

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN LEANDRO

Reporting Period 01/01/2016 - 12/31/2016

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	2	3	4				5	5a	6	7	8
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		3					
(10) Total by Income Table A/A3			0	0	0	3					
(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				(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	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	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	2	1	0	0	0	3	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	504	82	0	0	0	0	0	0	0	0	82	422
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	270	31	0	0	0	0	0	0	0	0	31	239
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		352	0	0	0	0	0	0	0	0	0	0	352
Above Moderate		1161	5	3	0	0	0	0	0	0	-	8	1153
Total RHNA by COG. Enter allocation number:		2287											
Total Units ▶▶▶			118	3	0	0	0	0	0	0	0	121	
Remaining Need for RHNA Period ▶▶▶▶▶													2166

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Goal 53: Affordable Housing Development	Goal 53: Affordable Housing Development Increase the supply of ownership and rental housing in San Leandro affordable to extremely low, very low, low, and moderate income households. 1. Facilltate the development of 200 units of very low income housing in the Cornerstone Apartments (BRIDGE Housing) development by 2017. 2. Facilitate the development of at least 304 additional units affordable to very low income households, 270 new units affordable to low-income households, and 352 new units affordable to moderate-income household between January 1, 2014 and October 31, 2022 to satisfy the City's ABAG Regional Housing Needs Allocation.	Ongoing	1. The nonprofit BRIDGE Housing Corporation's Cornerstone project Phase 1, a 115-unlt affordable housing development, now renamed Marea Alta Phase 1, is nearing completion and occupancy in 2017. Marea Alta Phase 1 will have 12 extremely low-income (ELI) units and 2 manager's units. Marea Alta Phase 2 (which will have 85 units of affordable senior rental housing) received approval for State/federal low income housing tax credits in 2017 and BRIDGE submitted building permit plans for Phase 2 in late 2016. 2. & 3. City staff continue to work or meet with nonprofit and for profit developments to develop new housing in the City, particularly on Downtown TOD opportunity sites, for all income levels.

	<p>3. Of the 304 very low-income units, strive to achieve occupancy of at least half(152 units) by extremely low-income households. This would include a combination of units that are explicitly reserved for extremely low-income households and units that serve all households with incomes less than 50 percent of AMI.</p>		
Action 53.01-B: Bayfair BART	<p>Work with BART to further develop and refine transit-oriented development plans for the area around the Bay Fair Station, including the BART parking lots and adjoining underutilized private and public properties.</p>	Ongoing	<p>City received a MTC planning grant in 2014 and hired a planning consultant in 2015 to develop the Bay Fair TOD Specific Plan. The planning process began in 2015. The Draft Plan and EIR are expected to be publicly released in Summer 2017 and Final Plan/EIR is anticipated for completion in late 2017/early 2018.</p>
Action 53.06-A: The Cornerstone Apartments	<p>Facilitate the completion of the 200-unit Cornerstone Apartments on the 2.2 acre site at West Juana Avenue and San Leandro Boulevard currently used for BART parking.</p>	Ongoing	<p>See description above for Marea Alta Phase 1 and 2 (formerly Cornerstone Apartments)under Goal 53: Affordable Housing Development.</p>
Goal 55: Home Ownership	<p>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.</p> <p>1. As funding allows, restore the first-time homebuyers' assistance program within five years of Housing Element adoption, and provide assistance to an average of 10 homeowners a year once it is re-established.</p> <p>2. Facilitate at least two first-time homebuyers' seminars annually between 2015 and 2023.</p>	2016	<p>1.The City continues to explore opportunities to re-establish the City's homebuyers downpayment assistance loan program, but available funding resources continue to be hard to find.</p> <p>2.The City conducted 2 free first time homebuyers' seminars in 2016: June 4 and December 10.</p>
Action 55.02-B: Mortgage Credit Certificate Program	<p>Continue to support the Mortgage Credit Certificata (MCC) Program administered by the Alameda County Housing and Community Development Department.</p>	2016	<p>Ongoing program run by Alameda County HCD. In CY 2016, no homebuyers received MCC assistance to purchase a home in San Leandro. There was 1 MCC re-issuance for a refinance in CY 2016.</p>

<p>Goal 56: Affordable Housing Conservation</p>	<p>Encourage the preservation and rehabilitation of the existing affordable housing stock.</p> <ol style="list-style-type: none"> 1. Provide rehabilitation assistance to an average of 15 lower-income homeowners a year between 2015 and 2023 through the Minor Home Repair (Grant) Program. 2. Provide rehabilitation assistance to an average of 20 mobile home owners by January 31, 2023. 3. Rehabilitate at least 100 units of rental housing through the apartment rehabilitation program by January 31, 2023. At least 30% of these units should be affordable to very low income households. 4. Conservation of 100 percent of the income-restricted units that currently exist in the City, including the four units "at risk" of expiring between 2015 and 2023. 5. Assist at least 15 extremely low-income households through the programs listed in Objectives 1 and 2 above. 	<p>2016</p>	<ol style="list-style-type: none"> 1. In CY 2016, 7 lower-income households were approved for Minor Home Repair grants. 2. In CY 2016, 2 lower-income households were approved for Mobile Home Repair grants. 3. None. 4. None. 5. In CY 2016, 7 extremely low-income households were awarded grants through the programs listed in 1 and 2.
<p>Action 56.01-A: Home Repair Grants</p>	<p>Continue local financial support for the following programs which assist low- and very low income homeowners in home maintenance and repair:</p> <ul style="list-style-type: none"> - Minor Home Repair Program, for minor repairs to correct conditions that threaten the health and safety of occupants - Mobile Home Repair, for minor repairs to correct conditions that threaten the health and safety of occupants <ul style="list-style-type: none"> - Accessibility grants, to make homes accessible to disabled or elderly people - Exterior Clean-up, to help very low income owner occupants with yard clean-up and debris removal - Exterior Paint, to improve the 	<p>2016</p>	<p>In CY 2016, 7 lower income homeowners were approved for Minor Home Repair grants and 2 lower income mobile home owners were approved for Mobile Home Repair grants.</p>

	<p>appearance of homes for very low income owners</p> <ul style="list-style-type: none"> - Seismic strengthening, to help low-income owners make improvements to reduce possible earthquake damage 		
Action 56.07-A: Rent Review Board	Maintain a Rent Review Board (RRB) to mediate disputes related to significant rent increases in local apartment complexes.	Ongoing	In CY 2016, the City adopted amendments to the City's Rent Review Ordinance to more effectively and efficiently administer the Rent Review Program.
Policy 56.07 Landlord-Tenant Relations	Provide assistance to landlords and tenants in resolving conflicts and understanding their respective rights and obligations. Maintain measures that discourage the displacement of San Leandro renters as a result of sudden or steep rent increases.	Ongoing	The City Council directed the Council Rules Committee to work with staff to explore a tenant relocation assistance ordinance for anticipated review/adoption in 2017.
Action 56.08-A: Mobile Home Grant Program	Continue local financial support for the Mobile Home Grant Program, which provides grants to very low income mobile home owners for mobile home rehabilitation.	2016	In CY 2016, 2 lower income mobile home owners were approved for Mobile Home Repair grants.
Action 58.07-A: Section 8 Program	Continue to support local property owner participation in the Section 8 Certificate and Voucher Program, which provides assistance to very low income tenants through rent subsidies paid directly to landlords. Promote partnerships with the Alameda County Housing Authority and the Rental Housing Organization to expand the availability of vouchers for San Leandro residents, and provide additional incentives for San Leandro landlords to participate in the program.	Ongoing	The Housing Authority of the County of Alameda (HACA) operates the Section 8 program for San Leandro. As of December 2016, HACA provided 1,412 Section 8 Vouchers and 17 Shelter Plus Care certificates.
Action 58.08-A: Assistance to Homeless Service Providers	Continue to provide financial support to Building Futures with Women and Children's San Leandro Shelter and domestic violence shelter, the Davis Street Family Resource Center, and similar organizations assisting the homeless and persons at risk of	Ongoing	In FY16-17, the City allocated General Fund monies to assist with the operation of Building Futures' San Leandro Shelter and allocated CDBG public service dollars to Davis Street Family Resource Center Basic Needs Program, SOS Meals on Wheels, Spectrum senior food nutrition program, and CALICO child abuse intervention services.

	<p>becoming homeless. Appropriate organizations to fund include those that provide emergency shelter, case management, hot meals and groceries, motel vouchers, medical care, adult literacy and other services which assist those who are homeless or at risk of becoming homeless.</p>		
<p>Action 60.01-A: Contract Fair Housing Services Provider</p>	<p>Continue to contract with a fair housing services provider such as Eden Council for Hope and Opportunity (ECHO) Housing for fair housing assistance and the investigation of discrimination complaints, and for tenant-landlord counseling and mediation services.</p>	<p>Ongoing</p>	<p>The City annually contracts with ECHO Housing to provide fair housing services. For CY 2016, ECHO Housing provided information, counseling, and/or investigation into 20 fair housing complaints of housing discrimination: 7 for disability, 8 for national origin/race, 2 for religion, and 3 for familial status.</p>
<p>Action 60.06-A: Fair Housing Training Sessions</p>	<p>Work with ECHO Housing to conduct fair housing training sessions for landlords and property owners, tenants and homebuyers, realtors, and the public at large. In addition, support ECHO's targeted audits to gauge the level of discrimination in the rental housing market.</p>	<p>Ongoing</p>	<p>This entails the City's efforts to affirmatively promote fair housing practices. For CY 2016, ECHO Housing's fair housing counselors conducted the following:</p> <ul style="list-style-type: none"> - 11 fair housing presentations (including 7 property management trainings) - 1 homebuyer workshop - 1 workshop for East Bay Housing Organizations - 46 public service and station announcements - 4 community outreach interviews(2 radio stations and 2 Northern California coalition meetings) - 9 fair housing audits

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General Comments: