



SUMMARY

DRAFT

2ND SUBSTANTIAL AMENDMENT

to the

FY 2019-2020

ANNUAL ACTION PLAN

NON-HOME FUNDS

*ALAMEDA COUNTY
HOME CONSORTIUM*

Presented to City Council November 2, 2020

Language added in the First Amendment to the FY 2019-20 Annual Action Plan

Language added in the Second Amendment to the FY 2019-20 Annual Action Plan

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

In response to the Coronavirus Pandemic (COVID-19), the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136 was adopted and authorized on March 27, 2020. As a result, In April 2020, HUD awarded the City \$451,972 in Community Development Block Grant-Coronavirus (CDBG-CV) Round I funds to prevent, prepare for, and respond to COVID-19. In September 2020, HUD awarded the City of San Leandro an additional \$711,206 in CDBG-CV Round II CARES Act funds. The CARES Act allows for reimbursement of costs incurred prior to the date of enactment of this legislation in addition to removal of the spending caps normally in place for Public Services expenditures as long as those costs are in response to COVID-19. (Note that the removal of the Public Services expenditure caps are only allowed for the 2019-2020 and 2020-2021 AAP Program Years.) The CARES Act allows HUD to waive or specify alternative requirements to expedite distribution of funding in response to COVID-19. Soon after the signing of the CARES Act, HUD issued guidance that allows cities to shorten the public comment period for amending prior AAPs to expedite the use of CDBG and CDBG-CV funds. Note that the Citizen Participation Plan was amended in tandem with this document. Further, HUD provided guidance that those funds must also be programmed using the FY 2019-20 Annual Action Plan—thus the second Substantial Amendment to this plan.

On April 13, 2020, the City received a waiver that permits a reduced period for public noticing and public comment on this amendment to the 19-20 AAP (7/1/19-6/3020). The City is taking this opportunity to re-allocate prior year unspent CDBG funds and program new stimulus funding, CDBG-CV, towards COVID-19 emergency services.

This ~~The~~ first amendment to the 19-20 AAP summarizes Citizen Participation and Public Comment and expected resources to address COVID-19 related impacts. Additionally, it ~~will~~ identify how the City plans to use available funds by updating its annual goals and objectives and the related projects targeted for funding to address COVID-19. The updated sections of this annual planning document necessary to implement these changes to allocations and appropriations of these funds include:

- Summary of Citizen Participation
- AP-10 Consultation
- AP-12 Participation
- AP-15 Expected Resources

- AP-20 Annual Goals and Objectives
- AP-35 Projects
- AP-38 Project Summary

HUD's CDBG allocation to the City was announced on April 15, 2019. The FY 2019-2020 for CDBG funding amount decreased just over 1% from last year's amount (from \$714,909 to \$707,517). The FY 2019-2020 HOME funding amount decreased 9% from last year's pro-rated share from Alameda County HOME consortium of \$244,691 to a total allocation of \$221,998. HOME funds are available for general administration and affordable housing projects as part of the Alameda County HOME Consortium.

Staff analysis of the City's HUD funding shows that there is \$364,991 unused prior year CDBG funds that will be carried forward with recommended allocations in FY 2019-2020. These prior year funds consist mainly of unused general program administration and public services funding from FY 2014-2015 and prior years, FY 2015-2016, and FY 2017-2018. There was an unexpected repayment of \$300,000 from a 2009 capital improvement loan received by the City in January 2018. Staff consulted with HUD and received a HUD determination that these funds are not program income but rather a reimbursement based on a defaulted loan agreement. Additionally, In FY 2018-2019 the City received \$35,424 in program income derived from the repayment of a CDBG rehabilitation loan that was made to a low-income San Leandro homeowner in 1993. This loan was repaid upon the sale of the property by the owner's estate. Therefore, the total available for CDBG allocation for FY 2019-2020 is \$1,107,933.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City proposes to allocate its available CDBG funding in the following eligible categories: Public Services, Public Facilities, Housing Activities, and General Admin.

For CDBG Public Services funding there is a HUD statutory cap of 15% of the total CDBG entitlement grant plus prior year program income. In FY 18-19 the City received \$35,424 in program income from the repayment of a CDBG rehabilitation loan that was made in 1993. Therefore, there is a total of \$111,441 in funding available for Public Services grants in FY 19-20.

For Public Services the City proposes to fund priorities identified in its recent Human Services Gap Analysis adopted by the City Council in October: homeless services and a shelter, family support services for abused children and their families, and services for special needs population. The following four agencies are recommended to receive CDBG FY 19-20 Public Services grants: CALICO \$22,000; Davis Street Family Resource Center \$42,941; SOS/Meals on Wheels for San Leandro Seniors \$29,000; and Spectrum Community Services, Inc. \$17,500.

For CDBG General Administration, HUD allows entitlement cities and counties up to 20% of the total CDBG allocation. A total of \$141,503 is available for the administration of CDBG funded activities including the provision of federally mandated fair housing services. Of the \$141,503, staff recommends \$131,503 be allocated for CDBG general admin costs. Staff also recommends \$10,000 for ECHO Housing to continue providing fair housing services.

For Public Facilities improvement projects, both the total CDBG award to the City and the carryforward CDBG funds from prior years will result in one-time new allocations for public facilities for City residents. Staff recommends an allocation of \$300,000 to the Boys' and Girls' Club's proposed major renovations to its facilities at 401 Marina Boulevard. The second recommendation is for \$143,725 to Building Futures for Women and Children (BFWC) for ADA improvements and to address deferred maintenance to the San Leandro Homeless Shelter located at Saint Leander's Church.

The remaining CDBG-funded public facility projects reflect ongoing projects: Section 108 loan repayment for the Senior Community Center construction which is based on a HUD repayment schedule (\$187,414) and the City's ADA Transition Plan.

For Housing Activities, staff recommends providing \$100,000 in CDBG funding to Rebuilding Together Oakland/East Bay (RTO) to administer the City's Single Family Home Rehabilitation Program. The program remains in high demand for low income San Leandro homeowners in need of minor home repairs. In the current fiscal year, RTO made substantial progress in processing applications to complete rehab work and expend CDBG funds. The \$100,000 is the same amount that RTO received annually in the prior two fiscal years. Staff recognizes that RTO Bay is providing outstanding service.

The City will have an allocation of \$221,998 in HOME funds as its pro-rata share administered and distributed by Alameda County HOME Consortium. Alameda County is the lead administrator of HOME funding and the HOME Consortium. In order to comply with encumbrance and expenditure rules of the HOME program, these funds are combined with all the HOME Consortium member cities into a pool of funds. These funds can be used by any HOME Consortium member City who has an opportunity site ready for purchase or an affordable housing development with a funding gap. In FY 15-16 the City used \$256,761 of the HOME Consortium pool of funds to assist BRIDGE Housing's 85-unit La Vereda (formerly San Leandro Senior Housing) development. The City's HOME allocation for FY 19-20 will be the last installment of funds used to repay this and two other allocations made by the HOME consortium in the last eight years.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of San Leandro's FY 2019-2020 Action Plan is the last year of a five-year planning cycle. The most recent required Consolidated Annual Performance and Evaluation Report (CAPER) was completed

for the FY 2017-2018 Action Plan and was approved by HUD in April 2019. The FY 2018-2019 Action Plan recommended substantially similar programs as those recommended in the FY 2019-2020 Action Plan. The CAPER for FY 2017-2018 found that all of the program activities were successful to the extent that those organizations should continue to receive a portion of the City's CDBG funding allocation.

Additionally, staff receive quarterly reports from the City's CDBG funded organizations that provide a narrative of accomplishments and demographic and economic data.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

On 4/13/20, the City received a waiver that permits a reduced period for public noticing and public comment on amendments to the AAP for 7/1/19-6/30/20. The City is took the opportunity to re-allocate prior year unspent CDBG funds and program new stimulus funding, CDBG-CV, towards COVID-19 emergency services.

The **first** draft Substantial Amendment to the 19-20 AAP was available for comment from 6/2/20 to 6/7/2020. **The second draft Substantial Amendment to the 19-20 AAP was available for comment from 11/3/20 to 11/16/2020.** Due to the Alameda County Shelter-In-Place Order ~~the draft~~ **all documents are** was available for review on the City's and Library websites. There were no comments received during the **first draft Substantial Amendment** public comment period. **Any comments on the second draft Substantial Amendment will be included in this section.**

The needs in this document were derived from preliminary data from the impacts of COVID-19 which indicate significant unmet needs in many areas of potential CDBG and CDBG-CV funding categories. The City of San Leandro is considering the following eligible activities for this funding for current and/or future funding that may become available: assisting low- and moderate-income households with housing rental assistance for no more than ~~three~~ **six** months, food pantry/distribution/delivery meal programs, business assistance (technical assistance, financial support to microenterprises or funding to retain employees that are low- and moderate-income), and support of other COVID-19 response services.

Notice of a summary and the availability of the **original** Draft FY 19-20 AAP for 30-day public comment was published in a locally circulated newspaper, *Daily Review*, on 3/15/19. The City Council will hold a public hearing on 4/1/19 to receive initial public input on the Draft AAP and to begin the 30-day comment from 4/2-5/1/19. The Draft Action Plan will be available for public review and comment during the 30-day period at City Hall (City Clerk's office and Community Development Department), the San Leandro Main Library, and the City's website. The second and final public hearing was held on 5/6/19.

On 3/6/19, the City's Department of Recreation and Human Services released a Request for Proposals (RFP) to solicit applications for both the City's Community Assistance Program (CAP) and CDBG-funded Public Services programs over the next two fiscal years (FY 19-21). CAP public services are funded from

an annual allocation of City General Fund monies (\$150,000 for FY 19-20), while CDBG funds available for public services are capped and lower (see discussion below). The deadline to submit applications was March 28, 2019. The City received 15 requests for funding applications. The total amount requested from all the applications was almost two and a half times the amount of funds available from both programs.

On 4/10/19 the Human Services Commission heard presentations from the majority of the applicants. On 4/24/19 Recreation and Human Services Department staff provided the Human Services Commission its recommendations for CAP funding recipients based on those applications and input from the Community Development Department's Housing Division's recommendations for CDBG-funded public services. The Housing Division's recommendations were based on past performance and priority needs identified in the Human Services Gap Analysis, dated April 2017 and adopted by City Council in October 2017.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

There were no public comments received during the public comment period nor at the June 1, 2020 public hearing where amendments to this document were considered by City Council. This section will be updated as needed in the final second Substantial Amendment document.

6. Summary of comments or views not accepted and the reasons for not accepting them

Not applicable.

7. Summary

The City has proposed allocating its available CDBG funds to the activities and projects, described above, in order to address the City's housing and community development needs.

The objectives and outcomes for each of these CDBG-funded activities are described in detail in Section AP-38 Projects Summary.

It is critical to emphasize that the main obstacles to addressing the City's underserved needs are: 1) the continued reductions in funding levels for the CDBG and HOME programs, and 2) the needs of San Leandro residents far exceeds the amount of funding available for services intended to address those needs.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SAN LEANDRO	
CDBG Administrator	SAN LEANDRO	Community Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Maryann Sargent, Senior Housing Specialist
 City of San Leandro
 Community Development Department
 Housing Services Division
 835 East 14th Street
 San Leandro, CA 94577
 Office: 510.577.6005
 Fax: 510.577.6007
 msargent@sanleandro.org

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

On 4/13/20, the City received a waiver that permits a reduced period for public noticing and public comment on amendments to the AAP for 7/1/19-6/30/20. The City is took the opportunity to re-allocate prior year unspent CDBG funds and program new stimulus funding, CDBG-CV, towards COVID-19 emergency services.

The first draft Substantial Amendment to the 19-20 AAP was available for comment from 6/2/20 to 6/7/2020. The second draft Substantial Amendment to the 19-20 AAP was available for comment from 11/3/20 to 11/16/2020. Due to the Alameda County Shelter-In-Place Order the draft all documents are was available for review on the City's and Library websites. There were no comments received during the first draft Substantial Amendment public comment period. Any comments on the second draft Substantial Amendment will be included in this section.

The needs in this document were derived from preliminary data from the impacts of COVID-19 which indicate significant unmet needs in many areas of potential CDBG and CDBG-CV funding categories. The City of San Leandro is considering the following eligible activities for this funding for current and/or future funding that may become available: assisting low- and moderate-income households with housing rental assistance for no more than three months, food pantry/distribution/delivery meal programs, business assistance (technical assistance, financial support to microenterprises or funding to retain employees that are low- and moderate-income), and support of other COVID-19 response services.

Notice of a summary and the availability of the Draft FY 19-20 AAP for 30-day public comment was published in a locally circulated newspaper, *Daily Review*, on March 15, 2019. The City Council held a public hearing on April 1, 2019 to receive initial public input on the Draft AAP and to begin the 30-day comment from April 2 through May 1, 2019. The Draft Action Plan was available for public review and comment at City Hall (City Clerk's office and Community Development Department), the Main Library, and the City website (<https://www.sanleandro.org/depts/cd/housing/plans.asp>) during the 30-day period.

The second and final public hearing was held on May 6, 2019. There were no public comments received either in writing in response to the public hearing notice or in person at the City Council hearing.

In addition to the public hearings, FY 19-20 is the first of a two-year funding cycle. On March 6, 2019, the City's Department of Recreation and Human Services released a Request for Proposals (RFP) to solicit applications for both the City's Community Assistance Program (CAP) and CDBG-funded Public Services programs over the next two fiscal years (FY 2019-2021). CAP public services are funded from an annual

allocation of City General Fund monies (~\$150,000 for FY 19-20), while CDBG funds available for public services are capped and lower. The deadline to submit applications was March 28, 2019. The City received 15 requests for funding applications. The total amount requested from all the applications was almost two and a half times the amount of funds available from both programs.

On April 10, 2019 the Human Services Commission heard presentations from the majority of the applicants. On April 24, 2019 Recreation and Human Services Department staff provided the Human Services Commission its recommendations for CAP funding recipients based on those applications and input from the Community Development Department's Housing Division's recommendations for CDBG-funded public services. The Housing Division's recommendations were based on past performance and priority needs identified in the Human Services Gap Analysis, dated April 2017 and adopted by City Council in October 2017.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish and Chinese Persons with disabilities Non-targeted/broad community Homeowners' Associations	None	None	N/A	https://sanleandro.legistar.com/LegislationDetail.aspx?ID=3899224&GUID=6016F28D-050A-472A-9F36-B1CDA2796809&Options=ID Text &Search=annual+action+plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish and Chinese Persons with disabilities Non-targeted/broad community	None	None	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish and Chinese Persons with disabilities Non-targeted/broad community Homeowners' Associations	None	None	N/A	https://sanleandro.legistar.com/LegislationDetail.aspx?ID=3932521&GUID=173F5B94-9F3A-472B-A924-84D05B1DF0E5&Options=ID Text &Search=annual+action+plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish and Chinese Persons with disabilities Non-targeted/broad community	None	None	N/A	

Table 2 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

In response to the Coronavirus Pandemic (COVID-19), the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136 was adopted and authorized on March 27, 2020. As a result, In April 2020, HUD awarded the City \$451,972 in Community Development Block Grant-Coronavirus (CDBG-CV) Round I funds to prevent, prepare for, and respond to COVID-19. In September 2020, HUD awarded the City of San Leandro an additional \$711,206 in CDBG-CV Round II CARES Act funds.

In addition to prior year unused funds identified in the FY 19-20 Annual Action Plan in the amount of \$364,991 there were additional unused prior year funds that had been allocated to the ADA Transition Plan since FY 12-13 (specifically the following fiscal years: 12-13, 13-14, 14-15, 17-18, and 18-19). As of the beginning date of this Annual Action Plan Program Year (July 1, 2019) the City of San Leandro has unspent and reserved for the ADA Transition Plan \$508,840. Given the gravity of need and the ability to do so under the auspices of the CARES Act, the City plans to use a portion of these funds to address public service needs in response to COVID-19. The total amount of available prior year resources amount to \$873,831. After all of the funding recommendations for the FY 2019-2020 Annual Action Plan Substantial Amendment are adopted, there will be a total of \$476,189 unallocated.

The amount of federal CDBG entitlement funding significantly decreased during the 2010-2015 Consolidated Plan 5-Year planning period. In the 2015-2019 Consolidated 5-Year planning period, as of the 2017 program year, there had been a 5% increase since the 2015 program year. When this analysis is done over a 10-year period from the 2007 program year to the 2017 program year CDBG funds have decreased overall by 12% (note that these amounts have not been adjusted for the current year dollar value). For the HUD program years of 2018-2019 to 2019-2020 there was a year-over-year decrease of 1%. This changes the 10-year analysis (difference between what was received in FY 10-11 to date) to an overall decrease of CDBG fund to 10%.

A note on if the CDBG allocation to San Leandro is not available until after the beginning the City's Fiscal Year starting July 1, 2019. San Leandro wants to ensure that the public service providers do not have an interruption in services offered to the residents of San Leandro. According to the government-wide Uniform Administrative Requirements, Cost Principles and Audit Requirements regulation at 2 CFR § 200, contains language concerning agency approval of pre-award costs. The language at 2 CFR § 200.458 applies to any program that does not have separate provisions concerning authorization of pre-award costs:

2 CFR § 200.458. Pre-award costs are those incurred prior to the effective date of the Federal award directly pursuant to the negotiation and in anticipation of the Federal award where such costs are

necessary for efficient and timely performance of the scope of work. Such costs are allowable only to the extent that they would have been allowable if incurred after the date of the Federal award and only with written approval of the Federal awarding agency.

Additionally, San Leandro is aware of the federal regulation citing the total amount of pre-award costs paid during any program year cannot be more than 25 percent of the grant amount for that year or \$300,000, whichever is greater.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	707,517	35,424	873,831	1,616,772	617,689	As a CDBG entitlement locality, San Leandro directly receives CDBG funds annually from the U.S. Department of Housing and Urban Development (HUD). CDBG funds can be used for a variety of housing and community development activities that benefit lower income individuals and families.
Other CDBG-CV	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	451,972 1,163,178	 0	 0	 1,163,178	451,972 1,163,178	City of San Leandro allocation of CARES Act 2020 funding. <u>Round I: \$451,972</u> <u>Round III: \$711,206</u>

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Housing Other	0	0	0	0	0	The City of San Leandro receives HOME funds via a formula allocation through the Alameda County HOME Consortium. The HOME Program provides flexible funding to states and local governments for affordable housing programs and activities for low-income households. HOME funds can be used to acquire, rehabilitate, and construct affordable housing, as well as to provide tenant-based rental assistance or homebuyer assistance or homeowner rehabilitation for income-eligible individuals and families.

Table 3 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Non-Entitlement Resources include San Leandro's Affordable Housing Trust Fund. San Leandro has in its municipal code inclusionary zoning that requires new residential development to provide a percentage of its residential units affordable to lower income households. Additionally, City is exploring the implementation of a housing impact fee that, as the economy continues to prosper, is collecting revenue to be used toward supporting affordable housing development activities. Finally, the City continues to receive loan repayments of former Redevelopment Agency Low and Moderate Housing loans. When these funds are received they are deposited into the City's Low and Moderate Housing Asset Fund for use toward similar affordable housing activities.

In the Fall of 2016 Alameda County 73% of the voters approved measure A1, a \$580 million general obligation bond measure designated to support affordable housing. City staff continue to participate in the effort to develop policy guidance on expenditures of these funds. A total of about \$12 million are earmarked for affordable rental housing development in San Leandro.

Low-Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is the principal source of funding that can be leveraged for the construction and rehabilitation of affordable rental housing. They are a dollar-for-dollar credit against an investor's federal tax liability.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There are no identified publicly owned land located within the jurisdiction for uses to address the needs identified in the FY 19-20 Action Plan.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Needs Goals	2015	2019	Affordable Housing	City-Wide	Affordable Housing Needs	CDBG: \$110,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Homelessness Needs Goals	2015	2019	Homeless	City-Wide	Administration Homeless Needs	CDBG: \$0	Homeless Person Overnight Shelter: 200 Persons Assisted Homelessness Prevention: 215 Persons Assisted Other: 0 Other
3	Supportive Housing Needs Goals	2015	2019	Non-Homeless Special Needs	City-Wide	Supportive Housing Needs	CDBG: \$0	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Community Development Needs Goals	2015	2019	Non-Housing Community Development	City-Wide	Community Development Needs - Economic Development Community Development Needs - Public Facilities Community Development Needs - Public Services	CDBG: \$1,351,052 \$2,052,261 CDBG: 242,944 CDBG-CV Round I: \$451,972 CDBG-CV Round III: \$711,206	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Other: 7 Other

Table 4 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Needs Goals
	Goal Description	
2	Goal Name	Homelessness Needs Goals
	Goal Description	

3	Goal Name	Supportive Housing Needs Goals
	Goal Description	
4	Goal Name	Community Development Needs Goals
	Goal Description	<p>Note that the City of San Leandro Amended the 2015-2019 Consolidated Plan with the intent to adjust the goals so that they more specifically identify the type of work funding will support. I realize that I am not able to do these edits to the 5 Year Plan document so the intended edits to the Annual Action Plan that were adopted with the adjustments to the AP-20 Goals are not available to select. I have combined into this one "Community Development Needs Goal" what was adopted by City Council: "Community Development Needs Goals - Providing Enhanced Public Services" (\$719,913 Corrected: \$709,916+ \$711,206 (CDBG-CV Round III allocation) = 1,421,122) and "Community Development Needs Goals - Improving Public Facilities and Infrastructure" (\$631,139) for a total goal of \$1,351,052 = \$2,052,261.</p>

AP-35 Projects - 91.420, 91.220(d)

Introduction

CDBG funds can be used for four (4) general types of projects: housing, capital projects, economic development, and public services. All projects must meet at least one (1) of HUD's national objectives: 1) to benefit low/moderate-income people; 2) to prevent or eliminate slums and blight; and 3) to meet an urgent community development need.

Even if a project is suitable for one of the City's eligible categories, it must also pass the low- and moderate-income benefit test. A project meets this standard if at least 51% of the beneficiaries have low-moderate incomes (i.e., incomes at or below 80% of Area Median Income) or if the project benefits an area (e.g., census tracts, service area, neighborhood, etc.) with a majority of low-moderate income people. Funded projects are required to document the income levels of persons and households receiving these services.

After assessing the City's housing and community development priority needs, evaluating the Five-Year Strategic Plan objectives for FY 2015-2019, and analyzing CDBG eligibility criteria, the City is proposing to allocate its available CDBG dollars in the following eligible funding categories: Public Services, Public Facilities, Housing Activities, and General Administration.

San Leandro allocates its annual federal CDBG and HOME funds to address the City's housing and community development needs identified in the City's FY 2015-2019 Five-Year Consolidated Plan.

#	Project Name
1	CDBG Program Administration
2	ECHO Housing - Fair Housing Program
3	Section 108 Loan Repayment
5	Single-Family Housing Rehabilitation Program
6	CALICO - San Leandro Child Abuse Intervention Project
7	Davis Street Family Resource Center's Family Support Services - Basic Needs Program
8	SOS/Meals on Wheels - Meal Delivery Service to Homebound Seniors
9	Spectrum Community Services
10	Boys and Girls Club of San Leandro Capital Improvement Project
11	San Leandro Homeless Shelter Repairs and ADA Accessibility Upgrades
12	Rental Assistance Program

Table 5 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The four (4) public services agencies (CALICO, Davis Street Family Resource Center, SOS/Meals on Wheels and Spectrum Community Services) that were funded in prior years are the first of a two-year

funding cycle (including FY 2019-2021). They were selected from a pool of fifteen (15) agencies that submitted applications to the City-issued FY 2019-2021 Community Assistance Grant Program (CAP) Request for Proposals. The decision to allocate CDBG funding to these above-noted four agencies was based on a number of factors: 1) proven eligibility to receive federal CDBG funding, 2) agency's past performance met or exceeded service delivery goals and expectations, 3) public services provided by these agencies address the priority needs identified in the Human Services Gap Analysis, dated April 2017 and adopted by City Council in October 2017, 4) public services provided by these agencies meet the City's Consolidated Plan priority needs. On April 24, 2019, the City's Human Services Commission agreed with City Staff and recommended that these four agencies be funded with CDBG funds.

The City's allocation to ECHO Housing to provide fair housing services is consistent with the Consolidated Plan priority and the City's commitment to affirmatively further fair housing.

The allocation for the City's HUD Section 108 Loan repayment is in accordance with the 20-year repayment schedule for the City's \$2.5 million HUD Section 108 Loan used to complete the City's senior center.

The City's ADA Transition Plan, partially funded with CDBG funds, outlines the City's commitment to make City facilities ADA accessible.

For Public Facilities improvement projects, both the total CDBG award to the City and the carryforward CDBG funds from prior years will result in one-time new allocations for two high use and important nonprofit public facilities for City residents. Staff recommends an allocation of 1) \$300,000 to the Boys' and Girls' Club's proposed major renovations to its facilities at 401 Marina Boulevard including new, modernized locker rooms, meeting spaces, and infrastructure upgrades, and 2) \$143,725 to Building Futures for Women and Children (BFWC) for ADA improvements and significant deferred maintenance to the San Leandro Homeless Shelter located at Saint Leander's Church.

Lastly, the City is able to provide lower-income San Leandro homeowners with minor home repair grants using CDBG funds to ensure that these existing, naturally affordable homes are preserved and in safe and habitable conditions.

The main obstacles to addressing the City's underserved needs are: 1) the continued reductions in funding levels for the CDBG and HOME programs, and 2) the excess of need far exceeding the amounts of funding available.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Program Administration
	Target Area	City-Wide
	Goals Supported	Affordable Housing Needs Goals Homelessness Needs Goals Community Development Needs Goals
	Needs Addressed	Affordable Housing Needs Homeless Needs Community Development Needs - Public Services Community Development Needs - Public Facilities Community Development Needs - Economic Development Administration
	Funding	CDBG: \$131,503
	Description	General administration and oversight of the CDBG Program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	8,482 low-income clients will be assisted with CDBG-funded services. This includes 8,457 public services clients; 10 Fair Housing services clients, and 15 housing rehabilitation program clients.
	Location Description	Various locations throughout the City and the County.
	Planned Activities	The City will continue to allocate 20% of its annual CDBG entitlement funds to the administration of the City's CDBG program.
2	Project Name	ECHO Housing - Fair Housing Program
	Target Area	City-Wide
	Goals Supported	Affordable Housing Needs Goals
	Needs Addressed	Affordable Housing Needs
	Funding	CDBG: \$10,000
	Description	ECHO Housing provides fair housing services to San Leandro residents to reduce housing discrimination in the City.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	Ten (10) low-income households will be assisted with fair housing services.
	Location Description	ECHO Housing staff provides fair housing services over the phone.
	Planned Activities	<p>ECHO Housing Fair Housing Coordinator will:</p> <ul style="list-style-type: none"> • provide services to San Leandro households inquiring about fair housing and related issues, and/or alleging housing discrimination by evaluating and investigating complaints within 24 hours, when feasible, using trained investigators. If discrimination is suspected, mediation will be offered or referrals will be made to private attorneys or government agencies if the complainant so desires. • conduct a systematic fair housing audit to determine fair housing compliance, analyze data, and provide follow-up and training for non-compliant property owners and/or managers. • conduct an annual April Fair Housing Month event and a fair housing training session for tenant and/or potential homebuyers. • conduct presentations on fair housing issues; distribute fliers/brochures at public locations such as libraries, churches, community groups, social service agencies, and stores; and disseminate quarterly public service announcements.
3	Project Name	Section 108 Loan Repayment
	Target Area	City-Wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Facilities
	Funding	CDBG: \$187,414
	Description	The City submitted its HUD Section 108 Loan Guarantee Program Application for \$2.5 million which is needed to complete the construction of the City's new senior center. The City pledges futures CDBG funds to repay the \$2.5 million loan over 20 years. The City began repaying this loan in FY2010-2011.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	The City will use CDBG funds to repay its \$2.5 million HUD Section 108 Loan used to complete the construction of the City's senior center. The repayment amounts are in accordance with HUD's 20-year repayment schedule.
4	Project Name	Single-Family Housing Rehabilitation Program
	Target Area	City-Wide
	Goals Supported	Affordable Housing Needs Goals
	Needs Addressed	Affordable Housing Needs
	Funding	CDBG: \$100,000
	Description	The City's Single-Family Housing Rehabilitation Program will provide grants to very low- and low-income households for minor repairs to their homes.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Fifteen (15) low-income households will have minor repairs completed in their single-family or mobile homes.
	Location Description	The owner-occupied homes, located within the jurisdictional boundaries of San Leandro, will be identified once the applications are processed.
	Planned Activities	CDBG funds will be used to provide grants to 15 income-eligible (extremely low- and very low-income) households to complete repairs to their owner-occupied single-family or mobile homes. Grants may be used for minor repairs that improve health and safety, home accessibility, exterior clean up, exterior paint, and seismic strengthening.
5	Project Name	CALICO - San Leandro Child Abuse Intervention Project
	Target Area	City-Wide

	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Services
	Funding	CDBG: \$22,000
	Description	CALICO, the Child Abuse Listening, Interviewing, and Coordination Center, provides family support services to improve mental health outcomes for San Leandro children and their families who have suffered from abuse.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Fifty (50) abused children and thirty-six (36) caregivers will receive critical family support services, which includes forensic interviews.
	Location Description	CALICO Interview Center, 524 Estudillo Avenue, San Leandro, CA 94577
	Planned Activities	CALICO's Family Resource Specialist (FRS), a skilled mental health clinician, will provide critical therapeutic interventions that can place 50 abused children on the path of healthy adulthoods. FRS will also provide caregivers with ongoing support that prevents that recurrence of violence and begins to foster healing for the children.
6	Project Name	Davis Street Family Resource Center's Family Support Services - Basic Needs Program
	Target Area	City-Wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Services
	Funding	CDBG: \$42,941
	Description	Comprehensive Family Resource Center provides emergency services to low-income people in San Leandro enabling them to move out of poverty and into self-sufficiency. Family Support Services program includes basic needs services, food, clothing, housing assistance, employment support, counseling case management and information and referral, free medical and dental care, and childcare.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	DSFRC will provide services to 9,000 low-income individuals and families through their Basic Needs Services Program. The program provides emergency food supplies including food bags sufficient for an entire family for 7 days. DSFRC will provide 150 clients with crisis intervention and/or short-term community counseling and/or substance abuse prevention services.
	Location Description	Davis Street Family Resource Center, 3081 Telegraph Street, San Leandro, CA 94577
	Planned Activities	Basic Needs Program will provide 9,000 San Leandro clients with emergency food supplies. Basic Needs Program clients will be screened for eligibility for other social service needs and will be referred to other social service community providers. Counseling services, including weekly individual, family and crisis intervention, and substance abuse prevention and short-term counseling will be provided to 150 clients at both family resource centers and 10 San Leandro schools.
7	Project Name	SOS/Meals on Wheels - Meal Delivery Service to Homebound Seniors
	Target Area	City-Wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Services
	Funding	CDBG: \$44,000
	Description	SOS/Meals on Wheels program delivers warm, nutritious meals to homebound seniors who are 60 years of age or older and unable to buy or prepare food for themselves.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	160 homebound seniors will be provided with warm, nutritious meals.
	Location Description	The meals will be delivered to senior citizen's homes throughout the City.
Planned Activities	SOS/Meals on Wheels will deliver warm, nutritious meals to 160 homebound seniors in San Leandro. Drivers will also provide health check-in visits and assist seniors with small tasks. <u>SOS/Meals on Wheels has significantly increases their client recipients who are impacted by COVID-19, and residents of the City of San Leandro Sheltering in Place.</u>	

8	Project Name	Spectrum Community Services
	Target Area	City-Wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Services
	Funding	CDBG: \$17,500
	Description	Spectrum works to support San Leandro Senior Citizens to stay healthy and independent by serving hot, nutritious meals in a supportive setting, five days a week.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	210 low-income San Leandro Senior Citizens will receive hot, nutritious meals in a supportive setting
	Location Description	San Leandro Senior Center, 13909 E. 14th Street, San Leandro CA 94578
Planned Activities	Meals will be served to San Leandro Senior Citizens five days a week and will total 248 days during the Fiscal Year. Each day, freshly prepared, nutritious lunch-time meals will be prepared at Spectrum's central kitchen located at Josephine Lum Lodge in Hayward, CA.	
9	Project Name	Boys and Girls Club of San Leandro Capital Improvement Project
	Target Area	City-Wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Facilities
	Funding	CDBG: \$300,000
	Description	Since the 1970s the Boys and Girls Club have partnered with San Leandro to operate and maintain the pool facility located at the organizations club site. The organization has provided an aquatics program at the site that is available to City residents.
	Target Date	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	The Boys and Girls Club of San Leandro serves approximately 900 low-income youth ages 6-14 years of age. Once renovation and the locker room is completed the organization will return to this level of service.
	Location Description	Boys and Girls Club of San Leandro, 401 Marina Blvd, San Leandro, CA 94577
	Planned Activities	Funding will be used to renovate the locker room and shower space for the pool which is serviced and maintained by San Leandro Department of Human Services and Recreation.
10	Project Name	San Leandro Homeless Shelter Repairs and ADA Accessibility Upgrades
	Target Area	City-Wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Facilities
	Funding	CDBG: \$143,725
	Description	The San Leandro Shelter is a 30-bed homeless shelter. While housed at San Leandro Shelter, residents receive a range of services including meals, on-site case management, housing search assistance, individual therapy, life skills coaching, domestic violence and parenting support groups, evening children's activities and access to health care services.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	100 women and children clients annually.
	Location Description	San Leandro Shelter, 501 Davis Street, San Leandro CA
Planned Activities	The capital improvement project will improve the program's accessibility for residents with mobility impairments, to enhance safety of the facility, to protect and extend the life of the structure and to increase the quality of life of the clients of the San Leandro Shelter. This will be accomplished by replacing the exterior ramp, stairs and entryway landing; rebuilding four bathroom shower stalls and subfloors, including ADA shower stall; and replacing the floors in the common area.	

11	Project Name	Rental Assistance Program
	Target Area	City-Wide
	Goals Supported	Community Development Needs Goals
	Needs Addressed	Community Development Needs - Public Services
	Funding	CDBG-CV Round I: \$451,972 CDBG-CV Round III: \$711,206
	Description	The City of San Leandro will establish a Rental Assistance Program benefiting low- and moderate- income households (CDBG definition <80% of the Area Median Income) who face eviction or financial hardship as a result of COVID-19. The goal of this program is to maintain housing stability of San Leandro residents. Current HUD guidance allows for three months of rental housing assistance of CDBG eligible recipient households.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	FBD CDBG-CV Round I: 40 households CDBG-CV Round III: 50 households
	Location Description	Centro Legal de la Raza 3022 International Blvd., 4th Floor Oakland, CA 94601 phone: 510-437-1554
Planned Activities	<u>Funding was provided to Centro Legal de la Raza, a non-profit public interest legal firm with a demonstrated experience working with low and moderate income households; evaluating financial need; and ability to connect recipients to supportive services such as case management, financial planning and coaching; and special needs housing resources and providers. Centro Legal will administer this program will be allowed to budget up to a maximum of 20% for administrative overhead for the duration of the contract.</u>	

