

SAN LEANDRO HOUSING ELEMENT ANNUAL PROGRESS REPORT 2020



City of San Leandro
City Council
May 17, 2021

ANNUAL PROGRESS REPORT (APR)

- *Current Housing Element covers 2015-2023*
- *State requirement:* All jurisdictions must prepare an annual report on status/progress implementing its Housing Element
- *Timeline:* Due within 60 days of April 1 annually; potential sanctions after 60 days.
- *Purpose:*
 - Monitors progress in addressing community's housing needs and goals
 - Monitors progress on Regional Housing Needs Allocation (RHNA)



REGIONAL HOUSING NEEDS ALLOCATION

(Summary of Last Two Planning Cycles)

Income Levels	1999-2006 RHNA	Actual Units Permitted 1999-2006	2007-14 RHNA	Actual Units Permitted 2007-2014	2015-2023 RHNA by Income Level
Very Low Income	195	104	368	117	504
Low Income	107	8	228	0	270
Moderate Income	251	161	277	0	352
Above Moderate	317	1,016	757	115	1,161
Total RHNA	870	1,289	1,630	232	2,287

REGIONAL HOUSING NEEDS ALLOCATION (2015-2023)

Income Levels	2015-23 RHNA	Housing Units Permitted 2015-2019	Housing Units Permitted 2020	Total Housing Units Permitted 2015-2020	Remaining RHNA by Income Level
Very Low Income	504	109	23	132	372
Low Income	270	88	38	126	144
Moderate Income	352	0	0	0	352
Above Moderate	1,161	56	27	83	1,078
Total RHNA	2,287	253	88	341	1,946

REGIONAL HOUSING NEEDS ALLOCATION (Pipeline for 2021 and beyond)

- Over 1,000 residential units entitled including:
 - 915 Antonio Street – 687 rental housing units (in building permit review)
 - Maple Lane (former Manor Bowl Site) – 33 ownership housing include 6 affordable units (in building permit review)
 - 1188 East 14th Street (Centro Callan) – 197 rental housing units plus ground floor retail (entitlements approved May 6, 2021)
 - 268 Parrott Street – 22 townhome/condos (entitled 2019)
 - 701 Parrot Street (San Leandro Tech Campus) – 197 rental housing units (entitled 2017)



KEY ACCOMPLISHMENTS (2020)

- **GOAL 53: AFFORDABLE HOUSING CONSERVATION**
 - Parrott Street Apartments (at San Leandro Blvd)
 - 62 affordable rental units under construction
 - Lease-up anticipated Fall 2021



KEY ACCOMPLISHMENTS (2020)

- **GOAL 58: AFFORDABLE HOUSING CONSERVATION**
 - Emergency Rental Assistance Program
 - Used federal CARES ACT (2020) CDBG-CV stimulus funds to assist low-income renter households (ultimately assisting property owners)
 - Payment made for up to 6 months of past due rent and utilities
 - Total program funding \$1,163,178
 - Assisted 126 households (433 persons):
 - 43 female-headed households
 - 21 special needs/disabled head of household
 - 90% of households assisted were Very Low-Income

Questions?

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