

HCD Questions

| Page # | Question   | Response (Public Posting – 11/2/22)   |
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| 2-29   | Housing conditions: total stock estimate? Replacement? Any patterns or areas of higher need?   | Additional information on housing condition patterns added to new p.2-32 and 2-33. housing stock is generally well-maintained and there are no known concentrations of substandard housing.   |
| 2-40   | At-risk: HCD records show Eden Commons (2 units) and Flanders House (1 unit) – any local information on these developments?              | We checked our records and did not see these units in San Leandro.  |
| 3-36   | Reasonable accommodation – impacts on surrounding uses (similar to a CUP finding) is a constraint. Add specific commitment to Program 15 | Added finding regarding “potential impact on surrounding uses” identified as a constraint on p.3-39.<br><br>Action 15.2 updated accordingly on p.6-28.  |
| 4-7    | ADUs: numbers differ from HCD records (2018 – 4, 2019 – 27, 2020 – 20 and 2021 – 45)   | Corrected ADUs to match APRs / HCD’s records on new p.4-8.  |
| 4-14   | Small sites – no reliance for lower RHNA, right?   | Added following sentence to new p.4-19 “None of the small sites (sites less than 0.5-acre) in the Sites Inventory are used to accommodate lower-income housing.”  |
| 6-18   | Prohousing – HCD to discuss timing of potential programs upcoming  | Action 10.7 updated on p.6-21 to accelerate timeline.   |
| B-3    | Shortfall of sites?  | No shortfall of sites. Added Table 4.4 on new p.4-9 to demonstrate City’s capacity to address the remaining RHNA under current zoning standards. Although San Leandro has no shortfall, we are concurrently amending the General Plan and Zoning Code to align development standards to accommodate mid- to high-rise multi-family development near transit. More details on sites are included in Table 4-8 and Appendix B.  |
|        | Is capacity under existing or proposed zoning?   | Amended densities are used in calculating capacity for affected sites (70% of max or conservative equivalent). Clarifications added to p.4-16 to explain methodology.<br><br>Sites Inventory Table 4-8 on p.4-20 – p.4-21 updated to provide additional information requested. Although not strictly necessary to meet the RHNA, by amending zoning we increase buffer on overall remaining RHNA from 83% to 115% and achieve desired 30% buffer for low- and moderate as well as remove governmental |

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|         |  | barriers to housing production by aligning development standards with appropriate mid-rise product types.  |
|         | All sites identified?  | Yes, and we have consolidated to Table A since we are not rezoning to address a shortfall. Appendix B has been updated to show more details on sites.                                  |
| General | Quantified objectives? ELI and Above Mod? Conservation limited to at-risk? | Updated Chapter 6 throughout and quantified objectives in Table 6.2 on p.6-45  |
| General | Emergency shelter zoning – any development standards? Add in program?      | Expanded discussion of Emergency Shelters, existing barriers, and updated Action 16.4 and Action 16.17 to address zoning amendments for shelters and reporting requirements on p.6-31. |

| Topic  | Notes   | Response (Public Posting – 11/2/22) |   |
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|  |   | Page Number                         | Notes   |
| <b>Housing Needs Assessment, including Special Needs</b> |   |                                     |   |
| Lower income overpayment                                 | Quantify and analyze tenure   | 2-42 and 2-43                       | Quantification and analysis added.  |
| Extremely low-income                                     | Expand discussion including disproportionate impacts, comparisons to other income groups, effectiveness of past strategies and magnitude of needs (including projected)   | 2-10, 2-20 and 2-21                 | Discussion expanded to include more information on disproportionate impacts, magnitude of needs, and effectiveness of past strategies.  |
| Housing conditions                                       | Estimate or clarify city-wide need for rehabilitation and replacement   | p.2-32 – p.2-33                     | Additional information on housing condition patterns – housing stock is generally well-maintained and there are no known concentrations of substandard housing.                                       |
| <b>Affirmatively Furthering Fair Housing</b>             |   |                                     |   |
| Disproportionate housing needs                           | <ul style="list-style-type: none"> <li>• Add discussion homelessness patterns and disproportionate impacts on protected characteristics (disability, race, familial)</li> <li>• Add discussion of housing condition patterns</li> </ul> | 2-24 – 2-27<br><br>2-32 – 2-33      | Revised discussion in the Housing Needs Analysis to address updated data and homelessness patterns.<br><br>Additional information on housing condition patterns.                                      |
| Goals and Actions  | <ul style="list-style-type: none"> <li>• TBD – HCD to re-evaluate</li> </ul>  |                                     |   |
| <b>Sites Inventory and Analysis</b>                      |   |                                     |   |
| RHNA Progress  | <ul style="list-style-type: none"> <li>• Clarify how affordability was determined (e.g., IZ)</li> <li>• Discuss availability/anticipated completion – consider barriers, phasing,</li> </ul>  | 4-3                                 | Discussion of affordability determinations and pipeline added to 4.2.1. Actions have been taken to extend pipeline entitlements. 115% buffer on remaining RHNA helps guard against pipeline fall out. |

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|  | complexity, potential for drop out   |                              |   |
| Infrastructure                                       | <ul style="list-style-type: none"> <li>Clarify sufficient water and sewer for the RHNA</li> <li>Discuss compliance with SB 1087 (water/sewer priority) and add program if necessary</li> </ul> | 4-38 - 4-39<br><br>3-55      | Water and wastewater conclusions added to discussion on p. 4-38 and 4-39<br><br>SB1087 is discussed in Constraints section p.3-55   |
| Environmental constraints                            | Add discussion on any other known conditions and impacts on identified sites (shape, easements, conditions, airport compatibility)   | 4-42                         | Discussion added under 4.6. No known environmental constraints on Sites Inventory sites.  |
| Nonvacant  | <ul style="list-style-type: none"> <li>Expand discussion of trends to support factors (e.g., ILV, age, existing FAR)</li> <li>FYI – 50% nonvacant finding in adoption resolution</li> </ul>    | 4-14<br><br>4-19<br><br>4-37 | Added to Suitability of Nonvacant (Redevelopment) Sites discussion on p. 4-14 and Section 4.3, Adequacy of Residential Sites Inventory in Meeting RHNA on 4-19 and 4.3.3 Recycling Trends on p. 4-37. |
| Publicly owned sites                                 | Discuss development type (lease, surplus), steps, any known barriers, development schedule, necessary steps and anticipated completion   | 4-26                         | Addressed requested information for the Bay Fair BART parking lot, which is the only publicly-owned site on Sites Inventory.  |
| Electronic sites                                     | FYI  |                              |   |
| <b>Zoning for a Variety of Housing Types</b>         |  |                              |   |
| Emergency Shelters                                   | Add discussion of capacity, including parcel sizes, reuse potential, proximity to transportation and services, hazards or conditions unfit for human habitation, development standards         | p.3-33<br><br>p.6-31         | Expanded discussion of Emergency Shelters, existing barriers, and updated Action 16.4 and Action 16.17 to address zoning amendments for shelters and reporting requirements on p.6-31.                |
| <b>Governmental and Non-governmental Constraints</b> |  |                              |   |
| On- and off- site improvements                       | List improvement requirements for typical/anticipated development and evaluate cost impacts  | p.3-35                       | Discussion of on- and off-site improvements added to 3-35.  |

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| Processing and permit procedures | <ul style="list-style-type: none"> <li>Analyze Major Site Plan Review findings for impacts on timing, cost and approval certainty and revise programs to specifically address approval findings if necessary</li> <li>Clarify availability of written procedure for SB 35 or add a program</li> </ul>                                    | p.3-44 – p.3-45<br><br>p. 3-47  | <p>More information added on parking exceptions and Site Plan Review on p.3-44. Concurrent Zoning amendments will further clarify that Administrative Site Plan Review is ministerial as noted on 3-45.</p> <p>CUP discussion expanded and State streamlining discussion added to p.3-47.</p>   |
| Persons with disabilities        | <ul style="list-style-type: none"> <li>Specifically evaluate CUP finding for reasonable accommodation and modify program with specific commitment</li> <li>Discuss parking requirements for group housing as a constraint</li> <li>Clarify where and how group homes are permitted (6 or fewer and 7 or more) and add program</li> </ul> | p.3-39<br><br>p.6-28<br><br>p. 3-28<br><br>p.3-33 – p.3-34<br><br>p. 6-26 | <p>Added finding regarding “potential impact on surrounding uses” identified as a constraint on p.3-39.</p> <p>Action 15.2 updated accordingly on p.6-28.</p> <p>Group Housing parking discussion added to 3-28 and added to Action 14.2.</p> <p>SRO and Residential Congregate Care discussion expanded on p.3-33 and 3-34. Action 14.2 also expanded to address constraints to SROs and congregate care facilities on p.6-26.</p> |
| Locally adopted ordinances       | Expand discussion of inclusionary requirements, including options, incentives, decision making process, other potential constraints  | 3-43  | Provided details of Inclusionary Housing Ordinance on p. 3-43. City is committed to updating Ordinance with economic feasibility study, as discussed in Program 12.   |
| Non-governmental                 | Add discussion of any requests for densities less than those assumed in the sites inventory  | p. 3-1 - p. 3-2   | Information on density potential for market rate projects added to Housing Market and Affordability analysis.   |
| <b>Housing Programs</b>          |  |   |   |
| Beneficial Impact                | <ul style="list-style-type: none"> <li>Add discrete timing (e.g., at least annually or date) for programs/actions 1, 10, 14.2, 15.1, 16</li> </ul>   |   | Discrete timing and/or commitments were added to Actions 1.3, 2.1, 2.3, 2.4, 3.1, 3.2, 3.3, 5.2, 6.4, 6.8, 7.2, 8.1, 9.1, 9.2, 9.3, 9.7, 9.8, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.10, 10.11, 11.3, 13.1, 13.2, 13.5, 13.6, 14.2, 14.3, 14.4, 14.5, 15.1, 15.2,   |

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|                       | <ul style="list-style-type: none"> <li>• Modify with specific commitment (e.g., beyond explore, assess, etc) for programs/actions 7.2, 9.1, 9.2, 9.3, 9.6, 10.3, 15.3, 16.3</li> </ul>  |   | 15.3, 15.6, 15.8, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 16.10, 16.11, 16.14, 17.5.   |
| Sites                 | <ul style="list-style-type: none"> <li>• Depends on complete analysis</li> <li>• Rezone program – add commitment or reference to table for densities and development standards to facilitate maximum densities.</li> <li>• TBD: Shortfall and FYI for concurrent adoption</li> <li>• Public lands: add schedule of actions, including numeric targets with affordability – HCD to assist with language</li> </ul> | <p>p.4-9 and p.4-20- p.4-21</p> <p>p.4-27</p> | <p>Added Table 4.4 on new p.4-9 to demonstrate City’s capacity to address the remaining RHNA under current zoning standards. No shortfall.</p> <p>Current capacity also added to Sites Inventory Table 4-8 on p.4-20 – p.4-21. By amending zoning we increase buffer on overall remaining RHNA from 83% to 115% and achieve desired 30% buffer for low- and moderate.</p> <p>Added discussion of publicly owned sites to p.4-27.</p>   |
| Assist in Development | <ul style="list-style-type: none"> <li>• Add timing for SDBL program</li> <li>• Add ELI actions, including SRO</li> </ul>   | <p>p.6-22</p> <p>p.6-29</p>                   | <p>Density bonus: revised Action 10.10 to include objective: Amend Zoning Code by January 2024.</p> <p>ELI: added Action 15.8: Provide technical assistance and pursue Project Homekey funding for alternative housing development affordable to extremely low-income residents (e.g. navigation center and transitional housing, permanent supportive housing, SRO, dormitory-style housing, community land trust, cooperative housing cooperative, or tiny homes). Additionally, include incentives to increase housing affordable to extremely-low income residents through future affordable housing Notice of Funding Availabilities (NOFAs).</p> |
| Constraints           | <ul style="list-style-type: none"> <li>• Depends on complete analysis</li> <li>• Add specific commitment for reasonable</li> </ul>  | <p>p.6-26 – p.6-27</p> <p>p.6-28</p>          | <p>Action 14.3 revised to include: Inclusive of the Impact Fee Study, the City will revise the Park Impact Fee to reduce identified constraints to development.</p>  |

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|   | accommodation findings and park fee   |         | Action 15.2 revised to include: Revise reasonable accommodation application review policy to remove criteria that may limit reasonable accommodations, including consideration of potential impact on surrounding uses.  |
| AFFH  | TBD – HCD to re-review  |         |  |
| At-risk   | Add commitment to assist with funding or support funding application and support and education for tenants beyond noticing  | p. 6-11 | Text added to Action 3.1: Provide tenants with tenant relocation assistance, free legal assistance, and other applicable services. Revised objectives to include: At least 18 months prior to the expiration of the regulatory agreement for at-risk units, ensure that tenants understand their rights to remain in the units and that they receive information and referrals regarding the City’s Rent Review Ordinance, Tenant Relocation Assistance Ordinance, free legal assistance, and other applicable public services.<br><br>Text added to Action 3.3: Assist with funding as feasible and/or support funding application for acquisition and/or rehabilitation of units. Objective revised to include: Assist with funding and/or funding applications as needed. |
| ADU   | Add specific commitment to monitor affordability and when alternative actions will be taken (e.g., within 6 months)   | p.6-25  | Action 13.1 revised. Affordability levels included in action to monitor ADU development. Objectives revised to include: Monitor production and affordability levels on an annual basis. If targets are not being met, proceed with and report on implementation of identified actions to promote ADU development and report in the Annual Progress Report  |
| <b>Quantified Objectives</b>                        |   |         |  |
|   | <ul style="list-style-type: none"> <li>Add objectives for ELI and Above Mod</li> <li>Add conservation objectives beyond at-risk, can include MHP, vouchers, tenant stability, etc.</li> </ul> | p.6-45  | Quantified Objectives Table 6.2 on p.6-45 revised to include ELI and Above Moderate Income units, and new objectives added for vouchers under conservation.  |
| <b>Questions, Follow Ups, FYI, To Be Determined</b> |   |         |  |

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| FYI | 50% nonvacant resolution finding in the adopted |  | Noted   |
| FYI | Electronic sites inventory                      |  | Noted   |
| FYI | Rezoning timing (within 1 year) and concurrence |  | Zoning amendments for increased capacity are concurrent with Housing Element – No shortfall           |
| TBD | Public comments                                 |  | Will continue to be addressed. Revisions will be posted for 7-days online ahead of submitting to HCD. |
| TBD | ADU ordinance and HCD review                    |  | Concurrent Zoning Amendments will bring ADU Ordinance into compliance with SB897 requirements.        |
| TBD | ADUs: Local and HCD record reconciliation       |  | Updated to reflect HCD's records  |
| TBD | HAU inquiries                                   |  | City follows Housing Accountability Act requirements  |
| TBD | Shortfall                                       |  | No shortfall  |
| TBD | At-risk and HCD records                         |  | We checked our records and did not see the units identified by HCD above in San Leandro               |
| TBD | Other follows ups                               |  | TBD   |