

4. 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, 2014 and October 31, 2022.

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.¹

The analysis below reflects the recent requirements established by AB 2348, as well as the physical characteristics of the inventoried sites. The analysis begins by identifying housing units that are already entitled and presumed to be constructed in the early part of the 2015-2023 period. 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, assessors’ parcel number, size, General Plan and zoning designation, existing use, allowed density, and potential unit yield. The table also notes the site’s proximity to the nearest BART Station. Notes, assumptions, and comments appear in the table as appropriate.

¹ 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. Cities may use a metric other than the “default” density to determine a site is suitable for affordable housing if they can demonstrate that affordable housing has recently been built at lower densities in their community.

committed units

Three residential projects are fully entitled and expected to be built in the early part of the planning period. These include:

- **Cornerstone Apartments.** This is a 200-unit affordable rental housing development to be built and managed by BRIDGE Housing. The project will include 115 apartments for very low income families and 85 apartments for very low income seniors on a roughly 2.3 acre site. In June 2014, the project received State Tax Credit Allocations for its first phase of construction. Groundbreaking is anticipated in Fall 2014.
- **Aurora Cottages.** This is a 16-unit market-rate rental housing development in West San Leandro. Four of the units are existing single family homes, and the remainder will be in six new duplexes. Thus, there will be a net gain of 12 units. Each new unit will be 1,280 square feet. As noted in Chapter 3, the market rate rent for three bedroom apartments in San Leandro is \$1,750-\$2,600 a month. New construction would be expected to rent near the top of this range. At \$2,600 a month, the units would be considered “affordable” to a family of four earning \$104,000 annually, which falls within the moderate income range.
- **2450 Washington Avenue.** This is an approved 66-unit market-rate rental housing development just south of Downtown San Leandro. The site currently contains an office 46,000 square foot building. In 2012, a General Plan Amendment and rezoning was approved to enable the construction of apartments. The project will include 17 one-bedroom units, 48 two-bedroom units, and a manager’s unit. Based on the rents for comparable new apartments, rents are presumed to be “affordable” to moderate income households.

Adjusted Regional Housing Needs Allocation

The committed projects listed above will add 200 very low income units and 78 moderate income units to the City’s housing stock during the 2015-2022 time period. This represents 12 percent of the Regional Housing Needs Allocation (RHNA), including 40 percent of the Very Low income allocation and 22 percent of the Moderate income allocation. Subtracting these units from the 2014-2022 RHNA leaves a balance of 2,009 units, as shown in Table 4-1 below.

Table 4-1: Adjustments to RHNA Based on Committed Development

Income Group	Regional Housing Needs Allocation	Committed	Remainder
Very Low	504	200	304
Low	270	0	270
Moderate	352	78	274
Above Moderate	1,161	0	1,161
TOTAL	2,287	278	2,009

Source: Barry Miller Consulting, 2014

Sites for at least 2,009 housing units must be identified in this Housing Element. At least 19.1 acres of that total must be zoned in a manner which allows housing at densities of 30 units per acre or greater. If 19.1 acres of land were developed at 30 units per acre, the yield would be 574 units of housing, which is the remaining need for low and very low income units. However, the designation of this land for higher density housing (or mixed use development) is not a guarantee that such development will take place, nor is it a guarantee that any housing developed on these sites will be affordable. In fact, much of the housing on the city’s higher density sites should serve “above moderate” income households, given the sizeable RHNA assignment in this category. For this reason, the City must identify more than just 19.1 acres of high density zoned land as potential housing sites. Providing excess capacity also provides market flexibility and recognizes that many of the housing sites are zoned to allow non-residential uses as well as residential uses.

methodology for identifying housing opportunity sites for 2015-2023

The inventory of potential housing sites included several sources, the most important of which was the inventory from the 2010 Housing Element. The previous inventory included 86 sites, excluding those that were identified as committed to development.

Of the 86 sites in the 2002 data base, 79 were carried forward for further study. A total of seven sites were removed, including:

- One site that was developed with housing between 2010 and 2014
- Three sites that now contain active projects (Cornerstone Apartments, Aurora Cottages, and 2450 Washington)
- Three mixed use sites that were committed to non-residential uses (the San Leandro Technology Campus, the Village shopping center, and AutoZone on East 14th Street)

Data was updated for the 79 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. In the course of the update, two of the sites were merged into one site, leaving 78.²

The next step was to identify new sites that were not tallied in 2010. This started with an inventory of parcels identified as “committed” to residential development in the 2010 Housing Element, but on which entitlements had expired. There were four such properties. Added to this list were another six sites identified by City staff as being likely candidates for future housing based on pending applications or inquiries by land owners. Finally, another three sites were added based on field observations and a review of current aerial photographs and tax assessor records. The net result was a data base of 91 Housing Opportunity Sites.

As in the last two Housing Elements, the site inventory focuses heavily on areas where detailed planning studies have been completed or are pending, including the San Leandro BART Station Area, the Bayfair BART Station Area, and the East 14th Street (South Area) corridor. An emphasis was also placed on sites where the assessed value of land, as reported by the Alameda County Assessor’s Office, is at least four times higher than the assessed value of improvements on the property. The land to improvement value ratio is an important indicator of underutilization and is a helpful tool for identifying sites more likely to be redeveloped.

Other indicators also were considered, including the extent and type of existing structures on the property, the presence of active businesses, and the proximity of each site to a BART station. Although a few of the Housing Opportunity Sites contain active businesses, these businesses are generally lower-value structures such as used car dealerships (with portable sales offices), non-conforming uses, or other uses that not reflective of long-range plans. In the San Leandro BART Station Area, most of the housing capacity is associated with vacant land zoned for residential uses with minimum density requirements of 60 units per acre.

The updated data base of 91 sites was sorted into various categories for further analysis.³ 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 as well as detailed data on each site.**

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. 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 Avenue, and MacArthur Boulevard could redevelop as entirely commercial projects.

² These were two adjacent, independently numbered sites on MacArthur Boulevard formerly with two different owners, but now with one owner.

³ Some of the “sites” contain multiple adjacent parcels.

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 have a projected yield of 433 units, while parcels in the latter sub-category have a projected yield of 1,161 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 five sites with a combined land area of 7.6 acres and a capacity of 443 units. Four of these sites are currently vacant, and one is an underutilized parking lot.

The number of potential units in this category has decreased by approximately 600 relative to the 2010 Housing Element. This is due in part to the commitment of one of the sites to the 200-unit Cornerstone project (described above). It is also due to the commitment of another site, previously assumed to have the capacity for 400 units, to the San Leandro Technology Campus (SLTC). SLTC is a critical part of the City’s economic development strategy and will utilize a key transit-served parcel for office development. The loss of housing capacity on this site will be more than offset by increased capacity elsewhere in the City, including the Bay Fair BART Station TOD area and the Shoreline Development Plan area.

This sub-category 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 Wells Fargo parking lot on Antonio Street is similarly zoned. A number of smaller sites, one yielding six units and the other yielding 10 units, are also included.

Sites in this sub-category alone are sufficient to meet most of the City’s RHNA remaining “low” and “very low” income obligation. The availability of additional sites, as itemized below, provides greater flexibility in site choice for the non-profit 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 six sites meeting this criteria, totaling 14.4 acres and with a capacity of 472 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 Bay Fair BART Station. The 2010 Housing Element assumed the potential for 375 units on this site, and that figure has been carried forward. However, the City will soon launch a transit-oriented development (TOD) planning process for Bay Fair which is likely to result in substantially higher buildout figures. As noted in a later section of this report, the TOD Plan will consider not only the BART-owned properties at the station, but the surrounding public and private properties. The Bay Fair area contains many large, underutilized commercial sites within a 10-minute walk of the station with the potential for mixed use development.

The estimated housing unit yield is based on a 2007 Transit Oriented Development Study and Access Plan for the station completed by BART in 2007. It assumes a density of 32 units per acre on the 11.7 acre parking lot site. BART actually considered densities of 60-70 units per acre in its 2007 study, but a portion of the site would be needed for a parking structure. The 2007 BART study included the main parking lot in San Leandro, an adjacent 7.9 acres of parking in unincorporated Ashland, and perimeter areas including Bayfair Center (formerly Bay Fair Mall). Three land use options were considered, with 500-740 units of housing on the two BART parking lots.

The remaining sites in this category include four properties on East 14th Street and one on Washington Avenue. All five are flat vacant lots with no development constraints, available infrastructure, and excellent access. Two of these sites are within one mile of BART and all of the sites are served by frequent bus transit. The General Plan strongly supports development of these sites at the upper end of the allowable density range, which is 40 units per acre. Recent development on comparable sites has actually occurred at even higher densities, with 54 units per acre at Estabrook Place Senior Housing and 84 units per acre at Casa Verde.

Underutilized. Another 11 sites, totaling 14.2 acres and with a capacity of 689 units, are categorized as “high-density underutilized”. Four 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 Strategy. To the east of Town Hall Square, a CVS drug store and City-owned parking lot comprise another opportunity site. The CVS will relocate to The Village shopping center upon its completion, creating a development opportunity on the vacated site. Both Town Square and the CVS site are subject to minimum density requirements of 35 units per acre.

Also included is a 4.2-acre car dealership located on Davis and Alvarado across the street from the BART station. The fourth site is a large warehouse just south of the San Leandro Technology Campus. 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. Both of these sites are subject to minimum density requirements of 60 units per acre.

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 several remnant rural parcels. 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 48 sites. Collectively, the sites encompass 21.5 acres and have a projected yield of 407 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 48 sites in this category, 13 are zoned for multi-family residential use, one is zoned for offices, nine are zoned for commercial use, and 25 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 3.7 acres with a capacity of 75 units. All of these sites are one acre or smaller in size and are vacant. The projected yield per site ranges from two units to 24 units. The largest site is a 1.0 acre residentially zoned parcel on Washington Avenue that was approved for 24 modular for-sale townhomes in 2007. The project did not proceed due to the recession. This category also includes a 0.73 acre site on Callan Avenue with a High Density Residential designation. Five other vacant parcels with High Density Residential zoning are included; these parcels are expected to develop at 18-24 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 five vacant 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), two are on East 14th Street, and two are located on Washington Avenue 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 the context of each site and recent trends, townhome development appears more likely.

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

Six parcels with General Plan designations of 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. Another 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. The sixth site is a small cottage in a formerly light industrial area that is now zoned for medium density residential uses; three duplexes have been proposed there. Total yield on these six parcels is estimated at 58 units.

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

This sub-category includes 29 properties, most of which contain used car dealerships or older commercial uses surrounded by large parking lots. Twenty-two of the properties are located on East 14th Street. Three are located on MacArthur Boulevard and four are located on Washington Avenue 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 29 properties collectively comprise 12.8 acres and have an estimated yield of 241 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 in most instances. 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 on most of the properties. Eleven of the 29 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 Avenue where mixed use, pedestrian-oriented development is being

actively encouraged. The remaining sites contain small service businesses, vacant buildings, older fast-food restaurants, and similar auto-oriented uses.

low density sites (2–15 units per acre)

There are 21 sites in this category, totaling 16.7 acres. The combined capacity is 58 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.

Nine of the low-density sites are located in the San Leandro Hills and three are located in Mulford Gardens. Seven of the sites are scattered in older neighborhoods in the northeastern part of the city. The largest site (2.42 acres) is located on Halcyon 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 21 sites in this inventory comprise only about two percent of the City’s 2015-2023 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.

additional housing potential in the Bay Fair and Shoreline areas

As noted earlier in this chapter, the City is about to begin a transit-oriented development plan for the Bay Fair area. It is also moving forward with a Shoreline Development Plan, which is expected to be adopted in 2015. Both of these plans will create additional capacity above and beyond what has been quantified in this chapter.

Although the Bay Fair BART parking lot is listed as a Housing Opportunity site with the capacity for 375 units, the actual number of housing units that could potentially be accommodated in the Bay Fair vicinity is much higher. The completion of a similar plan for the Downtown San Leandro BART station resulted in a comprehensive rezoning creating the capacity for over 3,400 housing units within one-half mile of the station. This was an increase of more than 2,000 units over the prior General Plan buildout estimate for the area.

Like the San Leandro BART station, the Bay Fair BART station is surrounded by large underutilized properties. Many of these properties contain large format retail stores, very large parking lots, and single story, low-value retail buildings. Parcels are generally larger than in the Downtown area, creating more opportunities for large-scale projects and mixed income development. Bayfair Center itself could become a housing opportunity site. The Mall and its environs comprise more than 50 acres and could conceivably be “reimagined” with mixed uses as part of the TOD planning process.

The Shoreline Development Plan likewise will create additional residential capacity. That capacity is not quantified in the Housing Opportunity Site tables because the plan has not yet been approved and the sites continue to have non-residential General Plan designations. The current proposal includes 354 units, including 61 condominiums, 159 market-rate apartments, 92 townhomes, and 42 single family detached homes.

housing sites not counted

The Housing Element inventory focuses on the sites that are most likely to be developed in the near-term. There are additional “underutilized” sites in the city, including:

- Parcels zoned for multi-family (RM-1800) housing but currently developed with single family homes
- Small trailer parks with the potential to be redeveloped with multi-family housing
- Large lots in single family areas with the potential to be subdivided
- Large lots in the Mulford Gardens area, with the potential for a second house
- Developed, actively used or high value commercial properties in the Downtown Transit Oriented Development (TOD) Area identified as future housing sites in the TOD Plan.
- Secondary dwelling units

The first group of sites is characterized by 5,000 to 6,000 square foot lots containing pre-war single family homes. These sites are generally located in the central and northeastern part of the city, in areas that were originally developed as single family neighborhoods but zoned in the 1940s and 50s to accommodate multi-family housing. Many of the older homes were replaced by small apartment buildings during the 1950s and 1960s, but some of the single family bungalows remain intact. Although these parcels have not been tallied as potential housing sites, a limited amount of demolition and replacement construction is still likely. In addition, the City supports the development of multiple dwelling units on these sites through additions to existing single family homes or construction of second units.

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. If such trailer parks were redeveloped, there would probably be a net gain in housing units—although a potential loss in affordability.

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 130 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 fifth 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 2023. These sites include the 7-acre San Leandro Shopping Center at Washington 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 potential for 820 units of high-density housing. While development activity may take place before 2023, active uses on these properties makes their short-term redevelopment less likely.

Finally, the inventory has not quantified the potential for secondary dwelling units. The 2012 revisions to second unit standards make second units more viable, and are expected to lead to an increase in applications. Based on market rents, second units generally satisfy “moderate” income needs, although smaller units may meet a portion of “low” income demand. An average of five new second units a year would add 40 units to the housing stock during the planning period, although no estimate has been made for RHNA purposes.

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. Counting the 278 committed units, over 2,300 units of capacity have been identified, which exceeds the RHNA. 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. Beyond the 2,347 units listed in Table 4-2, the City also has identified the potential for another 354 units at the Shoreline and many more units within the Bay Fair TOD.

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. In fact, this shift is already underway. During 1999-2006, 77 percent of the new housing units built were single family homes or townhomes. During 2007-2014, 60 percent of the city’s

new housing units were in multi-family buildings. As of 2014, two of the three committed projects expected to come on line in 2015-2016 are multi-family.

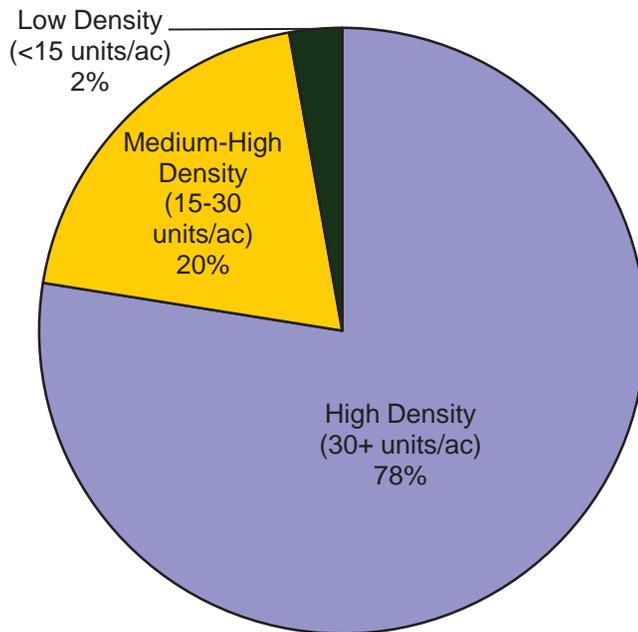
Unless San Leandro annexes land in the hills or rezones industrial land for residential uses, the future new construction market will consist almost entirely of multiple family units and townhomes. Hillside annexation and industrial land conversion would both be inconsistent with the City's General Plan. The City's position on these two issues is not likely to change between now and 2023.

Table 4-2: Characteristics of Housing Opportunity Sites

Type of Site	Number of Sites	Acres	Estimated # of Housing Units
HIGH DENSITY SITES (30 units per acre or higher)			
Vacant, with housing <i>required</i> in new development	5	7.63	443
Vacant, with housing <i>permitted</i> in new development	6	14.40	472
Underutilized, with housing <i>required</i> in new development	4	6.50	371
Underutilized, with housing <i>permitted</i> in new development	7	7.68	318
Total	22	36.21	1,604
MEDIUM DENSITY SITES (15-30 units per acre)			
Vacant, with housing <i>required</i> in new development	8	3.68	75
Vacant, with housing <i>permitted</i> in new development	5	1.41	33
Underutilized, with housing <i>required</i> in new development	6	3.61	58
Underutilized, with housing <i>permitted</i> in new development	29	12.83	241
Total	48	21.53	407
LOW DENSITY SITES (2-15 units per acre)			
Vacant, with housing <i>required</i> in new development	18	11.37	35
Underutilized, with housing <i>required</i> in new development	3	3.36	23
Total	21	14.73	58
GRAND TOTAL	91	72.47	2,069
GRAND TOTAL WITH COMMITTED PROJECTS ADDED	94		2,347

Source: Barry Miller Consulting, 2014

Chart 4-1: Composition of Housing Capacity by Density



Source: Barry Miller Consulting, 2014

Location of Sites

Chart 4-2 indicates the geographic distribution of housing opportunity sites. The table includes the 278 units in committed projects and the 2,069 units on vacant and underutilized sites where housing could be built in the future. It excludes the Shoreline Development area, and the area at Bay Fair beyond the BART parking lot.

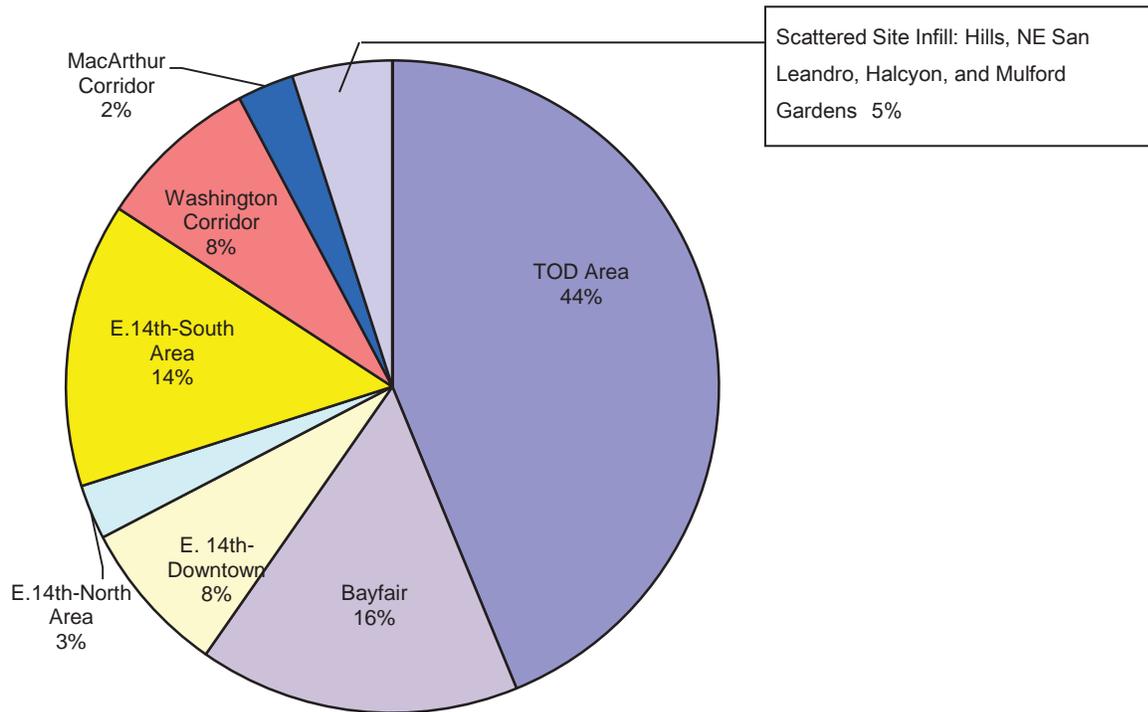
About 44 percent of the City's 2015-2023 housing capacity is in the San Leandro BART Station TOD area. Many of the parcels in this area, including the area on Alvarado Street just south of San Leandro Creek, have been zoned to require housing at a minimum density of 60 units per acre.

The East 14th Street corridor represents the next largest concentration of capacity, with about 25 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 smaller portion is located along the north segment between San Leandro Creek and Oakland. Much of the capacity on the corridor is associated with small used car lots (zoned for mixed use), with a few vacant lots and marginal or vacant commercial buildings.

The Bayfair BART station is the third largest area of housing potential, with about 16 percent of the city’s total.⁴ Other areas of housing potential include parcels along Washington Avenue (between San Leandro Boulevard and Williams Street) and MacArthur Boulevard. The remainder of the city’s housing potential (less than six percent of the total) consists of scattered vacant lots in Mulford Gardens, the San Leandro Hills, the Halcyon-Floresta area, and the pre-war neighborhoods of northeastern San Leandro.

San Leandro is embracing the principles established by Senate Bill 375, as well as the various state initiatives to curb greenhouse gas emissions (AB 32, etc.). Of the 2,347 potential units in the housing inventory, 1,689 (71 percent) are within one-half mile of a BART station. These units should be less auto-dependent 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.

Chart 4-2: Geographic Distribution of Housing Opportunity Sites



Source:
Barry Miller Consulting, 2014

⁴ includes the BART parking lot only