 Washington Street, 311-335 MacArthur, and 1650 San Leandro Boulevard. These three projects, which collectively include 53 units, have been approved by the Planning Commission but have yet to be built. They include a total of 45 above moderate income units, six moderate income units and 2 low income units.

Adjustments for previously constructed or committed units

Units Built in 2007 and 2008

Between January 1, 2007 and December 31, 2008, 111 new housing units were added in San Leandro. More than half of these units were associated with the Casa Verde, a 68-unit* affordable rental project serving very low income households. Casa Verde opened in March 2008 in what had previously been the Islander Motel.

Other projects added in 2007 and 2008 included:

• A 6-unit market rate small lot single family home development on Hays Street in Downtown San Leandro (Arbor Place)
• An 8-unit townhome development on MacArthur Boulevard called Cherry Park Square.

*67 units, plus one manager’s unit
ANALYSIS OF HOUSING SITES

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Allocation, adjusting for units that have been recently completed or approved. At this point, the City has committed or produced 21 percent of its RHNA total. About 60 percent of the “very low” income total has been committed and about 14 percent of the “above moderate” income total as been committed. Production in the “low” and “moderate” income categories has been lagging, with very few units produced in the last two years.

The final adjusted numbers are as follows:

- 152 very low units
- 221 low income units
- 262 moderate income units
- 653 above moderate income units

Thus, committed production is:

- 149 very low income units*
- 4 low income units
- 13 moderate income units
- 65 above moderate income units

**Adjusted Regional Housing Needs Allocation**

Table 4-1 indicates the remaining number of units needed to satisfy the City’s Regional Housing Needs Allocation, adjusting for units that have been recently completed or approved. At this point, the City has committed or produced 21 percent of its RHNA total. About 60 percent of the “very low” income total has been committed and about 14 percent of the “above moderate” income total as been committed. Production in the “low” and “moderate” income categories has been lagging, with very few units produced in the last two years.

The final adjusted numbers are as follows:

- 152 very low units
- 221 low income units
- 262 moderate income units
- 653 above moderate income units

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**TABLE 4-1: HOUSING UNITS ADDED THUSFAR DURING RHNA ALLOCATION PERIOD**

<table>
<thead>
<tr>
<th>DEVELOPMENT DATA</th>
<th>INCOME GROUP SERVED</th>
<th>Very Low</th>
<th>Low</th>
<th>Moderate</th>
<th>Above Moderate</th>
<th>Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projects Completed Between January 1, 2007 and December 31, 2008</td>
<td>Casa Verde</td>
<td>67</td>
<td>1*</td>
<td></td>
<td></td>
<td>68</td>
</tr>
<tr>
<td></td>
<td>Arbor Place</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>Cherry Glen, Phase 1</td>
<td>2</td>
<td></td>
<td>1</td>
<td>20</td>
<td>23</td>
</tr>
<tr>
<td></td>
<td>Cherry Park Square</td>
<td>1</td>
<td></td>
<td>7</td>
<td></td>
<td>8</td>
</tr>
<tr>
<td></td>
<td>Scattered site single family homes</td>
<td></td>
<td></td>
<td>6</td>
<td></td>
<td>6</td>
</tr>
<tr>
<td></td>
<td><strong>Subtotal</strong></td>
<td><strong>67</strong></td>
<td><strong>3</strong></td>
<td><strong>2</strong></td>
<td><strong>39</strong></td>
<td><strong>111</strong></td>
</tr>
<tr>
<td>Projects Approved but unbuilt as of June 1, 2009</td>
<td>Cherry Glen, Phase 2</td>
<td></td>
<td></td>
<td>3</td>
<td>17</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td>The Alameda at San Leandro Crossings</td>
<td>99</td>
<td></td>
<td>1*</td>
<td></td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Estabrook Place</td>
<td>50</td>
<td></td>
<td>1*</td>
<td></td>
<td>51</td>
</tr>
<tr>
<td></td>
<td>940-950 Castro (market rate rental)</td>
<td></td>
<td></td>
<td>4</td>
<td></td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>15101 Washington</td>
<td>1</td>
<td></td>
<td>3</td>
<td>20</td>
<td>24</td>
</tr>
<tr>
<td></td>
<td>311-335 MacArthur</td>
<td>1</td>
<td></td>
<td>3</td>
<td>19</td>
<td>23</td>
</tr>
<tr>
<td></td>
<td>1650 San Leandro Boulevard</td>
<td></td>
<td></td>
<td></td>
<td>6</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>1500 Darius Ct</td>
<td></td>
<td></td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2851-53 Marina</td>
<td></td>
<td></td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Subtotal</strong></td>
<td><strong>149</strong></td>
<td><strong>4</strong></td>
<td><strong>13</strong></td>
<td><strong>65</strong></td>
<td><strong>231</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Grand Total Number Of Homes Built or Committed During RHNA Period to Date</strong></td>
<td><strong>216</strong></td>
<td><strong>7</strong></td>
<td><strong>15</strong></td>
<td><strong>104</strong></td>
<td><strong>342</strong></td>
</tr>
<tr>
<td></td>
<td>Total RHNA</td>
<td><strong>368</strong></td>
<td><strong>228</strong></td>
<td><strong>277</strong></td>
<td><strong>757</strong></td>
<td><strong>1,630</strong></td>
</tr>
<tr>
<td></td>
<td>Remaining Need to Satisfy 2007-2014 RHNA Allocation</td>
<td><strong>152</strong></td>
<td><strong>221</strong></td>
<td><strong>262</strong></td>
<td><strong>653</strong></td>
<td><strong>1,288</strong></td>
</tr>
</tbody>
</table>

*Manager’s unit, not income restricted but in the low income range

Source: City of San Leandro, 2009; Barry Miller, AICP, 2009

*Includes 7 units at Casa Verde expressly reserved for Extremely Low Income households. Some of the other very low income units also may be occupied by Extremely Low Income households.*
Adequate sites for 1,288 units are required—including 373 units on sites zoned at densities of at least 30 units per acre (i.e., 12.4 acres).*

**Methodology for identifying housing opportunity sites for 2009–2014**

The inventory of potential housing sites included several sources, the most important of which was the inventory from the 2003 Housing Element. The previous inventory included 96 sites. *Each site was visited first hand to determine its current status.*

Of the 96 sites in the 2002 data base, 75 were carried forward for further study. A total of 21 sites were removed, including:

- 13 sites that were developed with housing between 2002 and 2008
- one site that is planned for development as a school (SLHS 9th grade campus)
- two vacant buildings that have since been refurbished and are now in active use
- six underutilized commercial sites that are used more intensely today than they were in 2002.

Data was updated for the 75 remaining sites. This included a visual inspection of current uses; updated address, APN, general plan and zoning information, a review of data on land value and improvement value, a review of infrastructure constraints, and a review of density and unit yield assumptions.

The next step was to identify new sites that were not tallied in 2002. This involved an evaluation of vacant and underutilized residential and commercial infill properties throughout the City. Using GIS, all land coded as “Vacant” by the County tax assessor was mapped. The properties were filtered to identify only those sites larger than 5,000 square feet that had General Plan designations of Residential or Mixed Use. Anecdotal information from staff also was used to identify newly vacant buildings and possible housing sites. All properties were field checked. Properties that were in use as private yards, and others that were extremely steep, narrow, or landlocked, were eliminated.

A particular focus was placed on those areas where detailed planning studies have been completed since 2002, including the San Leandro BART Station Area, the Bayfair BART Station Area, and the East 14th Street (South Area) corridor. Several large vacant sites near the San Leandro BART station were rezoned from “Office” to “Residential-Mixed Use” in 2007 and were added to the data base. Also added was the Bayfair BART station parking lot. Although the site remains zoned for “Public” use, BART completed a transit-oriented development study for the site in 2005 and all three study scenarios called for housing.

A series of GIS analyses was performed to identify additional underutilized properties. Using tax assessor data, properties where the land to improvement value ratio was 4:1 or greater were mapped.** Properties in the Transit Oriented Development areas, and along East 14th Street, Washington Street, MacArthur Boulevard, and other areas where housing is encouraged by the General Plan were visited to determine site conditions. Sixteen new sites were added to the inventory.

The updated data base of about 90 sites was sorted into various categories for further analysis.*** Sites were classified based on allowable density, zoning, and current use (i.e., vacant vs underutilized). Appendix A of the Housing Element includes a map of potential sites.

A combination of sources was used to calculate development potential. Most of the mixed use zones have a “minimum density” requirement (as well as a “maximum density” permitted). Even though denser development is allowed, the minimums were used in most cases to generate the most conservative estimates.

*152 very low units + 221 low units = 373 units.

**Every property in the tax assessor’s data base is assigned a land value and an improvement value. For example, a property valued at $1,000,000 might include a structure valued at $750,000 and land valued at $250,000. Properties with land values that greatly exceed the improvement value are often “underutilized.” For example, a used car lot with a portable sales trailer might have a land value of $500,000 and an improvement value of $50,000. This does not mean the site is available for development; it simply means a likely candidate for future reuse.

***Some of the “sites” contain multiple adjacent parcels.
On smaller mixed use sites (i.e., less than 0.5 acres), densities were typically presumed to be about 18 units per acre. This is consistent with recent townhouse development in the city. The more conservative density assumptions also recognize that some of the underutilized “mixed use” sites on East 14th Street, Washington Street, and MacArthur Boulevard could redevelop as entirely commercial projects.

**high density sites (30 units per acre or greater)**

For the purposes of this Housing Element, “High-Density Sites” are defined as vacant or underutilized properties where residential uses of densities of 30 units per acre are permitted and are likely in the future. The text below classifies these sites to distinguish those where residential is a required use, and those where residential is an allowable use. It is possible that lots in the latter sub-category may develop with commercial uses, even though housing is strongly encouraged. Parcels in the first sub-category may develop with commercial uses, even though housing is strongly encouraged. Parcels in the first sub-category have a projected yield of 1,074 units, while parcels in the latter sub-category have a projected yield of 1,196 units. Both of these estimates are conservative. They assume less dense development than what is permitted by zoning. For underutilized sites, they only include properties that are now available or likely to be available for development in the next five years.

**Lots Where High Density Housing is a Required Use or Has Been Proposed**

This sub-category includes eight sites with a combined land area of 14.6 acres and a capacity of 1,074 units. Five of these sites are currently vacant, two are parking lots with no improvements, and one contains a small non-residential building planned for demolition.

Some 600 units are contained within San Leandro Crossings, a phased, mixed use transit oriented development on multiple sites around the San Leandro BART station.* Among the 600 potential units is a 200-unit project called “Cornerstone” currently under consideration by the Planning Commission. The other 400 units are located on Martinez Street along the west side of the BART station and are expected to consist of mid-rise condominium and rental apartment buildings. The average density in San Leandro Crossings is approximately 90 units per acre—the proposed affordable portion of the project is actually less dense than the market-rate portion.

This sub-category also includes a series of adjoining vacant properties under common ownership at the corner of Alvarado and Antonio Streets. These sites total about 5 acres and are currently for sale. Because of their location about one-quarter mile north of the BART station, they have already been zoned to require residential development with minimum densities of 60 units per acre. The northern portion of the World Savings (Wells/Wachovia) parking lot on Antonio Street is similarly zoned. A number of smaller sites, yielding 10-20 units each, are also included. Each of the smaller sites has either been proposed for multi-family development or is in the conceptual stages of project planning.

Sites in this sub-category alone are sufficient to meet the City’s RHNA “low” and “very low” income obligation for the remainder of the planning period. The availability of additional sites, as itemized below, provides greater flexibility in site choice for the nonprofit sector and may enhance production during the coming years.

**Lots Where High Density Housing is a Permitted Use But Is Not Required**

Sites in this category have been further broken down into those that are vacant and immediately available and those that are developed but underutilized.

**Vacant and Immediately Available.** There are seven sites meeting this criteria, totaling 18 acres and with a capacity of 611 units. Some of these sites are zoned with minimum density requirements while others are not.

The largest of the sites is the 11.7 parking lot at the Bayfair BART Station. BART completed a Transit Oriented Development Study and Access Plan for the station in 2007. The study included the main parking lot in San Leandro, an adjacent 7.9 acres of parking in unincorporated Ashland, and perimeter areas including

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*The first phase of the project (The Alameda at San Leandro Crossings) consists of 100 approved affordable rental units and is already accounted for on Page 4-2.
Bayfair Mall. Three land use options were considered, with 500-740 units of housing on the two BART parking lots. The options also included replacement structures for station parking, and in one instance, multi-family family infill housing on a portion of the Bayfair Shopping Center. BART will proceed with additional station area planning in 2009 and is expected to move forward with more detailed proposals. The estimate in this Housing Element analysis (375 units) is based on a density of 32 units per acre, applied to the 11.7 acre site. BART is actually considering densities of 60-70 units per acre but will need to reserve some of the land for a parking structure.

The remaining sites include a vacant supermarket in downtown San Leandro, and the Dollar Rental Car site on the south end of East 14th Street. The former site was specifically identified in the 2007 TOD study as a housing opportunity site. The latter site is currently for sale and has received two high-density development proposals in the past five years. Neither has reached the Planning Commission, but the site remains well situated for multi-family housing. Several vacant for-sale lots along East 14th Street (zoned for Mixed Use) also are included in this category.

Underutilized. Another nine sites, totaling 12.2 acres and with a capacity of 585 units, are categorized as “high-density underutilized”. Three sites, representing three-quarters of this capacity, are located in the San Leandro BART Station TOD area. One is known as “Town Hall Square” and consists of 10 adjoining parcels, including multiple parking lots, several vacant buildings, a gas station, and several older one-story offices. It was identified as a mixed use housing site in the 2007 TOD study. Also included is a 4.2-acre car dealership located on Davis and Alvarado across the street from the BART station. The third site is a large warehouse just south of the San Leandro Crossings development. Although the site is still in active use, it was rezoned in 2007 from light industrial to high density mixed use, with a residential requirement. Two much smaller sites near the BART station also are included.

This category also includes several properties along East 14th Street, including a large used car dealership, an old furniture warehouse, a former poultry warehouse now used for pottery sales, and a remnant rural parcel with marginal retail buildings. All of these parcels are zoned for “mixed use” development. Housing is strongly encouraged—although not mandated.

**Medium Density Sites (15–30 units per acre)**

This is the largest category of properties in the data base, with 44 sites. Collectively, the sites encompass 21 acres and have a projected yield of 400 units. The actual capacity is substantially higher. The potential yield has been discounted to recognize that not all designated “mixed use” sites will develop at maximum allowable densities. Some may also develop with commercial uses. Of the 44 sites in this category, 10 are zoned for multi-family residential use, two are zoned for offices, eight are zoned for commercial use, and 24 are zoned for mixed use, with housing encouraged.

For analysis purposes, the Medium Density sites have been classified into the following four sub-categories:

- sites immediately available, where multi-family housing is required or has been proposed
- sites immediately available, where multi-family housing is encouraged but not required
- “underdeveloped” parcels zoned for multi-family development
- underutilized commercial properties where multi-family development is permitted and encouraged

Appendix A presents detailed data for each type of site. The text below provides an overview. Sites in this density range are likely to include a mix of apartments, condominiums, flats, and townhomes.

**Sites Immediately Available or Proposed for Multi-Family Housing, 15-30 UPA**

This sub-category includes eight sites, totaling 5.5 acres with a capacity of 111 units. More than half of this capacity is associated with a single site—an older office building on Washington Street that is under consideration for development with rental apartments at about 21 units per acre. A formal application for the site is expected to be received in 2009 or 2010. The
other sites in this group are all less than one acre and in most cases are less than one-half acre. Most are zoned RM-1800 (24 units per acre). Based on recent trends in San Leandro, such properties would be most likely developed as for-sale townhomes rather than as apartment buildings.

Sites Immediately Available Where Multi-Family (15-30 UPA) is Encouraged But Not Required

This sub-category includes four vacant, for-sale sites with Mixed Use General Plan designations. The sites may develop with commercial uses, residential uses, or a combination of both. One of the sites is on MacArthur Boulevard (at Westbay), one is on East 14th Street, and two are located on Washington Street near Downtown San Leandro. Although there are no active proposals for these sites, housing is likely in the coming years. Densities greater than 30 units per acre are permitted by zoning, but given their context and recent trends, townhome development appears more likely.

“Underdeveloped” Parcels Zoned for Multi-Family (15-30 UPA) Development

Five parcels identified on the General Plan as High- or Medium-Density Residential were identified as “underdeveloped” during the Housing Element analysis. Four of these sites contain rural homes that pre-date their annexation to San Leandro; zoning permits development in the 15-24 unit per acre range. The fifth site is a deep double frontage lot in the Mulford Gardens neighborhood; the rear part of the lot contains a 10-unit apartment complex, while the Marina Boulevard frontage is vacant. Total yield on these five parcels is estimated at 52 units.

Underutilized Commercial Properties where Multi-family Development is Permitted and Encouraged

This sub-category includes 27 properties, most of which contain used car dealerships or older commercial uses surrounded by large parking lots. Twenty-one of the properties are located on East 14th Street. Two are located on MacArthur Boulevard and four are located on Washington Street north of San Leandro Boulevard. All of these areas are designated for Mixed Use development by the San Leandro General Plan and most have mixed use zoning. Projects with ground floor retail/service uses and upper story housing are particularly encouraged.

The 27 properties collectively comprise 11.5 acres and have an estimated yield of 208 units. The density presumed on these sites is generally 18-24 units per acre. The General Plan allows densities of 36 units per acre, and zoning likewise would permit more dense development. The more conservative estimate recognizes that some of the sites may develop with commercial uses. In addition, many of the sites are quite small (less than 20,000 square feet), which could make it difficult to achieve higher densities.

Sites in this category continue to support active businesses, although land values far outweigh improvement values. Ten of the 27 sites support small used car dealerships and one is a rental car lot. Nine of the sites are old auto repair garages or body shops located on sections of East 14th Street and Washington Street where mixed use, pedestrian-oriented development is being actively encouraged. All of these sites are located in redevelopment project areas and have low improvement values.

low density sites (2–15 units per acre)

There are 18 sites in this category, totaling 13.4 acres. The combined capacity is 51 units. All of these sites have General Plan designations of Low Density Residential or Garden Density Residential. Most are individual lots in developed neighborhoods with the potential for one to two dwelling units. A few have the potential to be subdivided into two to four parcels, and one has the potential to be subdivided into 17 lots. Of the 18 sites, 17 are vacant and could be developed immediately, although most are not for sale.

Seven of the low-density sites are located in the San Leandro Hills and six are located in Mulford Gardens. Five of the sites are scattered in older neighborhoods in the northeastern part of the city. The largest site (2.42 acres) is located on Haleyon Drive between Washington and Hesperian.
It is worth noting that low density sites represent a very small part of San Leandro’s future housing capacity. The 18 sites in this inventory comprise only about two percent of the City’s 2009-2014 development potential, despite the fact that more than two-thirds of the city’s existing housing stock consists of single family homes and townhouses. In the coming years, a growing proportion of the City’s housing stock will consist of apartments and condominiums.

The second group of sites not counted consists of small trailer parks with the potential to be replaced by permanent multi-family housing. There are nine trailer parks in the city, all zoned at multi-family densities. Some of these parks have had a history of code enforcement problems and are negatively perceived by surrounding neighborhoods. Several are in redevelopment areas. If such trailer parks were redeveloped, there would probably be a net gain in housing units.

The third group of sites are large single family lots that could be split. Such sites are generally located in the Bay-O-Vista neighborhood and in the Daniels Drive area near Lake Chabot Road. Some of the developed parcels are more than 12,000 square feet and have more than 100 feet of street frontage. Theoretically, they could be divided in half to create new parcels. The number of lots that could be created in this manner is small, however, and it is unlikely that new housing on such parcels would be affordable given the high cost of land and hillside construction.

The fourth group of sites are those in Mulford Gardens with the potential for a second detached home. Zoning regulations in this area permit two independent detached homes on a parcel if it is 12,000 square feet or larger. Approximately half of the lots in Mulford Gardens already contain two homes and about 140 lots could potentially have a second home added. Since 2000, about one to two homes per year have been added in this manner. A continuation of this trend is expected, with perhaps 10 more “rear yard” homes added during the planning period. While these would be market rate dwellings, some may be rentals that are affordable to moderate income households.

The last group of sites are those in the San Leandro BART Station Transit Oriented Development (TOD) area that are still in active use. The TOD Plan envisions a 25-year timetable for buildout; thus, some of the sites are unlikely to be available before the Housing Element horizon year of 2014. These sites include the 7-acre San Leandro Shopping Center at Washington and East 14th Street, the Longs Drug store site at Davis and East 14th Street, a block of existing retail stores on the north side of Davis at Hays, and a warehouse area along Alvarado Street west of the BART Station. According to the TOD Plan, these sites have the...
The East 14th Street corridor represents the next largest concentration of capacity, with about 23 percent of the City’s total. Most of the capacity lies along the southern segment of the corridor, between Sybil and 150th Avenue. A substantial portion is also located within the Central Business District (CBD) and a potential for 951 units of high-density housing. While development activity may take place before 2014, the active uses on these properties makes their short-term redevelopment less likely.

conclusions

Characteristics and Adequacy of Sites

Table 4-2 provides a summary of San Leandro’s housing opportunity sites. The table indicates the City has more than sufficient capacity to meet its Regional Housing Needs Allocation. Over 2,700 units of capacity have been identified, which is more than double the outstanding need. All of the sites have water, sewer, storm drainage, and gas/electric utilities available. Most are vacant and are zoned to allow residential uses. Many are already for sale.

Chart 4-1 indicates the percentage of the city’s housing capacity in the high-density (30+ units per acre), medium-high density (15-30 units per acre), and low density (2-15 units per acre) ranges. The chart foreshadows a shift in San Leandro’s new construction market from single family homes to apartments and condominiums. Whereas most of the construction during 1999-2006 was single family, most of the construction in 2007-2014 will be multi-family. Unless San Leandro annexes land in the hills or rezones industrial land for residential uses, the future new construction market will consist almost entirely of multiple family units and townhomes. Hillside annexation and industrial land conversion would both be inconsistent with the City’s General Plan. The City’s position on these two issues is not likely to change between now and 2014.

Location of Sites

Chart 4-2 indicates the geographic distribution of housing opportunity sites. About half of the City’s 2009-2014 housing capacity is in the San Leandro BART Station TOD area. In fact, the San Leandro Crossings development (all phases) make up about one-quarter of the city’s capacity. The area on Alvarado Street just south of San Leandro Creek makes up another 14 percent. All of these sites have been zoned to require housing at a minimum density of 60 units per acre.

The East 14th Street corridor represents the next largest concentration of capacity, with about 23 percent of the City’s total. Most of the capacity lies along the southern segment of the corridor, between Sybil and 150th Avenue. A substantial portion is also located within the Central Business District (CBD) and a...
ANALYSIS OF HOUSING SITES

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...than existing development in the city, and should be designed for easy pedestrian access to the Downtown and Bayfair BART stations. Sustainable construction methods are being encouraged, reducing energy consumption and related household expenses.

Additionally, 2,453 of the 2,716 units (90 percent) in the inventory are located within redevelopment project areas. This provides assurance that at least 15 percent of the units (or 368 units) will be affordable due to state redevelopment requirements (as well as the City’s inclusionary zoning requirements). In fact, the number of affordable units is likely to be greater due to the policies and programs in this Housing Element and the participation of non-profit developers in future construction.

TABLE 4-2: CHARACTERISTICS OF HOUSING OPPORTUNITY SITES

<table>
<thead>
<tr>
<th>Type of Site</th>
<th>Number of Sites</th>
<th>Acres</th>
<th>Estimated # of Housing Units</th>
<th># of these units in Redevelopment Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Density Sites (30 Units Per Acre Or Higher)</td>
<td></td>
<td></td>
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<td><strong>Total</strong></td>
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<td><strong>44.89</strong></td>
<td><strong>2,265</strong></td>
<td><strong>2,238</strong></td>
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<td>Medium Density Sites (15-30 Units Per Acre)</td>
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<tr>
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<td><strong>Total</strong></td>
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<td><strong>400</strong></td>
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<td>Low Density Sites (2-15 Units Per Acre)</td>
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<td><strong>GRAND TOTAL</strong></td>
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<td><strong>79.67</strong></td>
<td><strong>2,716</strong></td>
<td><strong>2,453</strong></td>
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Source: Barry J Miller, AICP 2009