

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN LEANDRO
Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the "Final" button and clicking the "Submit" button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

		Housing Development Information					Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
											1
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes			Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions		
(9) Total of Moderate and Above Moderate from Table A3					0	0					
(10) Total by Income Table A/A3			0	0	0	0					
(11) Total Extremely Low-Income Units*						0					

* Note: These fields are voluntary

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**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS		
(1) Rehabilitation Activity	0	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	0	
(5) Total Units by Income	0	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Goal 53: Affordable Housing Development	<p>1. Facilitate the development of 149 units of very low income housing in the Estabrook Place (Eden Housing) and Alameda at San Leandro Crossings (renamed Cornerstone) (BRIDGE Housing) projects by June 30, 2014. (excludes manager's units).</p> <p>2. Facilitate the development of at least 152 additional units affordable to very low income households, 221 new units affordable to low-income households, and 262 new units affordable to moderate-income household between June 30, 2009 and June 30, 2014 to satisfy the City's ABAG Regional Housing Needs Allocation.</p> <p>3. Of the 152 very low-income units, strive to achieve occupancy of at least half (76 units) to by extremely low-income</p>	Ongoing	BRIDGE Housing's Cornerstone project, now renamed Marea Alta, obtained its building permits in December 2014 and set to begin construction of the 115-unit affordable housing development. Marea Alta will have 12 extremely low-income (ELI) units and 2 manager's units.

	households. This would include a combination of units that are explicitly reserved for extremely low-income households (such as those in Casa Verde and Mission Bell) and units that serve all households with incomes less than 50% AMI.		
Action 53.06-A: Alameda at San Leandro Crossings/Estabrook Senior Housing	Complete the following affordable housing projects: 1. The 100-unit Alameda at San Leandro Crossings development for very low-income families, by BRIDGE Housing. 2. The 51-unit Estabrook Place Senior Housing Development for very low-income seniors, by Eden Housing.	Ongoing	BRIDGE Housing is nearing commencing construction of the 115-unit, including 2 manager's units, Marea Alta project after obtaining all required building permits in December 2014. The 51-unit Estabrook Place has been completed and fully occupied in 2010.
Action 54.01-A: Housing Annual Report	Prepare an annual report to State HCD on the City's progress toward Housing Element implementation.	2014	Reports for 2011 and 2012 were submitted in January 2014. Report for 2013 was submitted in June 2014.
Goal 55: Home Ownership	Provide opportunities for low- and moderate-income San Leandro households to become homeowners and help them to retain their homes in the event of financial crisis. 1. Provide first-time homebuyers assistance to an average of 10 homeowners a year between 2009 and 2014. 2. Facilitate at least two first-time homebuyers' seminars annually between 2009 and 2014.	2014	1. Due to the State's elimination of the City's Redevelopment Agency, the City was not able to provide any First-Time Homebuyer Program loans in CY 2014. City staff are evaluating other funding sources to revive this eliminated loan program. 2. Two first-time homebuyers' seminars were offered in 2014: June 14, 2014 and December 13, 2014.
Action 55.02-B: Mortgage Credit Certificate Program	Support Alameda County Housing and Community Development Department's (HCD) Mortgage Credit Certificate (MCC) Program, where owners may take 20% of their mortgage interest payment as dollar for dollar tax credit against their federal income taxes.	2014	Ongoing program run by Alameda County HCD. In CY 2014, 2 homebuyers received MCC assistance to purchase a home in San Leandro. There were no MCC re-issuances for a refinance in CY 2014.
Goal 56: Affordable Housing Conservation	Encourage the preservation and rehabilitation of the existing affordable	2014	1. In CY 2014, 8 lower-income households were approved to be assisted with Minor Home Repair grants.

<p>housing stock.</p> <p>1. Provide rehabilitation assistance to an average of 20 lower-income homeowners a year between 2009 and 2014 through the Minor Home Repair (Grant) Program.</p> <p>2. Provide rehabilitation assistance to an average of 10 lower-income homeowners a year through the Owner-Assisted Rehabilitation (Loan) Program.</p> <p>3. Provide rehabilitation assistance to a minimum of 1 mobile home park and at least 20 mobile home owners by June 30, 2014.</p> <p>4. Rehabilitate at least 100 units of rental housing through the apartment rehabilitation program by June 30, 2014. At least 30% of these units should be affordable to low- or very-low income households.</p> <p>5. Preserve the 679 income-restricted units that currently exist in the City.</p> <p>6. Assist at least 15 extremely low-income households through the programs listed in Objectives 1, 2, and 3 above.</p>	<p>2. Due to the State's elimination of the City's Redevelopment Agency, the City has eliminated the rehabilitation loan portion of its Housing Rehabilitation Program. The City was not able to provide any rehabilitation loans in CY 2014. City staff are evaluation other funding sources to revive this eliminated program.</p> <p>3. In CY 2014, 3 lower-income households were approved to be assisted with Mobile Home Repair grants.</p> <p>4. 1,221 rental housing units have been rehabilitated since 2011: 1) the 91-unit Las Palmas Apartments (16 VLI & 34 LI), 2) the 143-unit Eden Lodge (43 VLI & 98 LI), 3) the 46-unit Surf Apartments (11 VLI & 25 LI), 4) the 26-unit Fuller Lodge (3 ELI & 22 VLI), 5) the 75-unit Fargo Senior Center (75 VLI), and 6) the 840-unit Lakeside Village Apartments (75 VLI & 755 LI). Low Income Units are at 60% AMI.</p> <p>5. None.</p> <p>6. In CY 2014, 5 extremely low-income households were awarded grants through the programs listed in 1, 2, and 3.</p>		<p>In CY 2014, 11 homeowners were approved to be assisted with Minor Home Repair grants.</p>	<p>The affordability restrictions at Tan Apartments and Warren Manor expired in August 2014. The owners did not wish to extend the affordability periods.</p>
		<p>2014</p>	<p>2014</p>	
<p>2014.</p> <p>4. Rehabilitate at least 100 units of rental housing through the apartment rehabilitation program by June 30, 2014. At least 30% of these units should be affordable to low- or very-low income households.</p> <p>5. Preserve the 679 income-restricted units that currently exist in the City.</p> <p>6. Assist at least 15 extremely low-income households through the programs listed in Objectives 1, 2, and 3 above.</p>		<p>2014</p>	<p>2014</p>	<p>The affordability restrictions at Tan Apartments and Warren Manor expired in August 2014. The owners did not wish to extend the affordability periods.</p>
<p>housing stock.</p> <p>1. Provide rehabilitation assistance to an average of 20 lower-income homeowners a year between 2009 and 2014 through the Minor Home Repair (Grant) Program.</p> <p>2. Provide rehabilitation assistance to an average of 10 lower-income homeowners a year through the Owner-Assisted Rehabilitation (Loan) Program.</p> <p>3. Provide rehabilitation assistance to a minimum of 1 mobile home park and at least 20 mobile home owners by June 30, 2014.</p> <p>4. Rehabilitate at least 100 units of rental housing through the apartment rehabilitation program by June 30, 2014. At least 30% of these units should be affordable to low- or very-low income households.</p> <p>5. Preserve the 679 income-restricted units that currently exist in the City.</p> <p>6. Assist at least 15 extremely low-income households through the programs listed in Objectives 1, 2, and 3 above.</p>		<p>2014</p>	<p>2014</p>	<p>The affordability restrictions at Tan Apartments and Warren Manor expired in August 2014. The owners did not wish to extend the affordability periods.</p>
<p>Action 56.01-A: Home Repair Grants</p>		<p>2014</p>	<p>2014</p>	<p>The affordability restrictions at Tan Apartments and Warren Manor expired in August 2014. The owners did not wish to extend the affordability periods.</p>
<p>Action 56.06-A: Protection Strategy for At-Risk Units</p>				<p>The affordability restrictions at Tan Apartments and Warren Manor expired in August 2014. The owners did not wish to extend the affordability periods.</p>

Action 58.07-A: Section 8 Program	ownership share in the project.	2014	The Housing Authority of the County of Alameda (HACA) operates the Section 8 program for San Leandro. In FY14-15, HACA provided 1,486 Section 8 Vouchers and 19 Shelter Plus certificates.
Action 60.01-A: Contract with ECHO Housing (Fair Housing)	Continue to contract with ECHO Housing for fair housing assistance and the investigation of discrimination complaints, and for tenant-landlord counseling and mediation services.	2014	The City annually contracts with ECHO Housing to provide fair housing services. For CY 2014, ECHO Housing provided information, counseling, and/or investigation into 17 fair housing complaints of housing discrimination involving 30 clients. They also addressed 1 inquiry involving 4 clients.
Action 60.06-A: Fair Housing Training Sessions	Work with ECHO Housing to conduct fair housing training sessions for landlords and property owners, tenants and homebuyers, realtors, and the public. Support ECHO's targeted audits to gauge level of discrimination in the rental housing market.	2014	This entails the City's efforts to affirmatively promote fair housing practices. For CY 2014, ECHO Housing's fair housing counselors conducted the following: - 1 session for 3 landlords and property managers. - 1 Fair Housing Seminar for 30 persons. - 5 general presentations to 69 persons.

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General Comments: