

# ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction SAN LEANDRO  
Reporting Period 01/01/2015 - 12/31/2015

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**

1		Housing Development Information				5		6		7		8	
		2	3	4			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	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			
Marea Alta		MH	Renter	82	31	0	0	113	0	Low Income Housing Tax Credits, Housing Investment Partnership Program, Redevelopm ent Agency or Successor Agency Funds			
<b>(9) Total of Moderate and Above Moderate from Table A3</b>						0	5						

(10) Total by Income Table A/A3	82	31	0	5	
(11) Total Extremely Low-Income Units*	12				

\* 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 <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	5	0	0	0	0	5	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.	RHNA Allocation by Income Level										Total Units to Date (all years)	Total Remaining RHNA by Income Level	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 0			
Very Low	Deed	0	0	0	0	0	0	0	0	0	0	82	422
	Restricted Non-Restricted	0	0	0	0	0	0	0	0	0	0		
Low	Deed	31	0	0	0	0	0	0	0	0	0	31	239
	Restricted Non-Restricted	0	0	0	0	0	0	0	0	0	0		
Moderate		0	0	0	0	0	0	0	0	0	0	0	352
Above Moderate		5	0	0	0	0	0	0	0	0	0	5	1156
Total RHNA by COG. Enter allocation number:		118	0	0	0	0	0	0	0	0	0	118	2169
Total Units		118	0	0	0	0	0	0	0	0	0	118	2169
Remaining Need for RHNA Period		▲	▲	▲	▲	▲	▲	▲	▲	▲	▲		

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)	Objective	Timeframe in H.E.	Status of Program Implementation
Goal 53: Affordable Housing Development	<p>Increase the supply of ownership and rental housing in San Leandro affordable to extremely low, very low, low, and moderate income households.</p> <p>1. Facilitate the development of 200 units of very low income housing in the Cornerstone Apartments (BRIDGE Housing) development by 2017.</p> <p>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.</p> <p>3. Of the 304 very low-income units, strive to achieve occupancy of at least half (152</p>	Ongoing	BRIDGE Housing's Cornerstone project, a 115-unit affordable housing development, now renamed Marea Alta, is under construction. Marea Alta will have 12 extremely low-income (ELI) units and 2 manager's units.

	units) to 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.			
Action 53.01-B: Bayfair BART	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.	Ongoing		City received MTC grant in 2014. Through an RFP, the City selected a consultant in 2015. Planning process began in 2015 with implementation in 2016.
Action 53.06-A: The Cornerstone Apartments	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.	Ongoing		BRIDGE Housing's 200-unit Cornerstone project has been redesigned into 2 phases. Phase 1 is Marea Alta, a 115-unit multi-family affordable rental housing development, which is currently under construction with completion anticipated in 2016. Phase 2 will be an 85-unit senior housing development slated to begin construction after Marea Alta is completed.
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. 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. 2. Facilitate at least two first-time homebuyers' seminars annually between 2015 and 2023.	2015		1. The City continues to work towards re-establishing the City's homebuyers' assistance program, but funding continues to be the biggest hurdle. 2. One homebuyers' seminars was offered in 2015: November 7, 2015.
Action 55.02-B: Mortgage Credit Certificate Program	Continue to support the Mortgage Credit Certificate (MCC) Program administered by the Alameda County Housing and Community Development Department.	2015		Ongoing program run by Alameda County HCD. In CY 2015, 6 homebuyers received MCC assistance to purchase a home in San Leandro. There were 2 MCC re-issuances for a refinance in CY 2015.
Goal 56: Affordable Housing Conservation	Encourage the preservation and rehabilitation of the existing affordable housing stock. 1. Provide rehabilitation assistance to an	2015-2023		1. In CY 2015, 7 lower-income households were approved to be assisted with Minor Home Repair grants. 2. In CY 2015, 2 lower-income households were approved to be assisted with Mobile Home Repair grants.



<p>average of 15 lower-income homeowners a year between 2015 and 2023 through the Minor Home Repair (Grant) Program.</p> <p>2. Provide rehabilitation assistance to an average of 20 mobile home owners by January 31, 2023.</p> <p>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.</p> <p>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.</p> <p>5. Assist at least 15 extremely low-income households through the programs listed in Objectives 1 and 2 above.</p>		<p>3. None.</p> <p>4. None.</p> <p>5. In CY 2015, 5 extremely low-income households were awarded grants through the programs listed in 1 and 2.</p>
<p>Action 56.01-A: Home Repair Grants</p>	<p>2015</p>	<p>In CY 2015, 7 homeowners were approved to be assisted with Minor Home Repair grants while 2 mobile home owners were approved to be assisted with Mobile 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"> <li>- Minor Home Repair Program, for minor repairs to correct conditions that threaten the health and safety of occupants</li> <li>- Mobile Home Repair, for minor repairs to correct conditions that threaten the health and safety of occupants</li> <li>- Accessibility grants, to make homes accessible to disabled or elderly people</li> <li>- Exterior Clean-up, to help very low income owner occupants with yard clean-up and debris removal</li> <li>- Exterior Paint, to improve the appearance of homes for very low income owners</li> <li>- Seismic strengthening, to help low-income owners make improvements to reduce possible earthquake damage</li> </ul>		

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	The CY 2015, the City began the public process of assessing amendments to the City's Rent Review Ordinance to more effectively and efficiently administer the Rent Review Program. It is anticipated that amendments will be approved and adopted in 2016.
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.	Ongoing	In CY 2015, 2 mobile home owners were approved to be assisted with 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. In FY15-16, HACA provided 1,424 Section 8 Vouchers and 17 Shelter Plus certificates.
Action 58.09-C: Homeless Task Force	Create a task force or ad hoc group of service providers, faith community representatives, homeless persons and advocates, City commissioners, and interested community members to address the issue of homelessness in San Leandro	2015	In late CY 2014, Building Futures with Women & Children, Davis Street Family Resource Center, and Interfaith Homeless Network (IHN)/April Showers collaborated to form the San Leandro Homeless Task Force dedicated to addressing homelessness in San Leandro.
Action 60.01-A: Contract Fair Housing Services Provider	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.	2015	The City annually contracts with ECHO Housing to provide fair housing services. For CY 2015, ECHO Housing provided information, counseling, and/or investigation into 7 fair housing complaints of housing discrimination involving 13 clients. They also addressed 4 inquiries involving 7 clients.

<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>2015</p>	<p>This entails the City's efforts to affirmatively promote fair housing practices. For CY 2015, ECHO Housing's fair housing counselors conducted the following:</p> <ul style="list-style-type: none"> <li>- 4 session for 42 landlords and property managers.</li> <li>- 1 Fair Housing Seminar for 25 persons.</li> <li>- 10 general presentations to 142 persons.</li> </ul> <p>ECHO Housing also conducted and published a Fair Housing Audit in FY 2015-2016 on source of income discrimination.</p>
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**General Comments:**