

Jurisdiction	San Leandro	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table A  
Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes	
1					2	3	4	5								6	7	8	9	10		11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below								0	0	0	0	2	0	83	85	22	0							
	80H-1514-3	15112 Swenson St, San Leandro, Ca 94579		B23-0051	ADU	R	1/9/2023							1	1			NONE	No	N/A	Withdrawn	Ministerial		
	79-18-34	1244 Gabriel Ct, San Leandro, Ca 94577		B23-0072	ADU	R	1/11/2023							1	1			NONE	No	N/A	Pending	Ministerial		
	75-8-1	285 Williams St, San Leandro, Ca 94577		B23-0081	ADU	R	1/12/2023							1	1	1		NONE	No	N/A	Approved	Ministerial		
	77-520-4	678 Elsie Av, San Leandro, Ca 94577		B23-0121	ADU	R	1/18/2023							1	1	1		NONE	No	N/A	Approved	Ministerial		
	80H-1585-38	1380 Avon Av, San Leandro, CA		B23-0168	ADU	R	1/24/2023							1	1	1		NONE	No	N/A	Approved	Ministerial		
	75-9-12-1	388 Castro St, San Leandro, Ca 94577		B23-0254	ADU	R	2/7/2023							1	1			NONE	No	N/A	Pending	Ministerial		
	80G-1377-6	1366 Chapel Av, San Leandro, Ca 94579		B23-0337	ADU	R	2/22/2023							1	1	1		NONE	No	N/A	Approved	Ministerial		
	75-118-10	1791 Wayne Av, San Leandro, Ca 94577		B23-0359	ADU	R	2/24/2023							1	1			NONE	No	N/A	Pending	Ministerial		
	76-305-20	532 W Merle Ct, San Leandro, Ca 94577		B23-0368	ADU	R	2/27/2023							1	1	1		NONE	No	N/A	Approved	Ministerial		
	77E-1548-6	1437 140th Av, San Leandro, Ca 94578		B23-0465	ADU	R	3/13/2023							1	1	1		NONE	No	N/A	Approved	Ministerial		
	80H-1504-30	15173 Fleming St, San Leandro, Ca 94579		B23-0464	ADU	R	3/13/2023							1	1	1		NONE	No	N/A	Approved	Ministerial		
	77-528-29	384 Maud Av, San Leandro, Ca 94577		B23-0469	ADU	R	3/13/2023							1	1			NONE	No	N/A	Pending	Ministerial		
	75-66-22	940 Castro St, San Leandro, Ca 94577		B23-0499	SFD	O	3/20/2023							1	1	1		NONE	No	N/A	Approved	Ministerial		
	77A-659-1	1881 North Bl, San Leandro, Ca 94577		B23-0515	ADU	R	3/21/2023							1	1			NONE	No	N/A	Pending	Ministerial		
	80H-1545-7	14808 Crosby St, San Leandro, Ca 94579		B23-0558	ADU	R	3/23/2023							1	1	1		NONE	No	N/A	Approved	Ministerial		

	77-520-24-2	671 Maud Av, San Leandro, Ca 94577		B23-0553	ADU	R	3/23/2023							1	1	1	NONE	No	N/A	Approved	Ministerial
	77B-1170-2	3419 Del Valle Ci, San Leandro, Ca 94578		B23-0559	ADU	R	3/24/2023							1	1		NONE	No	N/A	Pending	Ministerial
	77E-1578-10	1587 146th Av, San Leandro, Ca 94578		B23-0569	ADU	R	3/26/2023							1	1		NONE	No	N/A	Pending	Ministerial
	79A-576-11	2315 West Avenue 135th, San Leandro, Ca 94577		B23-0592	ADU	R	3/30/2023							1	1	1	NONE	No	N/A	Approved	Ministerial
	75-115-64	1350 Pacific Ave, San Leandro, CA 94577		BRNEW-23-0001	2 to 4	R	4/18/2023							1	1	1	NONE	No	N/A	Approved	Ministerial
	77B-868-26	14448 Merced St, San Leandro, CA 94579		BRADU-23-0001	ADU	R	4/18/2023							1	1	1	NONE	No	N/A	Approved	Ministerial
	76-274-52	221 Cambridge Ave, San Leandro, CA 94577		BRADU-23-0002	ADU	R	4/19/2023							1	1	1	NONE	No	N/A	Approved	Ministerial
	77-628-29	1498 View Dr, San Leandro, CA 94577		BRADU-23-0003	ADU	R	4/20/2023							1	1		NONE	No	N/A	Pending	Ministerial
	79A-578-7	2251 West Avenue 136th, San Leandro, CA 94577		BRNEW-23-0002	ADU	R	4/27/2023							1	1		NONE	No	N/A	Pending	Ministerial
	77B-870-26	14438 Cypress St, San Leandro, CA 94579		BRADU-23-0004	ADU	R	5/3/2023							1	1		NONE	No	N/A	Pending	Ministerial
	77B-893-17	1662 Sagewood, San Leandro, CA 94579		BRADU-23-0005	ADU	R	5/4/2023							1	1		NONE	No	N/A	Pending	Ministerial
	75-146-13	1118 Minerva St, San Leandro, CA 94577		BRADU-23-0006	ADU	R	5/5/2023							1	1	1	NONE	No	N/A	Approved	Ministerial
	75-9-12-1	388 Castro St, San Leandro, CA 94577		BRADU-23-0007	ADU	R	5/8/2023							1	1		NONE	No	N/A	Withdrawn	Ministerial
	76-309-20	416 E Merle Ct, San Leandro, CA 94577		BRADD-23-0006	ADU	R	5/10/2023							1	1	1	NONE	No	N/A	Approved	Ministerial
	76-353-3	1019 Glen Dr, San Leandro, CA 94577		BRADU-23-0009	ADU	R	5/12/2023							1	1		NONE	No	N/A	Pending	Ministerial
	80H-1545-6	14804 Crosby St, San Leandro, CA 94579		BRADU-23-0008	ADU	R	5/12/2023							1	1		NONE	No	N/A	Pending	Ministerial
	77E-1557-15	1552 141st, San Leandro, CA 94578		BRADU-23-0010	ADU	R	5/15/2023							1	1	1	NONE	No	N/A	Approved	Ministerial
	77-528-63	465 Dolores Ave, San Leandro, CA 94577		BRADU-23-0011	ADU	R	5/17/2023							1	1		NONE	No	N/A	Pending	Ministerial
	77B-1168-26	715 Arguello Dr, San Leandro, CA 94578		BRADU-23-0012	ADU	R	5/17/2023							1	1	1	NONE	No	N/A	Approved	Ministerial
	77A-661-12	1503 Virginia St, Bldg , San Leandro, CA 94577		BRADU-23-0013	ADU	R	5/22/2023							1	1		NONE	No	N/A	Pending	Ministerial
	80H-1541-4	962 Purdue St, San Leandro, CA 94579		BRADU-23-0014	ADU	R	6/20/2023							1	1	1	NONE	No	N/A	Approved	Ministerial

	77A-635-30	1523 Pearson, San Leandro, CA 94577		BRADU-23-0015	ADU	R	7/3/2023							1	1			NONE	No	N/A	Pending	Ministerial
	77A-635-30	1523 Pearson, San Leandro, CA 94577		BRADU-23-0016	ADU	R	7/3/2023							1	1			NONE	No	N/A	Pending	Ministerial
	77A-694-30	2086 Arctic St, San Leandro, CA 94577		BRADU-23-0018	ADU	R	7/5/2023							2	2	1		NONE	No	N/A	Approved	Ministerial
	76-274-10	236 Sunnyside Dr, San Leandro, CA 94577		BRADU-23-0019	ADU	R	7/5/2023							1	1			NONE	No	N/A	Pending	Ministerial
	76-289-3	533 Victoria Ct, San Leandro, CA 94577		BRADU-23-0020	ADU	R	7/15/2023							1	1			NONE	No	N/A	Pending	Ministerial
	77-509-2-2	1633 Morgan, San Leandro, CA 94577		BRADU-23-0021	ADU	R	7/25/2023							1	1			NONE	No	N/A	Pending	Ministerial
	77-517-12	730 Elsie, San Leandro, CA 94577		BRADU-23-0022	ADU	R	8/7/2023							1	1			NONE	No	N/A	Pending	Ministerial
	75-24-3	1705 Clarke St, San Leandro, CA 94577		BRADU-23-0023	ADU	R	8/16/2023							1	1			NONE	No	N/A	Pending	Ministerial
	80G-1408-60	2365 Pacifica Ct, San Leandro, CA 94579		BRADU-23-0024	ADU	R	8/18/2023							1	1			NONE	No	N/A	Pending	Ministerial
	77B-1145-28	3737 Monterey, San Leandro, CA 94578		BRADU-23-0026	ADU	R	8/22/2023							1	1			NONE	No	N/A	Pending	Ministerial
	76-287-13-2	474 Dutton, San Leandro, CA 94577		BRADU-23-0025	ADU	R	8/22/2023							1	1			NONE	No	N/A	Pending	Ministerial
	75-115-49	1514 Pacific, San Leandro, CA 94577		BRADU-23-0027	ADU	R	8/24/2023							1	1			NONE	No	N/A	Pending	Ministerial
	77-494-14	708 Collier Dr, San Leandro, CA 94577		BRADU-23-0028	ADU	R	8/26/2023							1	1			NONE	No	N/A	Withdrawn	Ministerial
	77B-873-2	1502 Cedar, San Leandro, CA 94579		BRADU-23-0030	ADU	R	8/28/2023							1	1			NONE	No	N/A	Pending	Ministerial
	76-315-7	245 Foothill Blvd, San Leandro, CA 94577		BRADU-23-0029	ADU	R	8/28/2023							1	1			NONE	No	N/A	Pending	Ministerial
	79A-575-5-2	2015 West Avenue 135th, San Leandro, CA 94577		BRADU-23-0032	ADU	R	8/29/2023							1	1			NONE	No	N/A	Pending	Ministerial
	77A-651-17	610 Tudor Rd, San Leandro, CA 94577		BRADU-23-0031	ADU	R	8/29/2023							1	1			NONE	No	N/A	Pending	Ministerial
	77E-1602-14	14997 Patton, San Leandro, CA 94578		BRADU-23-0033	ADU	R	8/30/2023							1	1	1		NONE	No	N/A	Approved	Ministerial
	77A-641-10	1381 Marybelle, San Leandro, CA 94577		BRADU-23-0034	ADU	R	8/31/2023							1	1			NONE	No	N/A	Pending	Ministerial
	75-186-5	357 Belleview Dr, San Leandro, CA 94577		BRADU-23-0035	ADU	R	9/1/2023							1	1	1		NONE	No	N/A	Approved	Ministerial
	75-75-17	383 Harlan St, San Leandro, CA 94577		BRADU-23-0036	ADU	R	9/2/2023							1	1			NONE	No	N/A	Pending	Ministerial
	80H-1514-3	15112 Swenson St, San Leandro, CA 94579		BRADU-23-0037	ADU	R	9/14/2023							1	1			NONE	No	N/A	Pending	Ministerial
	77-509-39-3	777 Dolores, San Leandro, CA 94577		BRADU-23-0038	ADU	R	9/15/2023							1	1			NONE	No	N/A	Pending	Ministerial

80H-1504-31	15187 Fleming St, San Leandro, CA 94579		BRADU-23-0039	ADU	R	9/18/2023								1	1		NONE	No	N/A	Pending	Ministerial
77B-1151-21	3495 Carrillo Dr, San Leandro, CA 94578		BRADU-23-0041	ADU	R	10/5/2023								1	1		NONE	No	N/A	Pending	Ministerial
77-511-13	801 Joaquin, San Leandro, CA 94577		BRADU-23-0042	ADU	R	10/5/2023								1	1		NONE	No	N/A	Pending	Ministerial
80G-1302-39	15396 Edgemoor St, San Leandro, CA 94579		BRADU-23-0043	ADU	R	10/16/2023								1	1		NONE	No	N/A	Pending	Ministerial
77D-1449-5	14388 Antone Ct, San Leandro, CA 94578		BRADU-23-0044	ADU	R	10/26/2023								1	1		NONE	No	N/A	Pending	Ministerial
77B-1159-31	853 Moraga Dr, San Leandro, CA 94578		BRADU-23-0045	ADU	R	10/30/2023								1	1		NONE	No	N/A	Pending	Ministerial
76-308-28	937 Helen Ave, San Leandro, CA 94577		BRADU-23-0046	ADU	R	11/3/2023								1	1		NONE	No	N/A	Pending	Ministerial
77C-1311-64	675 Crocus Dr, San Leandro, CA 94578		BRADD-23-0030	ADU	R	11/6/2023								1	1		NONE	No	N/A	Pending	Ministerial
80G-1322-75	1552 Arena St, San Leandro, CA 94579		BRADU-23-0047	ADU	R	11/7/2023								1	1		NONE	No	N/A	Pending	Ministerial
75-206-12	280 Suffolk Dr, San Leandro, CA 94577		BRADU-23-0048	ADU	R	11/16/2023								1	1		NONE	No	N/A	Withdrawn	Ministerial
77D-1478-49	1173 Louise St, San Leandro, CA 94578		BRADU-23-0050	ADU	R	12/7/2023								1	1		NONE	No	N/A	Pending	Ministerial
77A-657-5	963 Hutchings Dr, San Leandro, CA 94577		BRADU-23-0049	ADU	R	12/7/2023								1	1		NONE	No	N/A	Pending	Ministerial
80H-1536-2	1132 Devonshire Ave, San Leandro, CA 94579		BRADU-23-0051	ADU	R	12/15/2023								1	1		NONE	No	N/A	Pending	Ministerial
77E-1587-20	14764 Lark St, San Leandro, CA 94578		BRADU-23-0052	ADU	R	12/15/2023								1	1		NONE	No	N/A	Pending	Ministerial
79A-572-28	2451 West Avenue 134th, San Leandro, CA 94577		BRADU-23-0054	ADU	R	12/28/2023								1	1		NONE	No	N/A	Pending	Ministerial
76-311-22-1	1000 Victoria Ave, San Leandro, CA 94577		BRADU-23-0055	ADU	R	12/31/2023								1	1		NONE	No	N/A	Pending	Ministerial
77D-1405-1-1	13489 East 14th St, San Leandro, Ca 94578		PLN22-0006	SFA	O	5/12/2023					2			7	9		NONE	No	N/A	Pending	Discretionary

Jurisdiction	San Leandro
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## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "\*" Indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table A2**

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement										Affordability by Household Incomes - Building Permits						Affordability by Household Incomes - Certificates of Occupancy																										
1				2		3		4										5		6		7						8		9		10						11	12									
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4, 5+ ADU, MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units Issued Certificates of Occupancy or other forms of readiness															
Summary Row: Start Data Entry Below																		18	0	0	0	0	0	0	0	0	0	0	163	181	0	18	0	18	0	18	0	18	8	62	0	1	2	2	4	2	62	73
	77-510-8-7	811 Juana Av, San Leandro, Ca 94577		B20-1125	ADU	R																4/20/2023	1													0												
	76-284-3	357 Durant Av, San Leandro, Ca 94577		B21-0178	ADU	R																3/16/2023	1															0										

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### ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "\*" Indicates an optional field  
Cells in grey contain auto-calculation formulas

Parcel ID	Address	APN	Property Type	Count	Start Date	End Date	Count	Count	Count	Count	Count	Count	Count	Count	Count	Count	Count	Count	
77-509-21-3	733 Dolores Av, San Leandro, Ca 94577	B22-2280	ADU	R			0				1				6/28/2023	1		0	
75-147-7	1110 Lucille St, San Leandro, Ca 94577	B22-2302	ADU	R			0				1				5/10/2023	1	1	7/31/2023	1
77A-655-147	2095 Laura Av, San Leandro, Ca 94577	B22-2315	ADU	R			0				1				7/24/2023	1		0	
80H-1536-9	1109 Bodmin Av, San Leandro, Ca 94579	B22-2327	ADU	R			0				2				5/4/2023	2		0	
77B-1168-5	884 Barrl Dr, San Leandro, Ca 94578	B22-2384	ADU	R			0				1				4/25/2023	1		0	
80H-1515-1	755 Fargo Av, San Leandro, Ca 94579	B22-2388	ADU	R			0				1				6/8/2023	1		0	
77B-1131-8	806 Carmel Ct, San Leandro, Ca 94578	B22-2389	ADU	R			0				1				5/30/2023	1	1	11/13/2023	1
75-8-1	285 Williams St, San Leandro, Ca 94577	B23-0081	ADU	R			0				1				10/12/2023	1		0	
80H-1585-37	1380 Avon Av, San Leandro, CA	B23-0168	ADU	R			0				1				12/12/2023	1		0	
80G-1377-6	1366 Chapel Av, San Leandro, Ca 94579	B23-0337	ADU	R			0				1				5/11/2023	1	1	11/7/2023	1
76-305-20	532 W Merle Ct, San Leandro, Ca 94577	B23-0368	ADU	R			0				1				8/2/2023	1		0	
77E-1548-6	1437 140th Av, San Leandro, Ca 94578	B23-0465	ADU	R			0				1				1/2/2023	1		0	
80H-1504-30	15173 Fleming St, San Leandro, Ca 94579	B23-0464	ADU	R			0				1				10/17/2023	1		0	
75-66-22	940 Castro St, San Leandro, Ca 94577	B23-0499	SFD	O			0			1			1		9/14/2023	1		0	
80H-1545-7	14808 Crosby St, San Leandro, Ca 94579	B23-0558	ADU	R			0				1				11/13/2023	1		0	
77-520-24-2	671 Maud Av, San Leandro, Ca 94577	B23-0553	ADU	R			0				1				8/22/2023	1		0	
79A-576-11	2315 West Avenue 135th, San Leandro, Ca 94577	B23-0592	ADU	R			0				1				10/23/2023	1		0	
75-115-64	1350 Pacific Ave, San Leandro, CA 94577	BRNEW-23-0001	2 to 4	R			0				1				11/6/2023	1		0	
77B-868-26	14448 Merced St, San Leandro, CA 94579	BRADU-23-0001	ADU	R			0				1				9/7/2023	1		0	
76-274-52	221 Cambridge Ave, San Leandro, CA 94577	BRADU-23-0002	ADU	R			0				1				12/20/2023	1		0	
75-146-13	1118 Minerva St, San Leandro, CA 94577	BRADU-23-0006	ADU	R			0				1				12/12/2023	1		0	
76-309-20	416 E Merle Ct, San Leandro, CA 94577	BRADD-23-0006	ADU	R			0				1				9/6/2023	1		0	
77E-1557-15	1552 141st, San Leandro, CA 94578	BRADU-23-0010	ADU	R			0				1				10/18/2023	1		0	
80H-1541-4	962 Purdue St, San Leandro, CA 94579	BRADU-23-0014	ADU	R			0				1				11/7/2023	1		0	
77A-694-30	2086 Arctic St, San Leandro, CA 94577	BRADU-23-0018	ADU	R			0				2				11/6/2023	2		0	
75-186-5	357 Bellevue Dr, San Leandro, CA 94577	BRADU-23-0035	ADU	R			0				1				12/20/2023	1		0	
77A-642-24	2052 Vestal Ct, San Leandro, Ca 94577	B20-0110	ADU	R			0									0	1	2/22/2023	1
80G-1364-8	15214 Edgemoor St, San Leandro, Ca 94579	B20-1116	ADU	R			0									0	1	9/27/2023	1
79A-586-15-1	2540 West Avenue 133rd, San Leandro, Ca 94577	B20-1279	2 to 4	R			0									0	2	11/1/2023	2
79A-582-24-8	2429 Fairway Dr, San Leandro, CA 94577	B20-1365	ADU	R			0									0	1	11/13/2023	1
77-571-44	261 Warren AVE, San Leandro, CA 94577	B20-1375	ADU	R			0									0	1	1/12/2023	1
77A-660-151-2	1430 Brookside Dr, San Leandro, Ca 94577	B20-1381	ADU	R			0									0	1	5/30/2023	1
80H-1547-21	1065 Auburn Av, San Leandro, Ca 94579	B20-1640	ADU	R			0									0	1	4/3/2023	1
80G-1370-14	1228 Trojan Av, San Leandro, Ca 94579	B20-1679	ADU	R			0									0	1	4/5/2023	1
77-528-69	469 Dolores Av, San Leandro, Ca 94577	B20-2082	ADU	R			0									0	1	1/9/2023	1
77A-660-62	660 Billings Bl, San Leandro, Ca 94577	B20-2252	ADU	R			0									0	1	8/7/2023	1
76-273-4	258 Cambridge Av, San Leandro, Ca 94577	B21-0127	ADU	R			0									0	1	3/1/2023	1
77A-635-104	1611 Kelly Av, San Leandro, Ca 94577	B21-0780	ADU	R			0									0	1	1/9/2023	1
77-491-1	893 Collier Dr, San Leandro, Ca 94577	B21-1533	ADU	R			0									0	1	2/14/2023	1
77B-893-21	1574 Sagewood Av, San Leandro, Ca 94579	B21-1936	ADU	R			0									0	1	4/7/2023	1
75-187-1	333 Bellevue Dr, San Leandro, Ca 94577	B21-2123	ADU	R			0									0	1	3/3/2023	1
79-20-23	2898 Marineview Dr, San Leandro, Ca 94577	B21-2188	ADU	R			0									0	1	6/12/2023	1
77B-1158-14	3699 Del Monte Wy, San Leandro, Ca 94578	B21-2274	ADU	R			0									0	1	1/5/2023	1

Jurisdiction	San Leandro
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

Note: "\*" Indicates an optional field  
Cells in grey contain auto-calculation formulas

Project ID	Address	City	Element ID	Type	Category	Count	Start Date	End Date	Value	Notes	
77D-1478-30	1123 Louise St, San Leandro, Ca 94578	San Leandro	B21-2392	ADU	R	1	10/5/2023		0		
76-413-58	129 Oakes Bl, San Leandro, Ca 94577	San Leandro	B21-2414	ADU	R	1	3/1/2023		0		
77-509-35	687 Dolores Av, San Leandro, Ca 94577	San Leandro	B22-0015	ADU	R	1	4/19/2023		0		
79A-588-15	2600 Marina Bl, San Leandro, Ca 94577	San Leandro	B22-0204	ADU	R	1	4/7/2023		0		
77C-1266-7	457 Nabor St, San Leandro, Ca 94578	San Leandro	B22-0277	ADU	R	1	6/22/2023		0		
76-329-23	580 Lewis Av, San Leandro, Ca 94577	San Leandro	B22-0484	ADU	R	1	4/24/2023		0		
77E-1555-6	1435 141st Av, San Leandro, Ca 94578	San Leandro	B22-0559	ADU	R	1	3/7/2023		0		
77B-1149-1	3601 Figueroa Dr, San Leandro, Ca 94578	San Leandro	B22-0594	ADU	R	1	5/3/2023		0		
77E-1603-28	14963 Lark St, San Leandro, Ca 94578	San Leandro	B22-0757	ADU	R	1	10/30/2023		0		
77E-1589-11	1505 148th Av, San Leandro, Ca 94578	San Leandro	B22-1139	ADU	R	1	11/17/2023		0		
79A-570-30-3	13220 Aurora Dr, San Leandro, Ca 94577	San Leandro	B22-1627	2 to 4	R	1	5/11/2023		0		
75-1-4	1199 East 14th St, San Leandro, Ca 94577	Town Hall Square	PLN22-0037	5+	R	18		9/7/2023	162		
									180		

Jurisdiction	San Leandro	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	862	2	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		2	16	-	-	-	-	-	-	-	-	20	842
Low	Deed Restricted	495	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	18	-	-	-	-	-	-	-	-	18	477
Moderate	Deed Restricted	696	10	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	18	-	-	-	-	-	-	-	-	28	668
Above Moderate		1,802	211	8	-	-	-	-	-	-	-	-	219	1,583
Total RHNA		3,855												
Total Units			225	60	-	-	-	-	-	-	-	-	285	3,570
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		431	-	-	-	-	-	-	-	-	-	-	431	

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

VLI Deed Restricted  
VLI Non Deed Restricted





# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>		San Leandro	
<b>Reporting Year</b>		2023	(Jan. 1 - Dec. 31)
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
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.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
Residential Rehabilitation	Continue annual funding for the Owner Occupied Minor Home Repair Grant Program and enhance outreach/marketing to lower- and moderate-income owner-occupied households, with a focus on vulnerable and low-income households including seniors on a fixed income and persons with disabilities. The City will monitor substandard or deteriorating housing to identify priority repairs and rehabilitation.	Provide grants for minor home repairs of at least 5 owner-occupied housing units per year for a total of 40 housing units during the 2023-2031 planning period.	In 2023, the City provided \$150,000 in CDBG funding to Rebuilding Together Oakland/East Bay (RTO) and grants were provided to 11 homeowners. In FY 24-25, the City will study the feasibility of a future minor home repair grant program.

Residential Rehabilitation	Support efforts by Alameda County and non-profit organizations that provide services and funding for the Owner-Occupied Housing Rehabilitation Loan Program (AC Renew and leveraged funding) to assist low-income owner-occupied residents conduct rehabilitation of properties in need of capital improvements for health and safety or structural issues. Support policy programming and applications to potential new funding sources.	Support a non-profit organization operating in San Leandro that offers CalHOME funding for loans to lower income Owner-Occupants of housing in need rehabilitation by Spring 2023.	Work will begin in FY 25-26, delayed due to Housing Protections project as top priority in 2023.
Residential Rehabilitation	Seek funding to assist local property owners/managers operating multifamily rental housing in need of rehabilitation. The goal of this action is to preserve “naturally occurring affordable housing”. Focus of program resources will be advanced using principles to Affirmatively Further Fair Housing.	By December 2023, prepare needs analysis with goals and expected outcomes for program. If a need is determined, seek public funding (e.g., HUD, State HCD) or allocate existing affordable housing funding (i.e., CDBG, HOME) for loan or grant resources that support this action biennially, beginning no later than December 2024.	Work will begin in FY 25-26, delayed due to Housing Protections project as top priority in 2023.
Safe and Sanitary Housing	Continue monitoring Short-Term Rental activity and enforce municipal code requirements accordingly.	Maintain annual contract with third-party monitoring software vendor and continue short-term rental permit and enforcement program throughout the 2023-2031 planning period.	The City maintains an annual contract with Granicus to monitor short-term rentals. Staff continues to enforce non-hosted short-term rentals and coordinate with other departments to ensure short-term rentals have permits to operate.

Safe and Sanitary Housing	Provide annual trainings during the 6th Cycle Housing Element planning period to improve capacity of building and code enforcement staff to work with diverse communities, in a culturally competent manner with a focus on problem solving and with connections to social and economic support services.	Beginning 2025, hold at least five trainings during the 2023-2031 planning period.	Training will begin in FY 25-26.
Safe and Sanitary Housing	Continue offering San Leandro's Earthquake Home Strengthening Program, including: Earthquake Home Strengthening Workshops, Disseminating Earthquake Retrofit Handbook, Offering a Prescribed Retrofit Standard and Plan Set, and Maintaining a Tool-Lending Library	Hold at least one workshop annually during the 2023-2031 planning period.	In 2023, the Building Division continued to hold a Seismic Retrofit Workshop Series for residential property owners to encourage owners to strengthen and maintain cripple walls to lessen the chance of failure, with the goal of reducing injury and displacement.
Safe and Sanitary Housing	Explore establishment of a Soft Story Program to address earthquake preparedness. -Review and update the soft story housing inventory for the City, -Identify the soft story residential structures in the City and identify neighborhoods with concentrations of soft-story structures, - Conduct outreach to owners/property managers of identified residential soft-story structures to notify them that their residential asset is at-risk in the case of a major earthquake, -Explore the feasibility of a formal program to retrofit soft-story multi-family buildings in San Leandro, thereby protecting an important and potentially vulnerable component of the City's housing supply.	Present Soft Story Program background data and options to City Council and hire consultant by June 2023. If feasible, begin program operations in 2024.	San Leandro currently has a consultant under contract and has identified and analyzed soft story programs in four comparable cities. Staff is preparing a presentation to property owners, to be completed April 2024. Outreach will result in refinement of recommendations to City Council, expected by December 2024.

Safe and Sanitary Housing	Partner with Alameda County Healthy Homes to disseminate housing and public health information and resources such as rehabilitation standards, preventative maintenance, and energy conservation measures in various community locations such as City Hall, San Leandro Public Library, San Leandro Senior Center, and Marina Community Center. Conduct community workshops and upload video information onto the City's website.	Ongoing. Monitor participation by San Leandro residences annually and, if participation decreases, work with Alameda County Healthy Homes to increase outreach efforts.	Work will begin in FY 25-26, delayed due to Housing Protections project as top priority in 2023.
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<p>Preservation of At-Risk Housing</p>	<p>Work with the owners of existing affordable housing with expiring affordability covenants that are scheduled for conversion to discuss the City's desire to preserve affordable housing. Work with owners to provide information to the tenants of these units regarding tenant's rights and conversion procedures pursuant to California AB 1521 (2017, Bloom) or other legal remedies. Provide tenants with tenant relocation assistance, free legal assistance, and other applicable services.</p>	<p>At least two years prior to expiration of the regulatory agreement for at-risk units, meet with existing owner of property to discuss required actions under California law and seek possible solutions that allow for the preservation of the 35 at-risk regulated affordable housing units set to expire in 2025. At least 18 months prior to the expiration of the regulatory agreement for at-risk units, ensure that tenants understand their rights to remain in the units and that they receive information and referrals regarding the City's Rent Review Ordinance, Tenant Relocation Assistance Ordinance, free legal assistance, and other applicable public services.</p>	<p>In December 2023, the City met with the Gateway Apartments management and provided information about AB 1521 in advance of the expiration of affordability restrictions in November 2025. Gateway did not indicate plans for the expiration of units. In February 2024, the City provided Gateway management with information for tenants about City's Rent Review Ordinance, Tenant Relocation Assistance Ordinance, free legal assistance, and other applicable public services.</p>
<p>Preservation of At-Risk Housing</p>	<p>Proactively engage private and non-profit affordable housing developers to solicit interest in acquiring and converting existing and unregulated naturally occurring housing to long-term regulated affordable housing for low- and moderate-income households.</p>	<p>Hold at least one stakeholder forum with private and non-profit housing developers to solicit input on program elements, available sites, and funding opportunities by December 2023.</p>	<p>Work will begin in FY 25-26, delayed due to Housing Protections project as top priority in 2023.</p>

Preservation of At-Risk Housing	Contact private and non-profit entities to solicit interest in acquiring and managing existing deed-restricted affordable housing that are at-risk of converting to market-rate housing. Assist with funding as feasible and/or support funding application for acquisition and/or rehabilitation of units.	Establish a list of established bona fide nonprofit housing developers by December 2023 and annually solicit interest in acquiring and managing affordable projects in order to prevent losses to the City's existing deed-restricted affordable housing throughout the 2023-2031 planning period. Assist with funding and/or funding applications as needed.	In December 2023, the City established a list of non-profit affordable housing developers and will routinely notify this list with funding and project opportunities.
Mobile Home Preservation	Continue to provide annual financial support for minor home repairs for owner-occupied mobile homes through the City's CDGB funding for income-qualifying mobile home residents under the Owner-Occupied Minor Repair and Rehabilitation Grant Program.	Provide financial support for minor home repairs for at least two mobile homes annually.	In 2023, the City provided \$150,000 in CDBG funding to RTO and grants were provided to two homeowners, including one mobile home. In FY 24-25, the City will study the feasibility of a future minor home repair grant program.
Mobile Home Preservation	As needed, assist with conservation and rehabilitation of mobile home parks without displacing tenants or reducing the number of affordable units.	Explore public and private resources to establish funding for conservation and rehabilitation of mobile home parks.	Work will begin in FY 25-26.
Mobile Home Preservation	Re-evaluate the Mobile Home Rent Stabilization Ordinance and enact identified updates to enhance its effectiveness and objectives.	Produce a report on the findings by January 2025 and enact identified updates by January 2026.	In 2023, the City studied additional protections for mobile homes. The project continued into 2024.

Mobile Home Preservation	Explore feasibility of a right of first refusal mechanism for mobile homeowners to buy a park upon notice of sale of mobile home park by owner.	Produce a report on the findings by January 2026.	Work will begin in FY 25-26.
Maintain Adequate Sites to Meet the RHNA	Maintain a sites inventory and make it available to developers. Actively promote available parcels appropriate for development that can accommodate low-income and/or moderate-income households to private or non-profit housing providers to support the production of at least 2,053 units available to lower- and moderate-income households during the planning period.	Development of 2,053 units available to lower- and moderate-income households.	The City's sites inventory is available on the City's website, and staff actively promotes these sites to housing developers who are looking for locations to develop housing in the City of San Leandro.



<p>Maintain Adequate Sites to Meet the RHNA</p>	<p>To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to track: Unit count and income/affordability assumed on parcels included in the sites inventory. Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA). If Planned, Approved, and Pending projects are not proceeding as anticipated, the City shall identify sites appropriate for development that can accommodate the specified number of units appropriate for low-income, moderate-income, or above-moderate income households</p>	<p>Completion of No Net Loss procedures by January 2023. Ongoing annual reporting via annual progress report. Beginning in July 2023, semi-annually review the list of Planned, Approved, and Pending projects and, if projects are not proceeding as anticipated (e.g., entitlements are set to expire, permit applications are not submitted or stall out, and/or construction is delayed such that certificates of occupancies will not foreseeably be granted by the end of the planning period), identify sites appropriate for development that can accommodate the specified number of units appropriate for lowincome, moderate-income, or abovemoderate income households. Annually report on progress of Planned, Approved, and Pending projects and any substituted sites in Annual Progress Report throughout the 20232031 planning period.</p>	<p>The City is regularly tracking inventory sites and development projects to ensure compliance with No Net Loss requirements. The City currently has adequate sites to accommodate identified housing needs at all income levels.</p>
<p>Maintain Adequate Sites to Meet the RHNA</p>	<p>Annually monitor the City's remaining housing capacity to ensure compliance with the City's obligation to affirmatively further fair housing.</p>	<p>Annual</p>	<p>The City regularly reviews its housing capacity to ensure compliance with the City's obligation to affirmatively further fair housing.</p>

<p>Maintain Adequate Sites to Meet the RHNA</p>	<p>Pursuant to AB 1397 (2017, Low), amend the Zoning Code to require by-right approval for housing developments that include at least 20 percent of units as affordable to lower-income households on non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing element inventories and on sites that are being rezoned to accommodate the lower-income RHNA.</p>	<p>January 2023</p>	<p>Zoning Code Amendments were adopted by the City Council on December 19, 2022, concurrent with the adoption of the 2023-2031 Housing Element, that included establishment of ministerial review of certain housing developments on sites from previous housing element inventories as required by State Law in Zoning Code Section 4.04.396.</p>
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<p>Maintain Adequate Sites to Meet the RHNA</p>	<p>Although the current General Plan land use designations and zoning standards are adequate to meet the City's RHNA, the City will complete General Plan and zoning amendments by January 2024 to provide additional housing opportunities: -Increase the allowable densities in the General Plan Land Use Element and the San Leandro Zoning Code in the Downtown Mixed Use and Transit Oriented Mixed Use land use designations as described in Table 4.5 of Chapter 4, Housing Resources, -Increase the allowable Floor Area Ratio (FAR) in the Corridor Mixed Use land use designation from a maximum of 1.5 to a maximum of 2.5, -Increase the allowable density in the DA-1, DA-2, DA-3, DA-4 (Downtown Areas 1, 2, 3, and 4) and SA-1, SA-2, SA-3 (South Area 1, 2, and 3) zoning districts as described in Table 4.6 of Chapter 4, Housing Resources, -Increase the maximum height limit in the DA-2, SA-1, SA-2, and SA-3 zoning districts as described in Table 4.7 of Chapter 4, Housing Resources, -Establish a Housing Overlay Zone to allow multi-family and mixed-use housing as a permitted use on Washington between Castro and San Leandro Blvd and MacArthur Blvd between Durant and Foothill.</p>	<p>January 2024</p>	<p>The Zoning Code Amendments in Action 5.5 were adopted by the City Council on December 19, 2022, concurrent with the adoption of the 2023-2031 Housing Element, and became effective on January 18, 2023.</p>
<p>Data-Informed Tools for Increased Housing Development</p>	<p>Evaluate the current City website for compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary.</p>	<p>By January 2025, evaluate City website for compliance with transparency requirements.</p>	<p>Work will begin in CY 2024.</p>

Data-Informed Tools for Increased Housing Development	Create a page on the City's website with an easily accessible, map-based inventory and dashboard that identifies vacant and nonvacant housing development opportunity sites, including multi-family residential and mixed-use sites.	By January 2025, display housing site information via digital map.	A map and detailed information about inventory sites has been posted to the City's website.
Data-Informed Tools for Increased Housing Development	Maintain a current inventory of major residential housing developments on the City's website that have been submitted, approved, and denied.	Create inventory by 2025.	The City regularly updates a Development Activity Map and Table with information on housing developments that are currently under review, approved, under building permit review, and under construction. The Development Activity Map and Table are posted on the City's website.
Data-Informed Tools for Increased Housing Development	Provide technical assistance to applicants receptive to lot consolidation to encourage housing development, with priority for developments that support low- and moderate-income housing.	Continue to offer interdepartmental pre-development consultation for multi-family housing developments with lot consolidation and annually report on applications throughout the 2023-2031 planning period.	The City continues to offer interdepartmental pre-development consultation for housing developments. The City has processes in place to ensure that services are provided to affordable housing developments in a timely manner.
Data-Informed Tools for Increased Housing Development	Develop a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development.	Housing Development Toolkit published on City's website by January 2025	Work will begin in CY 2024.

Data-Informed Tools for Increased Housing Development	Maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties, particularly within 0.25-mile of high-quality public transit stops.	Annually review the City's existing Zoning Code to remove potential constraints to achieving highest possible densities.	In 2023, the City continued to assess needed amendments to the Zoning Code to support maximum residential densities near transit.
Data-Informed Tools for Increased Housing Development	Monitor lot splits and two-unit developments under SB 9, provide technical assistance to homeowners, and develop or adjust development standards as needed. Provide easily accessible information and resources about SB 9 on the City website.	Update City website by January 2024. Monitor activities on an ongoing basis.	The City is tracking urban lot split and housing development applications submitted pursuant to SB 9. A copy of HCD's SB 9 Fact Sheet has been posted on the City's website as a resource for homeowners. City staff provides technical assistance to the public on the requirements of SB 9.
Data-Informed Tools for Increased Housing Development	Increase promotion of or support for housing development through technical assistance, incentives, or other actions as appropriate.	Continue to offer City interdepartmental pre-development consultation for multi-family housing developments and annually report on applications throughout the 2023-2031 planning period. Continue to promote new housing developments through City's social media platforms, such as SLNext blog upon receipt of planning entitlements.	The City continues to offer interdepartmental pre-development consultation for housing developments. The City created a Development Activity Map and Table with information about active development applications in various stages of the development process. After the approval of the Town Hall Square project, a 180-unit multi-family residential development, the City promoted the project on the San Leandro Next website.
Data-Informed Tools for Increased Housing Development	Meet with labor groups and organizations to discuss ways in which the City can support an adequate supply of labor to build new housing.	Hold at least one meeting with labor groups per year.	City staff meet with labor group representatives in Summer and Fall 2023.

<p>Support New Moderate-Income and Workforce Housing</p>	<p>Review the General Plan, North Area Specific Plan, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and sizes in Moderate Resource areas identified by the California Tax Credit Allocation Committee (TCAC). Recommend amendments, as necessary, to accommodate added housing capacity in these Moderate Resource areas. Additionally, review the Zoning Code to identify opportunities to increase and encourage a greater mix of dwelling types and sizes, specifically housing types that may accommodate moderate-income households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings), in lower-density residential areas citywide and amend the Zoning Code as needed.</p>	<p>Review General Plan, the North Area Specific Plan, and Zoning Code and Zoning Map by January 2028 and implement any changes by January 2029. After adoption of zoning code changes by January 2029, track at least 8 moderate-income units to be constructed annually in lower-density residential areas (e.g. RS, RD, RO Districts).</p>	<p>Work will begin in CY 2026.</p>
<p>Support New Moderate-Income and Workforce Housing</p>	<p>Prepare market feasibility report on financing tools, such as Enhanced Infrastructure Financing District, Housing Opportunity Zone, Housing Sustainability District, Neighborhood Infill Finance, and/or Transit Improvement District, as allowed through Government Code Sections 65620 – 65625 that encourage the production of moderate-income housing units.</p>	<p>Prepare report on feasibility of financing mechanisms and potential for moderate-income housing production and make recommendation to City Council by January 2026 and complete identified actions as recommended in the report by December 2028.</p>	<p>Work will begin in FY 25-26.</p>

Support New Moderate-Income and Workforce Housing	Annually monitor sites that could support workforce and moderate-income housing and encourage development on those sites that is appropriate for moderate-income households.	Support the development of at least 696 units appropriate for moderate-income households.	The City regularly tracks inventory sites to ensure that the City has adequate sites to accommodate the City's moderate income housing needs.
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<p>Facilitate Infill Development with an Emphasis on Transit-Oriented Development</p>	<p>Continue implementing the Bay Fair TOD Specific Plan by: -Pursuing grant funding for active-transportation improvements and implementation projects, Coordinating with regional partners and transportation stakeholders (ACTC, BART, AC Transit, etc.), Evaluating infrastructure financing and funding options, and Convening property owner and stakeholder meetings periodically. Commit to working closely with BART to find funds and resources to facilitate pre-development work including community outreach, discussions, and decisions on TOD development and area-wide parking. Support BART in acquiring sufficient funding and commitment to infrastructure for parking replacement and station access, and if necessary, implement a locally led parking resource assessment and management plan for at least ¼-mile radius around the station area.</p>	<p>Formalize the City's working relationship with BART and key property owners (e.g., Bayfair Center) by entering into a Memorandum of Understanding to advance residential development on the BART property and greater Bay Fair TOD. Complete study of infrastructure phasing and financing recommendations for Bay Fair TOD by January 2025 and implement financing recommendations by January 2026. Complete multi-modal improvements on Hesperian Boulevard by December 2030. Advocate for reclassifying Bay Fair station as a near term project in the BART Transit-Oriented Development Program Work Plan when opportunities to amend the document arise throughout the 2023-2031 planning period. Hold a minimum of eight stakeholder meetings during the planning period. If a Request for Proposals (RFP) has not been issued for the BART site by</p>	<p>In May 2023, the City advocated for accelerating the timeframe of the Bay Fair TOD in the BART Transit-Oriented Development Program Work Plan and held a meeting with BART staff to discuss efforts to accelerate implementation. In late 2023, the City finalized the Infrastructure Phasing and Financing project for the Bay Fair TOD through an MTC grant. The City is working closely with BART, agency partners, and property owners on the scope of work for a \$1.8M MTC-grant funded Development Plan and Specific Plan Amendment for the Bay Fair TOD to catalyze implementation. The City and County of Alameda are collaborating on a Community Based Transportation Plan grant through ACTC that would focus on the Bay Fair TOD and complement the Development Plan scope of work. The City anticipates formalizing its working relationship with BART and property owners by entering into a MOU in 2024 as the Development Plan work begins.</p>
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Facilitate Infill Development with an Emphasis on Transit-Oriented Development	Continue to promote the San Leandro BART Transit Oriented Development (TOD) Area as a major regional opportunity for mixed use development. The City will continue to market development opportunities in this area, work with property owners to facilitate development, and continue to improve the pedestrian environment, streetscape, and circulation system to attract investment.	Support the development of 439 lower-income units, 490 moderate-income units, and 796 above moderate-income units in the BTOD area during the planning period.	In 2023, the City promoted development in the Bay Fair area through a variety of means, including a published story in January on the transformation and a San Leandro by Design event in November with the San Leandro Chamber of Commerce, which hosted dozens of developers, brokers, and businesses to learn about the housing and business opportunities in the Bay Fair area.
Tenant Protections and Support	Update the City's Rent Review Board (RRB) Ordinance with input from tenants and property owners/managers, ensuring representation across the economic spectrum.	Revision of Rent Review Board Ordinance by January 2025 with a goal of annually assisting lower income tenants in at least 75 percent of Rent Review Board cases.	In 2023 and continuing into 2024, the City is studying additional housing protections. The Housing Protections project includes significant community outreach to tenants and landlords and the mobilehome community (residents and park owners).
Tenant Protections and Support	Update the City's Tenant Relocation Ordinance (TRO) with input from tenants and property owners/managers, ensuring representation across the economic spectrum, and update as appropriate.	Update completed by January 2027, TRO Report presented to City Council annually.	In 2023 and continuing into 2024, the City is studying additional housing protections. The Housing Protections project includes significant community outreach to tenants and landlords and the mobilehome community (residents and park owners).

<p>Tenant Protections and Support</p>	<p>Prepare local displacement study that includes policy measures to address any findings of displacement. This effort will ensure the City's compliance with Fair Housing Law and will be used as a basis for a City Preference Policy for any new regulated affordable housing development.</p>	<p>Local displacement study with recommendations for policy measures to address any findings of displacement completed by January 2025. By December 2027, at least two affordable housing development projects totaling 100 units will implement anti-displacement/local preference recommendations from the final study.</p>	<p>Work will begin in FY 25-26.</p>
<p>Tenant Protections and Support</p>	<p>Update the Condominium Conversion Ordinance to address conversion of duplexes and triplexes not covered by the Tenant Relocation Ordinance. Updates may include changing the condominium conversion fee to be based on sales price, removing the existing exemption for two- and three-unit rental buildings, setting a minimum cost per unit for upgrades as part of condominium conversions, and/or requiring a marketing plan for the converted units. Outreach to all vulnerable communities to be conducted during the update process and after.</p>	<p>Update of Condominium Conversion Ordinance completed by January 2027</p>	<p>Work will begin in FY 25-26.</p>

<p>Tenant Protections and Support</p>	<p>Continue to provide tenant services in conciliation and tenant/owner counseling and legal assistance to evaluate existing State and federal “just cause for eviction” (AB 1482; 2019-Chiu) and other similar legislation with provisions to determine if additional protections through a local ordinance is warranted.</p>	<p>Annually collect reporting by consultant(s) and review data. If warranted, recommend adoption of a local Ordinance by December 2026.</p>	<p>In 2023, the City provided funding to: (1) Centro Legal de la Raza to provide income-qualified San Leandro tenants with housing legal issues focused on preventing displacement and (2) ECHO Housing to provide San Leandro tenants and/or landlords information on their housing rights and responsibilities.</p>
<p>Tenant Protections and Support</p>	<p>Prepare needs assessment report on the development of a rental assistance program to provide relief to tenants and landlords to avoid the displacement of vulnerable communities. Report will compare similar programs in other cities and feasibility of funding sources, including HOME and CDBG.</p>	<p>Prepare and present a report on development of a rental assistance program to the City Council by January 2025, including recommendations for policy actions that would provide relief to tenants and landlords to avoid the displacement of vulnerable communities, with the goal of establishing a rental assistance program by January 2026. If a rental assistance program is approved and implemented as a result, the program will assist at least 15 lower income renter households annually.</p>	<p>In 2023 and continuing into 2024, the City is studying additional housing protections. The Housing Protections project includes significant community outreach to tenants, landlords and the mobilehome community (residents and park owners).</p>

Tenant Protections and Support	Prepare needs assessment report on rental assistance for emancipated youth. Report will compare similar programs in other cities and feasibility of funding sources, including HOME and CDBG.	Prepare report on rental assistance program specifically for emancipated youth by January 2027. If a rental assistance program is approved, implement program by January 2028.	Work will begin in FY 26-27.
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<p>Tenant Protections and Support</p>	<p>Continue collaboration with the Housing Authority of the County of Alameda (HACA) and Section 8 voucher holders by: - Connecting affordable housing developers to Project-Based Section 8 vouchers when they are available to their developments in San Leandro, -Annually tracking the number of Section 8 voucher holders living in the city and identify if the number households are increasing or decreasing, - Re-establishing and increasing efforts to engage existing San Leandro property owners/managers to rent to Section 8 voucher holders. Work to identify and address challenges that San Leandro property owners/managers have with existing or prospective Section 8 voucher holders. Work to improve the relationship between San Leandro property owners/managers, HACA and tenants, and Annually meeting with HACA to assess availability of and advocate for increasing the number of Section 8 voucher holders and project-based Section 8 vouchers in the San Leandro.</p>	<p>Serve an additional 180 extremely low-income renter households with affordable housing or Section 8 vouchers during the planning period (10 percent of the identified unmet need).</p>	<p>In 2023, the City committed HCD PLHA funding to the 15101 Washington Avenue project, which includes PBVs.</p>
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<p>Support Production of Regulated Affordable Housing for All Income Levels and Special Needs</p>	<p>When a critical mass of local (AHTF, Low/Mod Housing Asset Fund), regional), State (various HCD programs) and/or federal (CDBG, HOME) funding is available, the City will issue a competitive Notice of Funding Availability with objective criteria to transparently identify the best non-profit affordable housing developer to partner with on new affordable housing developments in the city.</p>	<p>Partner with at least one nonprofit housing developer biennially throughout the 2023-2031 planning period and support the entitlement of at least 400 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the 2023-2031 planning period.</p>	<p>In 2024, the City will develop a NOFA for the release of affordable housing funds (PLHA, HOME, AHTF, etc) to support the development of multi-family rental housing.</p>
<p>Support Production of Regulated Affordable Housing for All Income Levels and Special Needs</p>	<p>Actively promote sites available for affordable housing development to potential developers, private and nonprofit organizations, and other interested persons and organizations through regularly posting public information on the City's website.</p>	<p>Facilitate the entitlement of at least 400 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the 2023-2031 planning period. The City will maintain information on opportunity sites on its website on an ongoing basis and will send information on available affordable housing sites to developers and other interested parties biennially throughout the 2023-2031 planning period.</p>	<p>In 2023, the City provided technical assistance to the non-profit developers of the 15101 Washington Ave. site and the Washington/Parrot site.</p>

<p>Support Production of Regulated Affordable Housing for All Income Levels and Special Needs</p>	<p>In compliance with recent updates to the Surplus Land Act (AB1255, 2019-Rivas; AB 1486, 2019-Ting), identify City-owned land for the development of affordable housing. Explore the adoption of an ordinance that identifies public land and where a portion or all of the land should be used for the development of affordable housing by non-profit, mission-based developers.</p>	<p>Report on identified surplus land in Housing Element Annual Progress report due April 1, 2023.</p>	<p>The 2023 Housing Element APR provides information on City-owned surplus lands, as required by the Surplus Lands Act.</p>
<p>Support Production of Regulated Affordable Housing for All Income Levels and Special Needs</p>	<p>Present report to the City Council on the feasibility of adopting a “Boomerang” affordable housing funding policy. When adopted, a portion of property tax revenue, similar to former redevelopment tax-increment funds, received annually by the City in the wake of the RDA dissolution, would be set aside to establish a more robust and permanent City Affordable Housing Program in conjunction with the City’s Affordable Housing Trust Fund.</p>	<p>Prepare feasibility report and make recommendations to City Council by December 2025.</p>	<p>Work will begin in FY 25-26.</p>
<p>Support Production of Regulated Affordable Housing for All Income Levels and Special Needs</p>	<p>Support efforts (including local and regional financing tools needed) to establish the Bay Area Housing Finance Authority (AB 1487, 2019-Chiu). The intent of BAHFA is to create a permanent source of funding for the construction of regulated affordable housing financed by regional housing infrastructure bonds.</p>	<p>City staff will provide annual updates, including reports and/or public presentations, on BAHFA implementation and partnership opportunities for San Leandro beginning in 2023.</p>	<p>In 2023 and continuing into 2024, BAHFA delivered presentations to City Council.</p>

Support Production of Regulated Affordable Housing for All Income Levels and Special Needs	Leverage the City's Affordable Housing Trust Fund (AHTF), and Low/Mod Housing Asset Fund to leverage public affordable housing funding (e.g., CA HCD Local Housing Trust Fund Program).	The City will report on the leveraging status of the AHTF and L/M Housing Asset Fund annually in the Annual Progress Report. City to apply for public (e.g. State and federal) funding at least once by 2026 and support the entitlement of at least 400 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the 2023-2031 planning period.	Work will begin in FY 25-26.
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<p>Support Production of Regulated Affordable Housing for All Income Levels and Special Needs</p>	<p>Apply for the State Pro-housing Designation Program to be more competitive for various State funding sources and actively maintain this designation.</p>	<p>By February 2023: 1. Identify existing City programs that qualify under the four Prohousing "Designation Criteria." 2. Evaluate what new City-identified housing programs are needed to maximize scoring for application to State Pro-housing Designation Program 2. Evaluate what new City-identified housing programs are needed to maximize scoring for application to State Pro-housing Designation Program 2. Evaluate what new City-identified housing programs are needed to maximize scoring for application to State Pro-housing Designation Program 3. Make recommendations to City Council on plan to proceed with applying for Prohousing Designation (including adopting a resolution with language specified by CA HCD).</p>	<p>The City engaged a consultant in 2023 to assist with preparing and filing a pro-housing designation application. An application will be filed in March 2024 and additional updates on the Council actions and application status will be provided in the 2024 APR.</p>
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Support Production of Regulated Affordable Housing for All Income Levels and Special Needs	Adopt written policies and procedures for the City of San Leandro Water Pollution Control Division that grant priority to proposed developments that include housing affordable to lower-income households pursuant to Government Code Section 65589.7. Coordinate with the Oro Loma Sanitary District regarding written procedures to prioritize housing developments that include housing affordable to lower-income households.	The City will adopt written policies and procedures for the City of San Leandro Water Pollution Control Division pursuant to Government Code Section 65589.7 by December 2023 and will initiate coordination with the Oro Loma Sanitary District regarding written procedures by January 2023.	The City Council adopted Resolution 2023-172 on December 4, 2023, adopting policies and procedures for providing priority sewer service for affordable housing projects. The Public Works Department is working with the Oro Loma Sanitary District to develop policies and procedures to prioritize sewer service.
Support Production of Regulated Affordable Housing for All Income Levels and Special Needs	As a part of the City's Comprehensive Impact Fee Study, identify the need for a standardized fee reduction and/or impact fee waiver program for affordable housing projects. The Fee Study shall address non-profit affordable housing projects as well as for-profit affordable housing projects and affordable units in mixed-income developments (e.g., inclusionary units).	Hire a consultant and develop a market feasibility report with recommendations on a fee reduction or waiver program by January 2025 as part of a Comprehensive Impact Fee Study.	The City hired Bay Area Economics in June 2023 to develop a market feasibility report with recommendations on a fee reduction or waiver program as part of the City's Comprehensive Impact Fee Study. Recommendations will be made to Council ahead of the January 2025 target date.
Support Production of Regulated Affordable Housing for All Income Levels and Special Needs	Assess and monitor, on an annual basis and as data is available, the need for farmworker housing in the city and region. If it is determined that farmworker housing is an identified need, support and facilitate efforts by private, non-profit, and public agencies to provide safe, affordable, and adequate housing for farmworkers, and explore new funding opportunities to support permanent farmworker housing.	If need for farmworker housing is determined, initiate coordination with appropriate agencies within four months of assessment.	In 2023, the City continued to monitor local and regional data regarding the need for additional farmworker housing.

Support Production of Regulated Affordable Housing for All Income Levels and Special Needs	Amend Zoning Code to incorporate all recent changes to State density bonus law and develop summary materials to promote the use of density bonuses.	Amend Zoning Code by January 2023. Create summary materials for use by staff and developers with the goal of promoting this program and add information as needed to the City website by January 2024.	Zoning Code Amendments were adopted by the City Council on December 19, 2022, concurrent with the adoption of the 2023-2031 Housing Element, that included amendments to comply with the State Density Bonus law. A summary of the requirements of the State Density Bonus law is available on the City's website.
Support Production of Regulated Affordable Housing for All Income Levels and Special Needs	Prioritize affordable housing development and rehabilitation of existing housing for low-income households in locations near public transit by participating in the ABAG/MTC Priority Sites Program and creating a Priority Housing Sites List that highlight opportunity sites for affordable housing development near public transit.	Participate in the ABAG/MTC Priority Sites Program beginning in 2023 and create a Priority Housing Sites List by January 2024.	The City submitted four sites to MTC's Priority Sites Program in September 2023; all four sites were approved by the ABAG Executive Board in November 2023.
Support Homeownership Opportunities	Assist first time homebuyers by promoting the County Mortgage Credit Certificate (MCC) program on the City's website and at educational events.	As funding allows, assist at least two homebuyers per year with obtaining an MCC allocation.	In 2023, the County MCC was not available due to a lack of funding.
Support Homeownership Opportunities	Pursue public funding, including CA HCD Cal HOME program, to reinstate the First-Time Homebuyer Loan Program and other public down payment assistance programs (e.g.: FHLB WISH Program).	By the end of 2024, prepare a report to identify criteria to apply for Cal HOME program and assess capacity to apply and administer Cal HOME.	Work will begin in FY 25-26.

<p>Update Inclusionary Housing Ordinance</p>	<p>Hire third party consultant objective consultant to conduct an economic feasibility study to guide an update of the Inclusionary Housing Ordinance, including consideration of:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> An increased inclusionary housing component (e.g., up to 25%),</li> <li><input type="checkbox"/> Changes to the in-lieu fee structure,</li> <li><input type="checkbox"/> Feasibility of developer contribution to the Affordable Housing Trust Fund,</li> <li><input type="checkbox"/> Incentives such as increased densities, increased height limits, reduced parking standards, and ministerial review, for projects that incorporate increased affordable units or deeper levels of affordability, including very- and extremely-low income units.</li> </ul> <p>The City will ensure that any revisions to the Ordinance are made with input from developers, builders, realtors, and regional housing advocates with San Leandro members, as well as the community at large. Based on the findings of the evaluation and the study, the City shall consider amendments to the ordinance with the goal of increasing the amount of deed restricted affordable housing built in the city while ensuring the requirements do not pose a constraint to overall housing production.</p>	<p>Feasibility study on the Inclusionary Housing Ordinance and make changes by January 2025.</p>	<p>Work will begin in FY 24-25.</p>
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<p>Update Inclusionary Housing Ordinance</p>	<p>Provide developers the ability to acquire and refurbish foreclosed properties and resell them as deed-restricted affordable housing for low- and moderate-income households.</p>	<p>Review inclusionary housing ordinance and make changes by January 2025.</p>	<p>Work will begin in FY 25-26.</p>
<p>Incentivize and Track the Development of Accessory Dwelling Units (also known as ADUs, Casitas, In-law Units, Granny Flats)</p>	<p>Monitor ADU production and affordability levels on an annual basis to ensure that they are satisfying the construction targets adopted to meet RHNA obligations. If the City is not meeting ADU goals, the City will implement additional actions to promote the construction of ADUs depending on the severity of the gap including:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Participating in the Alameda County-wide ADU Resource Center that will provide free print and online resources to make it easier for people to build ADUs in San Leandro,</li> <li><input type="checkbox"/> Promoting the availability of CalHFA ADU Grant program,</li> <li><input type="checkbox"/> Determining feasibility and legality of creating a clearinghouse of ADU providers (e.g.: designers/architects, manufacturers, contractors, etc.) who operate in the City,</li> <li><input type="checkbox"/> Establishing relationships with and promote availability of area ADU technical assistance and loan providers.</li> </ul>	<p>Support the promotion and development of ADUs with a goal of issuing building permits to 256 ADUs during the planning period (or 32 ADUs permitted per year). Monitor production and affordability levels on an annual basis. If targets are not being met, proceed with and report on implementation of identified actions to promote ADU development and report in the Annual Progress Report.</p>	<p>In 2023, the City facilitated the development of ADUs through promotional efforts, quality customer service, and expedient processing. The City's efforts led to the issuance of building permits for 60 ADUs in 2023, nearly double the City's annual goal in the 2023-2031 Housing Element.</p>

<p>Incentivize and Track the Development of Accessory Dwelling Units (also known as ADUs, Casitas, In-law Units, Granny Flats)</p>	<p>As a part of the City's Comprehensive Impact Fee Study, the City will analyze ADU development impact fees with the goal of reducing, loaning, granting, or waiving those costs in exchange for providing rents affordable to low- or moderate-income households for a set period of time. (AB 671, 2019-Friedman)</p>	<p>Hire a consultant and develop a market feasibility report by January 2025. Ordinance or grant/loan program developed by January 2026</p>	<p>The City hired Bay Area Economics in June 2023 to develop a market feasibility report with recommendations on a fee reduction or waiver program as part of the City's Comprehensive Impact Fee Study. Recommendations will be made to the City Council ahead of the January 2025 target date.</p>
<p>Incentivize and Track the Development of Accessory Dwelling Units (also known as ADUs, Casitas, In-law Units, Granny Flats)</p>	<p>Assist and educate homeowners with developing ADUs by maintaining and updating informational brochures in English, Spanish, and Chinese characters. The City will maintain an updated page on the City's website that provides information on ADUs, City requirements, ADU construction resources, and links to necessary applications and building requirements.</p>	<p>Update website with ADU information and update informational brochures by 2024.</p>	<p>In 2023, the City created and published an updated ADU fact sheet, with information on rules and processes for developing an ADU in San Leandro. Links to HCD's ADU Handbook and the Alameda County ADU Resource Center are also available on the City's website.</p>

<p>Incentivize and Track the Development of Accessory Dwelling Units (also known as ADUs, Casitas, In-law Units, Granny Flats)</p>	<p>Participate and support Alameda County ADU Resource Center that is supporting the development of ADUs by:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Creating pre-approved ADU plans for a variety of unit sizes, construction type, and design aesthetic to streamline the ADU building approval and construction process.</li> <li><input type="checkbox"/> Evaluating and improving financing structures.</li> <li><input type="checkbox"/> Accessing State funding to support planning, construction, and property management of ADU (AB 671, 2019-Friedman).</li> <li><input type="checkbox"/> Identifying cost-saving tools such as property tax welfare exemptions in exchange for affordability covenants (AB 587, 2019-Friedman).</li> </ul>	<p>Promote the Center upon its launch and maintain a link on the City website.</p>	<p>A link to the ADU Resource Center has been posted on the City's website. City staff actively promoted the ADU Resource Center at various events in 2023, including at an East Bay Association of Realtors event in August 2023.</p>
<p>Incentivize and Track the Development of Accessory Dwelling Units (also known as ADUs, Casitas, In-law Units, Granny Flats)</p>	<p>Monitor the City's ADU permitting process and development tracking in the Accela system, to understand the average processing times for ADU permits. Use data on building permit application processing times to identify trends and, if necessary, work to improve building plan reviews to reduce approval times and associated costs.</p>	<p>Complete upgrades to building permit electronic processing system by January 2024.</p>	<p>In 2023, the City completed a major overhaul of its building permit tracking system, which included development of a separate record type for ADUs to assist with tracking and monitoring permit trends. City staff continually monitors ADU records to ensure that issues are addressed and applications are processed expeditiously.</p>

<p>Remove Barriers to Housing by Updating Development Standards and Development Review Process</p>	<p>Retain services of a third-party parking consultant to analyze the City's minimum parking standards and conduct stakeholder outreach to identify recommended reductions or eliminations of residential parking minimums to implement the 2021 Climate Action Plan, reduce identified constraints to housing production and make housing developments more financially feasible. Consider establishing a Transportation Demand Management (TDM) Ordinance to encourage reduction in vehicle trips and reliance on automobile parking. Stakeholder outreach shall include discussions with for-profit and non-profit housing developers, housing advocates, and environmental groups. Recommend any necessary changes to the City's Zoning Code to the Planning Commission at a public hearing for a recommendation to the City Council by January 2025.</p>	<p>Complete study and present recommendations for Zoning Code Amendments to reduce or eliminate parking requirements in order to implement the 2021 Climate Action Plan, reduce identified constraints to housing production and make housing developments more financially feasible. Staff will complete the study and make recommendations for reduction or elimination of minimum parking standards to the Planning Commission at a public hearing for their recommendation to the City Council by December 2024.</p>	<p>Work will begin in CY 2024.</p>
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<p>Remove Barriers to Housing by Updating Development Standards and Development Review Process</p>	<p>Remove single-family residences as a permitted use in the RM zoning district. Continue to monitor multi-family residential development activity and make recommendations, as appropriate, to provide additional incentives and/or updated development standards to facilitate housing development, particularly for lower-income households.</p> <p>Update Zoning Code, as necessary, to accommodate alternative housing types such as housing co-operatives, group housing, Residential Hotels (SROs), dormitories, tiny homes, and collective home ownership models. Stakeholder outreach shall include discussions with for-profit and non-profit housing developers. The amendments will also add SROs to the definition of Residential Hotels, permit them by right in, and reduce the parking requirements for Residential Hotels and amend parking for Group Homes to reflect parking standards for the applicable residential type in the applicable zone. The amendments will update definitions and Zoning standards in accordance with HCD's Group Home Technical Advisory and will clarify that Congregate Care Facilities of any size and Group Homes with six or fewer residents are permitted similar to other residential uses in all Zoning Districts that allow residential uses and reduce minimum separation requirements for</p>	<p>Removal of single-family residences as a permitted use in the RM zoning district and Zoning amendments to remove constraints to the production of alternative housing types by January 2024; annually monitor development activity and make necessary updates to the Zoning Code.</p>	<p>The Zoning Code Amendments were adopted by the City Council on December 19, 2022, concurrent with the adoption of the 2023-2031 Housing Element, and became effective on January 18, 2023.</p>
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Remove Barriers to Housing by Updating Development Standards and Development Review Process	Prepare an update to the City's impact fees by conducting a Comprehensive Impact Fee Study. The City will support the development of an impact fee nexus study by January 2024 and implement necessary changes by January 2025. Inclusive of the Impact Fee Study, the City will revise the Park Impact Fee to reduce identified constraints to development.	Development fee nexus study by January 2024, implementation of changes to development fees (including Park Impact Fee) by January 2025	The City worked with consultant NBS to kick off the Comprehensive Impact Fee Study in 2023. The project is on track to go to City Council for adoption before January 2025.
Remove Barriers to Housing by Updating Development Standards and Development Review Process	Explore reducing the number of hearings needed to streamline development review including: <input type="checkbox"/> Limiting the total number of public hearings for any project to three or fewer <input type="checkbox"/> Eliminating public hearings for projects that are consistent with zoning and the General Plan.	Revise the Zoning Code to further streamline the Administrative Site Plan Review process by January 2023. Review the Zoning Code for opportunities for additional streamlining biannually throughout the 2023-2031 planning period.	Zoning Code Amendments streamlining the approval of housing projects were adopted by the City Council on December 19, 2022, concurrent with the adoption of the 2023-2031 Housing Element, and became effective on January 18, 2023.
Remove Barriers to Housing by Updating Development Standards and Development Review Process	Continue to improve the City's development project tracking system, which is used to coordinate and complete project reviews. Monitor average processing times for new housing projects and use data on processing times and applications to track review times and trends in citywide development. Improve electronic plan review process with the goal of reducing approval times and related staff costs.	Complete upgrades to building permit electronic processing system by January 2024.	In 2023, the City completed a major overhaul of its building permit system, allowing customers to easily submit plans, track, and pay for permits on an online permit portal. The City continually works to improve the system to streamline the application process. In 2023, staff also implemented a process to track, on a quarterly-basis, the number of review cycles for planning applications, with a goal of processing 80 percent of planning applications in three or fewer cycles.

Remove Barriers to Housing by Updating Development Standards and Development Review Process	Amend the Zoning Code in compliance with SB 9 (2021, Atkins) to address objective standards and lot split criteria. Enact any necessary changes to the City's Zoning Code by January 2024.	Amend Zoning Code by January 2024.	In 2023, staff developed and implemented processes and procedures for reviewing applications submitted pursuant to SB 9 based on the objective standards that are in place for single-family homes.
Housing for Special Needs Population	Facilitate the development of housing for persons with disabilities (including developmental disabilities) through incentives for affordable housing development with services, resources, and assistance.	Develop 40 housing units for special needs households during the planning period by December 2031 or at least 5 units annually.	Work will begin in FY 26-27.
Housing for Special Needs Population	The City shall review the City's existing reasonable accommodation policy and grievance procedure, update as needed, and provide a link to its Reasonable Accommodations policy on the Housing and City Clerk pages of the City website. Revise reasonable accommodation application review policy to remove criteria that may limit reasonable accommodations, including consideration of potential impact on surrounding uses.	January 2025	Work will begin in CY 2024.
Housing for Special Needs Population	Conduct a needs assessment and research the availability of interested participants and, feasibility of a shared housing/roommate matching program.	Prepare needs assessment report on shared housing matching program by January 2027	In 2023, the City provided technical assistance to the HomeMatch program for the use of FY 25-26 CDBG funding for the creation of a program in San Leandro.

Housing for Special Needs Population	Amend the Zoning Code to adjust definitions and allowances of uses for agricultural employee housing to be consistent with California Law, including but not limited to Health and Safety Code Section 17021.6, and allow agricultural employee housing for six or fewer persons by right in zoning districts that allow single-family dwellings, subject to the same regulations as a single-family dwelling.	Amend the Zoning Code by January 2023	The stated Zoning Code Amendments were adopted by the City Council on December 19, 2022, concurrent with the adoption of the 2023-2031 Housing Element, and became effective on January 18, 2023.
Housing for Special Needs Population	Explore development of an ordinance that promotes and encourages the use of Universal Design Principles in new construction and/or rehabilitation of housing.	Prepare report on Universal Design Principles ordinance by January 2025	Work will begin in CY 2024.
Housing for Special Needs Population	Continue to implement the Municipal Code and facilitate requests for reasonable accommodation to land use decisions and procedures regulating the siting, funding, development, and use of housing for people with disabilities.	Report annually on reasonable accommodations request received, and their outcomes, in the Annual Progress Report.	In 2023, the City did not receive any reasonable accommodations requests.
Housing for Special Needs Population	Work with the Regional Center of the East Bay to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. The City shall make information available on the City website. (SB 812; Ashburn, 2010)	Implement outreach program by January 2025	Work will begin in FY 26-27.

<p>Housing for Special Needs Population</p>	<p>Provide technical assistance and pursue Project Homekey funding for alternative housing development affordable to extremely low-income residents (e.g. navigation center and transitional housing, permanent supportive housing, SRO, dormitory-style housing, community land trust, cooperative housing cooperative, or tiny homes). Additionally, include incentives to increase housing affordable to extremely low-income residents through future affordable housing Notice of Funding Availabilities (NOFAs).</p>	<p>Submit application for Project Homekey funding for one alternative housing development affordable to extremely low-income residents during the 2023-2031 planning period. Provide technical assistance and/or incentives in future NOFAs for at least one alternative housing project(s) during the planning period, serving a minimum of 20 extremely low-income residents.</p>	<p>In October, HCD awarded Project Homekey Round 3 funding to the City and the nonprofit, Housing Consortium of the East Bay (HCEB), to acquire the Nimitz Motel and renovate it into interim homeless housing and a navigation center.</p>
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Homelessness Prevention and Housing	<p>Housing Navigation Center. The City will identify and pursue State, regional, and local funding to purchase a property for a Housing Navigation Center and shelter. The City will work with area service providers and Alameda County to open a facility available to people who are experiencing homelessness, or who are at risk of homelessness, by identifying immediate and long-term housing solutions, providing crisis management, accessing benefits that are important to housing stability, case management and housing navigation, and providing on-site access and referrals to medical, mental health, and substance use disorder services. The proposed shelter program will be low-barrier, using the housing first model and using trauma-informed care principles. The proposed service partners will offer primary medical care and wellness services and behavioral health clinicians that are experienced in crisis management, mental health and substance use disorders.</p>	<p>Develop and open Housing Navigation Center with a minimum of 25 beds by 2024.</p>	<p>The City of San Leandro has been awarded \$9.3 million from the State Project Homekey Program to acquire, renovate, and operate the Nimitz Motel as an interim homeless shelter and navigation center. The City purchased and took ownership of the motel on October 30, 2023. The project is anticipated to open in late winter 2024.</p>
Homelessness Prevention and Housing	<p>In collaboration with Alameda County and local nonprofits including Building Futures, establish and support a Mobile Outreach Program, which will leverage Alameda County funding to provide street outreach, case management, and summarize needs of clients to inform other needed services.</p>	<p>Establish Mobile Outreach Program by July 1, 2025. Provide outreach to 312 unsheltered individuals (identified need from the 2022 Point in Time count) during the planning period.</p>	<p>The Mobile Outreach Program was established July 1, 2022, and continues to provide services.</p>

Homelessness Prevention and Housing	Safe Parking Program. The City will identify at least one location for unhoused area residents who are living in their cars and identify potential service partners and funding sources to manage an ongoing program, as needed. Services contemplated include restroom facilities and referrals to programs that assist with securing stable housing.	Identify location(s) for the Safe Parking Program and potential service partners and funding sources by January 2026.	Staff is continuing to search for potential locations and funding sources for this program.
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<p>Homelessness Prevention and Housing</p>	<p>Continue to provide funding for, and coordinate with, local and regional service providers that operate temporary, permanent, and emergency shelters in the city that assist persons experiencing homelessness and at risk of becoming homeless.</p> <p>Annually assess the capacity to accommodate individuals experiencing homelessness by comparing the most recent homeless point-in-time count to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. (AB 362, 2021-Quirk-Silva).</p> <p>Annually provide summary information on objectives and outcomes of the City's Community Assistance Program-funded services. Monitor data and metrics to improve the efficacy of homeless services, programs, and investments on an annual basis. Reporting shall include, at minimum:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Existing shelter beds,</li> <li><input type="checkbox"/> New shelter beds,</li> <li><input type="checkbox"/> Identify if those shelter beds are available on a year-round or seasonal basis,</li> <li><input type="checkbox"/> Average number of shelter beds that are unused on a monthly basis,</li> <li><input type="checkbox"/> Number of those exiting shelter to permanent housing.</li> </ul>	<p>Provide outreach to 312 unsheltered individuals (identified need from the 2022 Point in Time count) during the planning period. Provide shelter and services for an additional 80 unhoused people during the planning period.</p>	<p>This is an ongoing program that staff continuously implements.</p>
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Homelessness Prevention and Housing	Continue to provide funding for local and regional service providers that operate temporary, permanent, and emergency shelters in the city such as Building Futures, assisting persons experiencing homelessness and at risk of becoming homeless.	Annually provide summary information on objectives and outcomes of the City's Community Assistance Program-funded services.	Staff continue to fund the following shelter programs: Building Futures Sister Me Home and San Leandro Womens Shelter. Ruby's Place emergency shelter program. Housing Consortium of the East Bay Summer Cooling and Winter Warming shelters.
Homelessness Prevention and Housing	Partner with nonprofits or community-based organizations to build tiny homes to shelter persons experiencing homelessness with the goal of facilitating or funding at least 10 tiny homes during the planning period.	Facilitate or fund at least 10 tiny homes during the planning period.	In 2023, the City assisted a non-profit affordable housing developer to prepare an application for the development of five tiny homes on a vacant portion of a church property. The tiny homes would be permanent supportive housing units serving homeless or formerly homeless households.
Homelessness Prevention and Housing	Support and coordinate with Alameda County Health Care Services Agency, Office of Homeless Care and Coordination in efforts to develop a comprehensive homelessness prevention plan for the Alameda County and "Pathways to Housing" program that incentivizes property owners/managers with available units to rent to formerly homeless individuals and families.	Meet with Alameda County Health Care Services Agency at least once annually.	Staff holds bi-weekly case management meetings with homeless services stakeholders including County staff. City staff also works with the County on collaborative efforts.
Homelessness Prevention and Housing	Financially support local and regional programs that provide a variety of homelessness prevention and rehousing services including temporary financial assistance (e.g.: rental assistance, utility assistance, rental deposits, etc.).	Assist 150 households during the 2023-2031 period through funding of program(s) providing homeless prevention and rehousing services.	Staff funds the Basic Needs program with Davis Street Family Resource Center which provides services such as rental assistance, rental deposit, utility assistance, and more to aid in homelessness prevention.

Homelessness Prevention and Housing	Permanent Supportive Housing. Seek resources for the acquisition/rehabilitation and operations of Permanent Supportive Housing that offers appropriate services so that people experiencing chronic homelessness can maintain permanent housing, including finding opportunity sites and dedicating City affordable housing funds.	Develop two alternative housing developments affordable to extremely low-income housing during the 2023-2031 planning period, serving a total of at least 50 extremely low-income residents.	The City of San Leandro has been awarded \$9.3 million from the State Project Homekey Program to acquire, renovate, and operate the Nimitz Motel as an interim homeless shelter and navigation center. After five years, the City will seek to move the shelter/navigation center and convert the motel site into permanent supportive rental housing for homeless and at-risk families.
Homelessness Prevention and Housing	Explore feasibility and assess financial resources available to establish a Mobile Crisis Team in partnership with Cardea Health and other public entities such as the Alameda County Fire Department and San Leandro Police Department.	If approved by City Council, implement program by June 2024	Staff continues to implement this program and plans to begin providing services in late 2024 or early 2025.

<p>Homelessness Prevention and Housing</p>	<p>Amend the Zoning Code to comply with the following legislation:</p> <ul style="list-style-type: none"> <li>☐ AB 2162 (2018-Chiu), to ensure that supportive housing with up to 50 units be a use by-right in zones where multi-family and mixed use is permitted, including nonresidential zones permitting multi-family uses, and ensure that there is no minimum parking requirements for units occupied by supportive housing residents if the development is located within 0.5-mile of a public transit stop.</li> <li>☐ AB 139 (2019-Quirk-Silva) to only subject emergency shelters to those standards which apply to residential and commercial development within the same zone, except that a city can apply standards regulating the number of beds, parking for staff provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, length of stay, and other minor standards.</li> <li>☐ AB 2339 (2022-Bloom) to allow emergency shelters by right in the General Industrial (IG) and Community Commercial (CC) zoning districts, which have sufficient capacity and would allow emergency shelters to be close to services and amenities. Amend the Zoning Code to permit larger shelters with a use permit in zoning districts where emergency shelters are permitted.</li> </ul>	<p>Amend Zoning Code by January 2023</p>	<p>The Zoning Code Amendments were adopted by the City Council on December 19, 2022, concurrent with the adoption of the 2023-2031 Housing Element, and became effective on January 18, 2023.</p>
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Fair Housing Services	<p>Fair Housing Services and Education.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Provide informational seminars to area residential real estate agents and brokers on fair housing laws and regulations.</li> <li><input type="checkbox"/> Work with tenants and tenant advocates to identify violations of fair housing federal and State fair housing laws and support prospective and existing tenants who are experiencing discrimination.</li> <li><input type="checkbox"/> Provide trainings for property owners/managers on the requirements of federal and State fair housing laws to prevent discrimination.</li> </ul>	<p>Provide trainings to at least 30 real estate agents and brokers annually.</p> <p>Provide trainings to at least 50 property owners and managers annually.</p> <p>Report the number of complaint-based testing efforts and number of resulting complaints filed with HUD or California Civil Rights Department (CRD) annually.</p>	<p>In 2023, the City provided funding to ECHO Housing to provide income-qualified San Leandro tenants with housing legal issues focused on preventing displacement.</p>
Fair Housing Services	<p>Support annual Fair Housing Audit Report that assesses typical or timely market-based suspected areas of discrimination. ECHO staff trains testers who act as home seekers and who are randomly assigned to area property owners and managers to determine if any denials to offer rental housing was based on discrimination. The City will conduct a third-party independent review of the Annual Fair Housing Audit. Independent review should provide guidance on needed improvements, if any, on subject-matter selection, sampling, statistical testing methodology and general observations on updates or improvements.</p>	<p>City will engage/consult with fair housing evaluator to review methodology for the Annual Fair Housing Audit by January 2025.</p>	<p>In 2023, the City provided funding to Centro Legal de la Raza to provide income-qualified San Leandro tenants with housing legal issues focused on preventing displacement.</p>

Fair Housing Services	Affordable Rental Housing Counseling Services. Continue and if feasible expand funding for information and referral services that direct families and individuals to financial resources for housing rental or purchase, locating suitable housing, and obtaining housing with special needs facilities such as disabled-accessible units.	Hold at least eight informational events during the planning period to disseminate informational materials or provide trainings to residents, prioritizing communities sensitive to displacement.	In 2023, the City provided funding to ECHO Housing to provide San Leandro tenants and/or landlords information on their housing rights and responsibilities.
Fair Housing Services	Review and update the City's Language Access Plan based on HUD guidelines and publish on the City's website. The goal of the Language Access Plan is to survey, maintain and publish a list of resources that facilitate communication between City staff and those households with Limited English Proficiency so that their housing needs are met. The City seeks to ensure that all residents may participate fully and equally in the housing market by maintain access to written and oral City resources.	Review the City's Language Access Plan and update by January 2026.	Work will begin in FY 25-26.

Fair Housing Services	Fair Housing Marketing Plans. Ensure that local housing programs respond to the needs of a culturally diverse community that includes multi-generational families, a variety of living arrangements, and Limited English Proficiency households. Plans should ensure collaboration with community groups, including faith-based and nonprofit organizations, to provide outreach on housing resources to all types of households and those households with Limited English Proficiency.	For the City's affordable housing programs (e.g., Inclusionary Housing, First Time Homebuyer) review every two years the existing Fair Housing Marketing Plan to ensure compliance with current City policy to Affirmatively Further Fair Housing and make necessary changes within six months.	In 2024, the City will draft an Analysis of Impediments/ Affirmatively Furthering Fair Housing Plan in collaboration with the County HOME Consortium.
Fair Housing Services	Fair Lending. Work to promote fair lending practices throughout the city: <input type="checkbox"/> Ensure that low-income and minority residents have fair access to capital resources needed to acquire and maintain housing. <input type="checkbox"/> Prevent predatory lending through information and referrals.	Annually conduct and publish third party review of City or regional HMDA data to identify areas of need regarding fair access to lending.	Work will begin in FY 25-26.
Affirmatively Furthering Fair Housing	Seek opportunities to expand outreach and public education strategies on available tenant protection and fair housing services to reach vulnerable households by offering information in multiple languages, targeted social media efforts, combining information with other assistance programs, distributing resources through local schools and colleges, and partnering with community-based organizations.	Partner with at least three new schools or community-based organizations during the planning period to disseminate materials and provide trainings to residents, prioritizing services in communities sensitive to displacement.	In 2023, the City provided funding to: (1) Centro Legal de la Raza to provide income-qualified San Leandro tenants with housing legal issues focused on preventing displacement and (2) ECHO Housing to provide San Leandro tenants and/or landlords information on their housing rights and responsibilities.

Affirmatively Futhering Fair Housing	Continue to effectively address the requirements of Government Code Sections 8899.50 and 65583 by coordinating with ECHO and other fair housing agencies to provide fair housing and tenant/landlord services, including investigation of discrimination complaints, fair housing counseling and education, fair housing testing, and tenant/landlord counseling and mediation.	Assist at least 30 residents and landlords with fair housing services annually.	In 2023, the City provided funding to: (1) Centro Legal de la Raza to provide income-qualified San Leandro tenants with housing legal issues focused on preventing displacement and (2) ECHO Housing to provide San Leandro tenants and/or landlords information on their housing rights and responsibilities.
Affirmatively Futhering Fair Housing	Review the City's outreach methods annually, using feedback from resident surveys and focused discussions with community organizations to inform online, mail, and in-person outreach methods. Increase participation of historically underrepresented residents in all City housing programs and community planning activities. Collaborate with existing and new community stakeholders from all sectors and geographic areas to engage in the public participation process.	Conduct at least one citywide resident survey biannually to obtain feedback about City outreach methods, prioritizing feedback from underrepresented residents.	In 2025, the City will conduct a community survey as part of the FY 2025-2029 CDBG Consolidated Plan update.

Affirmatively Futhering Fair Housing	Expand and improve access to public meetings by conducting public meetings at suitable times (using information from public feedback and survey results), using both in-person and online methods such as Zoom. In-person meetings must accommodate persons with disabilities, be accessible to nearby transit centers, and provide resources such as childcare, translation, and food services. Develop an outreach checklist that will be used for all outreach campaigns.	Develop the outreach checklist by January 2026.	Work will begin in FY 25-26.
Affirmatively Futhering Fair Housing	Utilize and promote links to online affordable housing search and application services on the City's website. Add links and publicize regional affordable rental housing lottery application and lease-up portals. At least once annually, update available multi family affordable rental housing and ownership Below Market Rate (BMR) assets as needed. Provide information on affordable housing in Spanish and Chinese where possible.	Updated website content and affordable housing inventory, ongoing.	In 2023, the City updated the Housing Division's website and provided materials on public services including rental and ownership programs and resources, fair housing, and tenant and landlord services.



Affirmatively Futhering Fair Housing	Coordinate with non-profit organizations and employment-related organizations, such as teachers' associations, school districts, the San Leandro Adult School, and community-based service providers to provide educational seminars on housing resources and financial planning to increase housing mobility.	Provide housing resources and financial planning seminars to at least 50 residents annually, with targeted outreach to the Davis West, Eastshore, and Marina neighborhoods. Establish baseline data from 2024 and achieve an increase of 10 percent of participants from the Davis West, Eastshore, and Marina neighborhoods during the planning period.	Work will begin in FY 25-26.
Affirmatively Futhering Fair Housing	Add information on fair housing laws and resources on the City's website regarding housing programs in several languages.	Update website content with updated information on fair housing services and programs by January 2025.	In 2023, the City updated the Housing Division's website and provided materials on public services including rental and ownership programs and resources, fair housing, and tenant and landlord services.

Affirmatively Futhering Fair Housing	Expand awareness of predatory lending practices, fair housing requirements, regulations, and services by distributing educational materials to property owners, realtors, apartment managers, and tenants. Annually seek and publish summaries of third-party research and review of lenders and brokers suspected of steering homebuyers to certain locations in the city or selling predatory financial products	Distribute materials to at least 2,000 property owners, apartment managers, and tenants during the planning period, with at least half distributed in communities with majority non-white residents, particularly in the areas around East 14th Street and Davis Street, and southwestern San Leandro, and areas with higher concentrations of persons with disabilities, such as the area around San Leandro Boulevard and Washington Avenue. Publish summaries annually on the City's website.	Work will begin in FY 25-26.
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<p>Affirmatively Futhering Fair Housing</p>	<p>Continue to budget for and implement plans and strategies for areas designated to increase low-, moderate-, and mixed-income housing development during the planning period, including Downtown TOD, the East 14th Street South Area, and Bay Fair TOD area. Collaborate with local organizations and residents to identify opportunities for placemaking improvements, including: Wayfinding, Active transportation opportunities, Public art reflective of cultural identity and diversity, Recreation and community programming, Identifying and actively pursuing economic development opportunities, training, and programs that empower local residents, Support neighborhood-serving needs and opportunities, Continue to collaborate with regional partners and seek grant funding for implementation when practicable. Coordinate with Engineering and Transportation Department to review the City's biannual Capital Improvement Projects to ensure public facilities and infrastructure are supportive the needs of underserved communities.</p>	<p>Establish a 15 percent Capital Improvement Program (CIP) budget target (including Federal, State, and regional grant funds, including CDBG) for the Downtown TOD, the East 14th Street South Area, and Bay Fair TOD areas and review biannually.</p>	<p>In 2023, the Public Works Engineering Division led an interdepartmental team in supporting and providing feedback on the Alameda County Transportation Commission's East Bay Greenway Project, which will create a continuous bike corridor from Oakland to Hayward. In San Leandro the project will create Class IV protected bike lanes, pedestrian crossing improvements, landscaping, and streetscaping and will provide opportunities for public art and placemaking along San Leandro Boulevard and E. 14th Street. Staff also participated in the CA Complete Streets Leadership Academy to develop and implement strategies and outreach and held a bike lane popup event in the Bay Fair TOD area. Planning and Economic Development staff also continued to actively work to support wayfinding, business support, and programming in the Downtown and Bay Fair areas. The San Leandro Downtown Community Benefit District (SLIA) facilitated a number of community activities and festivals, including Artisan Markets and a (re)Discover Downtown event.</p>
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<p>Affirmatively Futhering Fair Housing</p>	<p>Prioritize public health, education, economic, and safety programs in lower resource areas as defined by TCAC in coordination with area public health entities (e.g.: Alameda County Healthy Homes, Kaiser Permanente, San Leandro Hospital), San Leandro Unified School District, workforce development groups, and the San Leandro Police Department. Identify addresses and compile mailing list and email addresses to focus outreach to neighborhoods with higher concentrations of low-income and minority residents (Davis West, Eastshore, and Marina neighborhoods) to prioritize services in these areas. Explore preference policy for affordable housing opportunities, land use, transportation, urban design, public facilities and services, and economic development strategies. The City will seek involvement from community organizations and advocates, business councils, and residents to further refine program scope.</p>	<p>Increase participation in the City's first-time homebuyer seminars and owner-occupied housing rehabilitation grant program 5 percent annually from lower income and minority concentration areas through the 2023-2031 period (data collection via surveys conducted at the seminars). Decrease the percent of the City considered "low resource" by TCAC from 61.5 percent to 50 percent by the end of the planning period (2031).</p>	<p>In 2023, the City issued an RFP and selected Rise Housing Solutions to serve as the BMR Program Administrator. In 2024, the City and Rise Housing are developing a BMR Manual to guide administrative and operational needs of the BMR Program.</p>
<p>Affirmatively Futhering Fair Housing</p>	<p>Prioritize resources supporting small business owners in low-resource areas to assist with permitting and other costs associated with public improvements. Continue and expand support for small businesses with grants for tenant improvements and façade improvements through the City's Economic Development Division.</p>	<p>Increase the number of grant allocations to small business owners in low-resource areas by 10 percent over 2024 baseline by 2031.</p>	<p>In 2023, the City utilized ARPA federal recovery and general funds to provide 22 small businesses over \$340,000 in grants and forgivable loans to make physical improvements, including broken window repairs, creation of outdoor dining, and facade and facility upgrades. The City also provided five small business service providers over \$100,000 in grants to provide increased services to underserved San Leandro small businesses.</p>

Affirmatively Futhering Fair Housing	Develop an outreach strategy in multiple languages for long-standing property owners who own fewer than 10 residential units (either in single-family or multi-family rental housing) to assess needs and connect them with resources, such as housing unit rehabilitation and financing programs. The intent of this program is to preserve Naturally Occurring Affordable Housing (i.e., not currently regulated with affordability deed restrictions). The program will seek to prioritize communities vulnerable to displacement, generally in the central and western areas of the city (all neighborhoods except Bay-O-Vista, West of Wicks, Marina Faire, Estudillo Estates, Farrelly Pond, and Best Manor; and with a focus on neighborhoods with lower median income: Halcyon-Foothill.)	Develop an outreach strategy for “mom and pop” property owners by January 2026. After the strategy is adopted, conduct outreach to at least 15 “mom and pop” property owners and assist at least 5 property owners with a combined total of 20 units or more by December 2031.	Work will begin in FY 25-26.
Affirmatively Futhering Fair Housing	Explore providing incentives for developers to include three- and four-bedroom apartments in affordable, multi-family, and/or mixed-use projects to expand rental opportunities for large households.	Report on housing need and potential to provide incentives by January 2025.  Develop 80 larger housing units (i.e.: 3-4 bedroom housing units) during the planning period.	In 2023, progress was made on several housing developments which included 3- to 4-bedroom units. Progress was made on the construction of a 196-unit mixed-use development located at 1188 East 14th Street, which includes seven three-bedroom units. Progress was made on the construction of a 39-unit townhouse development located at 903 Manor Boulevard, which includes 12 three-bedroom units and 27 four-bedroom units (six affordable to moderate and low income households). The City reviewed building permit applications for the development of 18 single-family homes at 2824 Halcyon Drive, which includes 18 four-bedroom units (three affordable to moderate and low-income households). The City also began review of an entitlement application for a three-unit affordable housing development located at 100 Castro Street, which proposes one affordable three-bedroom unit and one affordable four-bedroom unit.  Analysis of housing need and incentives will begin in CY 2024

Affirmatively Futhering Fair Housing	Facilitate the development of Permanent Supportive Housing with wraparound services including employment assistance, childcare, and other social service programs.	Support the development of at least 50 affordable and permanent supportive housing units during the planning period.	The City is working with the nonprofit Abode Communities to apply for PBVs from the County Housing Authority to support the development of 22 PSH units at the proposed 72-unit affordable rental housing development at 15101 Washington Avenue. HCD awarded State Project Homekey Round 3 to the City to acquire and rehabilitate the Nimitz Motel into a 29-unit interim homeless housing and navigation center. The longer term plan for this site will be to build higher density PSH units to replace the interim housing/navigation center.
Energy Efficient Buildings	Increase resident participation in programs designed to reduce household energy costs, particularly home weatherization programs and utility tax exemptions or discounts geared toward lower-income households. Coordinate with PG&E to inform lower income households about potential ways to reduce home energy costs.	Hold at least eight outreach events during the planning period, prioritizing low- and moderate income residents.	The City created a webpage with information on various resources available to residents to increase the energy efficiency of their homes. Additional community outreach work will begin in CY 2025
Energy Efficient Buildings	Adopt a local Building Code amendment to encourage all-electric construction. The City will monitor code change proposals at the State level and amend its ordinances accordingly. Any changes to the Building Code beyond those required by State law will be thoroughly vetted through discussions with builders, developers, contractors, and property owners.	January 2026	On December 5, 2022, the City Council adopted local "reach code" amendments, which require newly constructed residential buildings to be all-electric. The City continues to monitor code change proposals at the State level related to energy efficient buildings.

Energy Efficient Buildings	Explore financial incentives for residents and landlords for certain types of environmentally friendly building improvements such as solar panel installation and energy and water efficiency upgrades, induction cooking, and outdoor water conservation techniques, with priority given to units affordable to lower and moderate-income households.	January 2026	Work will begin in CY 2025
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**General Comments**





Jurisdiction	San Leandro	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									











<b>Jurisdiction</b>	San Leandro	
<b>Reporting Period</b>	2023	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

**NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY.** This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Not
Cells in g

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

## ANNUAL ELEMENT PROGRESS REPORT

<b>Jurisdiction</b>	San Leandro
<b>Reporting Period</b>	2023 (Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle 01/31/2023 - 01/31/2031

**Table K  
Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

<b>Does the Jurisdiction have a local tenant preference policy?</b>	Yes
<b>If the Jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.</b>	
<b>Notes</b>	

<https://ecode360.com/44062754>

The City of San Leandro's Inclusionary Zoning Ordinance contains a local preference policy for San Leandro residents, City or school district employees, and persons employed in San Leandro; however affordable housing developments in San Leandro with State and/or federal funding are not subject to local preference requirements. The City's Certified 2023-2031 Housing Element contains Action 9.3, which calls for preparation of a local displacement study to ensure compliance with State and federal fair housing laws and will be used as a basis for any future City Local Preference Policy for new affordable housing development with State and/or federal funding.



Jurisdiction	San Leandro	
Reporting Year	2023	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Local Early Action Planning (LEAP) Reporting**  
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

<b>Total Award Amount</b>	\$	300,000.00	<small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Initiation, Management, and Coordination (Task A)	\$15,000.00	\$15,000.00	Completed	Other	The San Leandro City Council adopted the 2023-2031 Housing Element on December 5, 2022 and it received certification from HCD on February 2, 2023
Evaluation of Existing Housing Element (Task C)	\$11,969.00	\$11,961.09	Completed	None	The San Leandro City Council adopted the 2023-2031 Housing Element on December 5, 2022 and it received certification from HCD on February 2, 2023
Existing and Projected Housing Needs Assessment (Task D)	\$10,000.00	\$9,999.97	Completed	None	The San Leandro City Council adopted the 2023-2031 Housing Element on December 5, 2022 and it received certification from HCD on February 2, 2023
Fair Housing Assessment (Task E)	\$20,000.00	\$20,000.00	Completed	None	The San Leandro City Council adopted the 2023-2031 Housing Element on December 5, 2022 and it received certification from HCD on February 2, 2023
Housing Constraints Analysis (Task F)	\$20,000.00	\$19,958.24	Completed	None	The San Leandro City Council adopted the 2023-2031 Housing Element on December 5, 2022 and it received certification from HCD on February 2, 2023
Sites Inventory (Task G)	\$26,000.00	\$25,999.77	Completed	None	The San Leandro City Council adopted the 2023-2031 Housing Element on December 5, 2022 and it received certification from HCD on February 2, 2023
Goals, Policies, and Quantified Objectives (Task I)	\$15,000.00	\$15,000.00	Completed	None	The San Leandro City Council adopted the 2023-2031 Housing Element on December 5, 2022 and it received certification from HCD on February 2, 2023
CEQA Documentation (Task N)	\$96,840.00	\$96,840.00	Completed	None	The San Leandro City Council adopted the 2023-2031 Housing Element on December 5, 2022 and it received certification from HCD on February 2, 2023
Community Engagement and Outreach (Task B)	\$85,191.00	\$85,117.67	Completed	Other	The San Leandro City Council adopted the 2023-2031 Housing Element on December 5, 2022 and it received certification from HCD on February 2, 2023

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	18
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		163
<b>Total Units</b>		<b>181</b>

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	18
Low	Deed Restricted	0
	Non-Deed Restricted	18
Moderate	Deed Restricted	0
	Non-Deed Restricted	18
Above Moderate		8
<b>Total Units</b>		<b>62</b>

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	2
	Non-Deed Restricted	2
Moderate	Deed Restricted	4
	Non-Deed Restricted	2
Above Moderate		62
<b>Total Units</b>		<b>73</b>