

Jurisdiction	San Leandro	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	15
Low	Deed Restricted	0
	Non-Deed Restricted	15
Moderate	Deed Restricted	0
	Non-Deed Restricted	15
Above Moderate		7
Total Units		52

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	2	18
2 to 4 units per structure	0	0	2
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	50	43
Mobile/Manufactured Home	0	0	196
Total	0	52	259

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	50	52
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted	76
Number of Proposed Units in All Applications Received:	76
Total Housing Units Approved:	19
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	76	76
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	111
Sites Rezoned to Accommodate the RHNA	0

**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	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes		
1				2	3	4	5														6	7	8	9	10	11		12	13	14	
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)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low Income Deed Restricted	Extremely Low Income Non Deed Restricted	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 state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table J.2?	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	0	0	0	0	0	0	0	14	62	76	19	0									
	080G 1367 006 00	15201 Galt St, San Leandro, CA 94579		BRADD-25-0025	ADU	R	8/2/2025											1	1			NONE	No	No	No	Pending	Ministerial				
	076 0291 008 00	563 Durant Ave, San Leandro, CA 94577		BRADD-25-0037	ADU	R	10/28/2025											1	1			NONE	No	No	No	Pending	Ministerial				
	076 0307 008 00	575 Mitchell Ave, San Leandro, CA 94577		BRADU-25-0002	ADU	R	1/9/2025										1	1	1			NONE	No	No	No	Approved	Ministerial				
	080H 1581 007 00	1227 Purdue St, San Leandro, CA 94579		BRADU-25-0003	ADU	R	1/13/2025										1	1	1			NONE	No	No	No	Approved	Ministerial				
	077 0577 020 00	2062 Trombas Ave, San Leandro, CA 94577		BRADU-25-0004	ADU	R	1/24/2025										1	1	1			NONE	No	No	No	Approved	Ministerial				
	077 0507 013 00	824 Emerald Ave, San Leandro, CA 94577		BRADU-25-0005	ADU	R	1/29/2025										1	1				NONE	No	No	No	Pending	Ministerial				
	077D 1457 016 01	1278 144th Ave, San Leandro, CA 94578		BRADU-25-0006	ADU	R	2/3/2025										1	1	1			NONE	No	No	No	Approved	Ministerial				
	077E 1549 009 00	1517 140th Ave, San Leandro, CA 94578		BRADU-25-0007	ADU	R	2/11/2025										1	1				NONE	No	No	No	Pending	Ministerial				
	080G 1103 052 00	1818 Vining Dr, San Leandro, CA 94579		BRADU-25-0008	ADU	R	2/17/2025										1	1	1			NONE	No	No	No	Approved	Ministerial				
	077A 0659 033 00	692 Hutchings Dr, San Leandro, CA 94577		BRADU-25-0009	ADU	R	2/23/2025										1	1	1			NONE	No	No	No	Approved	Ministerial				
	077 0529 022 00	328 Elsie Ave, San Leandro, CA 94577		BRADU-25-0010	ADU	R	2/24/2025										1	1				NONE	No	No	No	Pending	Ministerial				
	077E 1580 006 00	1615 Russ Ave, San Leandro, CA 94578		BRADU-25-0011	ADU	R	2/27/2025										1	1	1			NONE	No	No	No	Approved	Ministerial				
	075 0199 014 00	295 Bowling Green St, San Leandro, CA 94577		BRADU-25-0012	ADU	R	3/3/2025										1	1	1			NONE	No	No	No	Approved	Ministerial				
	080H 1579 017 00	1363 Esser Ave, San Leandro, CA 94579		BRADU-25-0013	ADU	R	3/5/2025										1	1	1			NONE	No	No	No	Approved	Ministerial				
	075 0191 002 00	302 Bellevue Dr, San Leandro, CA 94577		BRADU-25-0014	ADU	R	3/6/2025										1	1				NONE	No	No	No	Pending	Ministerial				
	077E 1550 003 00	1677 140th Ave, San Leandro, CA 94578		BRADU-25-0015	ADU	R	3/12/2025										1	1				NONE	No	No	No	Pending	Ministerial				
	077 0517 004 00	784 Elsie Ave, San Leandro, CA 94577		BRADU-25-0016	ADU	R	3/18/2025										1	1	1			NONE	No	No	No	Approved	Ministerial				
	080H 1503 031 00	15189 Andover St, San Leandro, CA 94579		BRADU-25-0017	ADU	R	3/20/2025										1	1				NONE	No	No	No	Pending	Ministerial				
	076 0287 013 02	474 Dutton Ave, San Leandro, CA 94577		BRADU-25-0018	ADU	R	3/26/2025										1	1				NONE	No	No	No	Pending	Ministerial				
	077A 0652 027 00	616 Tiffany Rd, San Leandro, CA 94577		BRADU-25-0019	ADU	R	3/26/2025										1	1				NONE	No	No	No	Pending	Ministerial				
	077A 0722 048 00	1846 Sundberg Ave, San Leandro, CA 94577		BRADU-25-0020	ADU	R	3/30/2025										1	1	1			NONE	No	No	No	Approved	Ministerial				
	077A 0628 001 00	1240 Gardner, San Leandro, CA 94577		BRADU-25-0021	ADU	R	4/3/2025										1	1	1			NONE	No	No	No	Approved	Ministerial				
	077A 0653 009 00	523 Warden Ave, San Leandro, CA 94577		BRADU-25-0023	ADU	R	4/23/2025										1	1	1			NONE	No	No	No	Approved	Ministerial				

080G 1103 025 00	15535 Farnsworth St, San Leandro, CA 94579	BRADU-25-0024	ADU	R	4/24/2025													1	1		NONE	No	No	No	Pending	Ministerial	
076 0290 015 00	576 Victoria Ct, San Leandro, CA 94577	BRADU-25-0025	ADU	R	4/28/2025														1	1		NONE	No	No	No	Pending	Ministerial
080G 1103 150 00	15673 Elko Ct, San Leandro, CA 94579	BRADU-25-0026	ADU	R	5/8/2025														1	1	1	NONE	No	No	No	Approved	Ministerial
075 0178 030 00	241 Leo Ave, San Leandro, CA 94577	BRADU-25-0027	ADU	R	5/12/2025														1	1	1	NONE	No	No	No	Approved	Ministerial
077D 1436 026 00	14265 Rose Dr, San Leandro, CA 94578	BRADU-25-0028	ADU	R	5/12/2025														1	1		NONE	No	No	No	Pending	Ministerial
080G 0928 073 00	2230 Bermuda Ave, San Leandro, CA 94577	BRADU-25-0029	ADU	R	5/12/2025														1	1	1	NONE	No	No	No	Approved	Ministerial
076 0308 008 00	980 Dowling, San Leandro, CA 94577	BRADU-25-0030	ADU	R	5/27/2025														1	1	1	NONE	No	No	No	Approved	Ministerial
077 0582 001 00	879 Sybil Ave, San Leandro, CA 94577	BRADU-25-0031	ADU	R	5/30/2025														1	1	1	NONE	No	No	No	Approved	Ministerial
077A 0667 005 00	735 Frederick Rd, San Leandro, CA 94577	BRADU-25-0032	ADU	R	6/2/2025														1	1		NONE	No	No	No	Pending	Ministerial
075 0201 002 00	133 Pershing Dr, San Leandro, CA 94577	BRADU-25-0033	ADU	R	6/4/2025														1	1		NONE	No	No	No	Pending	Ministerial
075 0104 005 00	834 Harlan St, San Leandro, CA 94577	BRADU-25-0034	ADU	R	6/6/2025														1	1		NONE	No	No	No	Pending	Ministerial
080H 1585 017 00	1276 Avon Ave, San Leandro, CA 94579	BRADU-25-0035	ADU	R	6/11/2025														1	1		NONE	No	No	No	Pending	Ministerial
077B 0892 016 00	1672 Manzanita Ave, San Leandro, CA 94579	BRADU-25-0036	ADU	R	6/20/2025														1	1		NONE	No	No	No	Pending	Ministerial
077A 0667 005 00	735 Frederick Rd, San Leandro, CA 94577	BRADU-25-0037	ADU	R	6/20/2025														1	1		NONE	No	No	No	Pending	Ministerial
077 0490 004 00	782 Bridge Rd, San Leandro, CA 94577	BRADU-25-0038	ADU	R	6/23/2025														1	1		NONE	No	No	No	Pending	Ministerial
076 0406 008 00	958 Woodland Ave, San Leandro, CA 94577	BRADU-25-0039	ADU	R	6/27/2025														1	1	1	NONE	No	No	No	Approved	Ministerial
075 0021 002 00	491 W Juana Ave, San Leandro, CA 94577	BRADU-25-0040	ADU	R	7/10/2025														1	1		NONE	No	No	No	Pending	Ministerial
075 0176 013 00	160 Peralta Ave, San Leandro, CA 94577	BRADU-25-0041	ADU	R	7/10/2025														1	1		NONE	No	No	No	Pending	Ministerial
077A 0722 036 00	1410 Linton St, San Leandro, CA 94577	BRADU-25-0042	ADU	R	7/11/2025														1	1		NONE	No	No	No	Pending	Ministerial
079A 0575 021 00	2026 West Avenue 134th, San Leandro, CA 94577	BRADU-25-0043	ADU	R	7/20/2025														1	1		NONE	No	No	No	Pending	Ministerial
075 0198 007 00	220 Farrelly Dr, San Leandro, CA 94577	BRADU-25-0044	ADU	R	7/29/2025														1	1		NONE	No	No	No	Pending	Ministerial
075 0188 027 00	348 Pershing Dr, San Leandro, CA 94577	BRADU-25-0045	ADU	R	8/5/2025														1	1		NONE	No	No	No	Pending	Ministerial
077 0509 019 00	764 Maud Ave, San Leandro, CA 94577	BRADU-25-0046	ADU	R	8/11/2025														1	1		NONE	No	No	No	Pending	Ministerial
077D 1449 005 00	14388 Antone Ct, San Leandro, CA 94578	BRADU-25-0047	ADU	R	8/13/2025														1	1		NONE	No	No	No	Pending	Ministerial
079A 0560 011 01	13065 Neptune Dr, San Leandro, CA 94577	BRADU-25-0048	ADU	R	8/14/2025														1	1		NONE	No	No	No	Pending	Ministerial
077A 0693 009 00	2427 State St, San Leandro, CA 94577	BRADU-25-0049	ADU	R	8/18/2025														1	1		NONE	No	No	No	Pending	Ministerial
075 0024 003 00	1705 Clarke St, San Leandro, CA 94577	BRADU-25-0050	ADU	R	8/26/2025														1	1		NONE	No	No	No	Pending	Ministerial
079 0019 039 00	1532 Darius Ct, San Leandro, CA 94577	BRADU-25-0051	ADU	R	8/27/2025														1	1		NONE	No	No	No	Pending	Ministerial
077B 1149 012 00	998 Carrillo Way, San Leandro, CA 94578	BRADU-25-0052	ADU	R	9/10/2025														1	1		NONE	No	No	No	Pending	Ministerial

075 0120 031 00	1644 Wayne Ave, San Leandro, CA 94577	BRADU-25-0053	ADU	R	9/11/2025														1	1	NONE	No	No	No	Pending	Ministerial	
080G 1323 084 00	1690 Burkhardt Ave, San Leandro, CA 94579	BRADU-25-0054	ADU	R	9/15/2025															1	1	NONE	No	No	No	Pending	Ministerial
077B 1171 002 00	3406 Del Monte, San Leandro, CA 94578	BRADU-25-0055	ADU	R	9/22/2025															1	1	NONE	No	No	No	Pending	Ministerial
077A 0660 005 01	1175 Billings, San Leandro, CA 94577	BRADU-25-0056	ADU	R	9/26/2025															1	1	NONE	No	No	No	Pending	Ministerial
076 0274 036 00	17 Cambridge Ave, San Leandro, CA 94577	BRADU-25-0057	ADU	R	10/1/2025															1	1	NONE	No	No	No	Pending	Ministerial
077B 1131 024 00	815 Carmel Ct, San Leandro, CA 94578	BRADU-25-0058	ADU	R	10/2/2025															1	1	NONE	No	No	No	Pending	Ministerial
077 0509 002 02	1633 Morgan Ave, San Leandro, CA 94577	BRADU-25-0059	ADU	R	10/8/2025															1	1	NONE	No	No	No	Pending	Ministerial
077 0509 010 01	828 Maud Ave, San Leandro, CA 94577	BRADU-25-0060	ADU	R	10/17/2025															1	1	NONE	No	No	No	Pending	Ministerial
077B 0886 009 00	14633 Elm St, San Leandro, CA 94579	BRADU-25-0061	ADU	R	11/3/2025															1	1	NONE	No	No	No	Pending	Ministerial
077A 0660 023 00	985 Martin, San Leandro, CA 94577	BRADU-25-0062	ADU	R	11/3/2025															1	1	NONE	No	No	No	Pending	Ministerial
077E 1587 026 00	14594 Lark St, San Leandro, CA 94578	BRADU-25-0063	ADU	R	11/10/2025															1	1	NONE	No	No	No	Pending	Ministerial
075 0075 017 00	383 Harlan St, San Leandro, CA 94577	BRADU-25-0064	ADU	R	11/24/2025															1	1	NONE	No	No	No	Pending	Ministerial
079A 0582 021 03	2395 Fairway Dr, San Leandro, CA 94577	BRADU-25-0065	ADU	R	11/17/2025															1	1	NONE	No	No	No	Pending	Ministerial
080H 1590 005 00	1547 Boxwood Ave, San Leandro, CA 94579	BRADU-25-0066	ADU	R	11/25/2025															1	1	NONE	No	No	No	Pending	Ministerial
077C 1305 076 00	449 Linnell Ave, San Leandro, CA 94578	BRADU-25-0067	ADU	R	12/4/2025															1	1	NONE	No	No	No	Pending	Ministerial
076 0286 019 03	492 Dowling, San Leandro, CA 94577	BRADU-25-0068	ADU	R	12/8/2025															1	1	NONE	No	No	No	Pending	Ministerial
077C 1271 016 00	452 Olive St, San Leandro, CA 94578	BRADU-25-0069	ADU	R	12/15/2025															1	1	NONE	No	No	No	Pending	Ministerial
080G 1309 024 00	15306 Inverness St, San Leandro, CA 94579	BRADU-25-0070	ADU	R	12/18/2025															1	1	NONE	No	No	No	Pending	Ministerial
080H 1558 003 00	14442 Colgate St, San Leandro, CA 94579	BRADU-25-0071	ADU	R	12/19/2025															1	1	NONE	No	No	No	Pending	Ministerial
079 0018 034 00	1244 Gabriel Ct, San Leandro, CA 94577	BRADU-25-0072	ADU	R	12/22/2025															1	1	NONE	No	No	No	Pending	Ministerial
076 0298 082 00	1019 Victoria Ave, San Leandro, CA 94577	BRADU-25-0073	ADU	R	12/23/2025															1	1	NONE	No	No	No	Pending	Ministerial
077 0451 002 00	232 Chumalia St, San Leandro, CA 94577	BRADU-25-0074	ADU	R	12/31/2025															1	1	NONE	No	No	No	Pending	Ministerial
077E 1603 030 00	14975 Lark St, San Leandro, CA 94578	BRADU-26-0001	ADU	R	12/31/2025															1	1	NONE	No	No	No	Pending	Ministerial
079A 0572 028 00	2451 West Avenue 134th, San Leandro, CA 94577	BRALT-25-0297	ADU	R	7/18/2025															1	1	NONE	No	No	No	Pending	Ministerial

Table A2

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

Project Identifier		Unit Types		Affordability by Household Incomes - Completed Entitlement													Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		Density Bonus				Notes							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25												
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 LP, 4.5+, ADU, MH)	R=Rentor O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	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	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7	Infill Units? Y/N	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter "1000")	Number of Demolished/Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the Incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*			
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	0	0		0																
	077 0520 005 00	664 Elsie Av, San Leandro, Ca 94577	B19-0597		ADU	R													0	NONE	No	Y														
	077 0519 009 00	628 Sybil Av, San Leandro, Ca 94577	B19-1229		ADU	R													0	NONE	No	Y														
	077 0554 042 00	63 Harlan St, San Leandro, Ca 94577	B20-0943		ADU	R													0	NONE	No	Y														
	076 0359 035 00	1064 Glen Dr, San Leandro, Ca 94577	B20-1990		ADU	R													0	NONE	No	Y														
	076 0413 013 00	306 Begler Av, San Leandro, Ca 94577	B21-0494		ADU	R													0	NONE	No	Y														
	075 0069 006 00	1879 Clarke St, San Leandro, Ca 94577	B21-0742		ADU	R													0	NONE	No	Y														
	077A 0693 022 00	2161 Archo St, San Leandro, Ca 94577	B21-0819		ADU	R													0	NONE	No	Y														
	077A 0660 098 00	1192 Billings St, San Leandro, Ca 94577	B21-1417		ADU	R													0	NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod											
	77E-1603-27	14955 Lark St, San Leandro, Ca 94578	B21-2366		ADU	R													0	NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod											
	75-179-12	244 Lark Av, San Leandro, Ca 94577	B22-0712		ADU	R													0	NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod											
	77B-1129-1	3943 Carmel Way, San Leandro, Ca 94578	B22-1282		ADU	R													0	NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod											
	77-520-3	692 Elsie Av, San Leandro, Ca 94577	B22-1518		ADU	R													0	NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod											
	77D-1482-1	14920 Western Av, San Leandro, Ca 94578	B22-1934		ADU	R													0	NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod											
	76-273-30	61 Broadmoor Bl, San Leandro, Ca 94577	B22-2098		ADU	R													0	NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod											
	077C 1240 005 00	077C 1240 071 00	596 Muscat St, San Leandro, Ca 94578	Poppy Lane	B22-2423	SFD	O												0	NONE	No	Y														
	077C 1240 005 00	077C 1240 072 00	600 Muscat St, San Leandro, Ca 94578	Poppy Lane	B22-2424	SFD	O												0	NONE	No	Y														
	077C 1240 005 00	077C 1240 073 00	604 Muscat St, San Leandro, Ca 94578	Poppy Lane	B22-2425	SFD	O												0	NONE	No	Y														
	077C 1240 005 00	077C 1240 077 00	608 Rose Ct, San Leandro, Ca 94578	Poppy Lane	B22-2426	SFD	O												0	NONE	No	Y														
	077C 1240 005 00	077C 1240 075 00	612 Rose Ct, San Leandro, Ca 94578	Poppy Lane	B22-2427	SFD	O												0	NONE	No	Y	Other	INC											Inclusionary unit/No assistance programs	
	077C 1240 005 00	077C 1240 076 00	616 Muscat St, San Leandro, Ca 94578	Poppy Lane	B22-2428	SFD	O												0	NONE	No	Y														
	077C 1240 005 00	077C 1240 077 00	620 Muscat St, San Leandro, Ca 94578	Poppy Lane	B22-2429	SFD	O												0	NONE	No	Y														
	077C 1240 005 00	077C 1240 077 00	624 Muscat St, San Leandro, Ca 94578	Poppy Lane	B22-2430	SFD	O												0	NONE	No	Y														
	077C 1240 005 00	077C 1240 079 00	628 Muscat St, San Leandro, Ca 94578	Poppy Lane	B22-2431	SFD	O												0	NONE	No	Y														
	077C 1240 005 00	077C 1240 080 00	634 Muscat St, San Leandro, Ca 94578	Poppy Lane	B22-2432	SFD	O												0	NONE	No	Y	Other	INC											Inclusionary unit/No assistance programs	
	077C 1240 005 00	077C 1240 081 00	625 Muscat St, San Leandro, Ca 94578	Poppy Lane	B22-2433	SFD	O												0	NONE	No	Y														
	077C 1240 005 00	077C 1240 082 00	621 Sunflower Ct, San Leandro, Ca 94578	Poppy Lane	B22-2434	SFD	O												0	NONE	No	Y														
	077C 1240 005 00	077C 1240 083 00	617 Sunflower Ct, San Leandro, Ca 94578	Poppy Lane	B22-2435	SFD	O												0	NONE	No	Y														
	077C 1240 005 00	077C 1240 084 00	611 Sunflower Ct, San Leandro, Ca 94578	Poppy Lane	B22-2436	SFD	O												0	NONE	No	Y														
	077C 1240 005 00	077C 1240 085 00	607 Muscat St, San Leandro, Ca 94578	Poppy Lane	B22-2437	SFD	O												0	NONE	No	Y														
	077C 1240 005 00	077C 1240 086 00	603 Muscat St, San Leandro, Ca 94578	Poppy Lane	B22-2438	SFD	O												0	NONE	No	Y														
	077C 1240 005 00	077C 1240 087 00	599 Muscat St, San Leandro, Ca 94578	Poppy Lane	B22-2439	SFD	O												0	NONE	No	Y	Other	INC											Inclusionary unit/No assistance programs	
	077C 1240 005 00	077C 1240 088 00	595 Muscat St, San Leandro, Ca 94578	Poppy Lane	B22-2440	SFD	O												0	NONE	No	Y														
	75-8-1	285 Wilmes St, San Leandro, Ca 94577	B23-0081		ADU	R													0	NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod											
	075 0118 010 00	1791 Wayne Av, San Leandro, Ca 94577	B23-0359		ADU	R													0	NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod											
	77E-1548-6	1437 140th Av, San Leandro, Ca 94578	B23-0465		ADU	R													0	NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod											
	80H-1545-7	14808 Crosby St, San Leandro, Ca 94579	B23-0558		ADU	R													0	NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod											
	77-520-24-2	671 Maud Av, San Leandro, Ca 94577	B23-0553		ADU	R													0	NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod											
	77B-868-26	14448 Merced St, San Leandro, Ca 94579	BRADU-23-0001		ADU	R													0	NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod											
	76-274-52	221 Cambridge Ave, San Leandro, Ca 94577	BRADU-23-0002		ADU	R													0	NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod											
	079A 0578 007 00	2251 West Avenue 136th, San Leandro, Ca 94577	BRNEW-23-0002		ADU	R													0	NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod											
	75-146-13	1118 Milneva St, San Leandro, Ca 94577	BRADU-23-0006		ADU	R													0	NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod											
	080H 1545 006 00	14804 Crosby St, San Leandro, Ca 94579	BRADU-23-0008		ADU	R													0	NONE	No	Y														
	77E-1557-15	1552 141st, San Leandro, Ca 94578	BRADU-23-0010		ADU	R													0	NONE	No	Y														

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits											8	9
Current APN	Street Address	Project Name*	7											Building Permits Date Issued	# of Units Issued Building Permits
			Acutely Low- Income Deed Restricted	Acutely Low- Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	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		
			0	0	0	0	0	15	0	15	0	15	7		52
077 0520 005 00	664 Elsie Av, San Leandro, Ca 94577														0
077 0519 009 00	628 Sybil Av, San Leandro, Ca 94577														0
077 0554 042 00	63 Harlan St, San Leandro, Ca 94577														0
076 0359 035 00	1064 Glen Dr, San Leandro, Ca 94577														0
076 0413 013 00	306 Begier Av, San Leandro, Ca 94577														0
075 0069 006 00	1879 Clarke St, San Leandro, Ca 94577														0
077A 0693 022 00	2161 Arctic St, San Leandro, Ca 94577														0
077A 0660 098 00	1192 Billings Bl, San Leandro, Ca 94577														0
77E-1603-27	14955 Lark St, San Leandro, Ca 94578														0
75-179-12	244 Leo Av, San Leandro, Ca 94577														0
77B-1129-1	3943 Carmel Wy, San Leandro, Ca 94578														0
77-520-3	692 Elsie Av, San Leandro, Ca 94577														0
77D-1482-1	14920 Western Av, San Leandro, Ca 94578														0
76-273-30	61 Broadmoor Bl, San Leandro, Ca 94577														0
077C 1240 071 00	596 Muscari St, San Leandro, Ca 94578	Poppy Lane													0
077C 1240 072 00	600 Muscari St, San Leandro, Ca 94578	Poppy Lane													0
077C 1240 073 00	604 Muscari St, San Leandro, Ca 94578	Poppy Lane													0
077C 1240 077 00	608 Rose Ct, San Leandro, Ca 94578	Poppy Lane													0
077C 1240 075 00	612 Rose Ct, San Leandro, Ca 94578	Poppy Lane													0
077C 1240 076 00	616 Muscari St, San Leandro, Ca 94578	Poppy Lane													0
077C 1240 077 00	620 Muscari St, San Leandro, Ca 94578	Poppy Lane													0

077D 1416 019 00	1332 135th, San Leandro, CA 94578								1						3/18/2025	1
080H 1504 025 00	15123 Fleming St, San Leandro, CA 94579								1						5/1/2025	1
077C 1274 019 00	470 Violet St, San Leandro, CA 94578								1						8/27/2025	1
077A 0660 162 00	638 Douglas Dr, San Leandro, CA 94577								1						6/2/2025	1
080G 1302 036 00	15387 Dewey St, San Leandro, CA 94579										1				5/29/2025	1
075 0188 026 00	360 Pershing Dr, San Leandro, CA 94577										1				5/14/2025	1
077 0583 021 00	834 Kenyon Av, San Leandro, CA 94577										1				6/9/2025	1
077 0572 026 00	357 Sybil Ave, San Leandro, CA 94577										1				10/2/2025	1
075 0204 054 00	379 Farrelly Dr, San Leandro, CA 94577										1				2/11/2025	1
077B 1142 014 00	3881 Carmel Way, San Leandro, CA 94578										1				9/8/2025	1
079 0020 018 01	1755 Vistagrand Dr, San Leandro, CA 94577										1				2/12/2025	1
077A 0635 120 00	1410 Leonard Dr, San Leandro, CA 94577										1				8/12/2025	1
077A 0655 112 00	716 Warden Ave, San Leandro, CA 94577										1				7/9/2025	1
076 0329 018 00	1118 Dutton Ave, San Leandro, CA 94577										1				6/12/2025	1
077C 1305 053 00	14791 Ruthelen Ct, San Leandro, CA 94578										1				7/16/2025	1
080G 1302 040 00	15392 Edgemoor St, San Leandro, CA 94579										1				7/31/2025	1
079 0019 035 00	2715 Darius Way, San Leandro, CA 94577										1				4/23/2025	1
079A 0581 012 00	2014 West Avenue 136th, San Leandro, CA 94577										1				6/4/2025	1
076 0307 008 00	575 Mitchell Ave, San Leandro, CA 94577												1		2/13/2025	1
080G 1103 052 00	1818 Vining Dr, San Leandro, CA 94579												1		12/19/2025	1
077A 0659 033 00	692 Hutchings Dr, San Leandro, CA 94577												1		7/28/2025	1
077E 1580 006 00	1615 Russ Ave, San Leandro, CA 94578												1		12/8/2025	1
075 0199 014 00	295 Bowling Green St, San Leandro, CA 94577												1		10/20/2025	1
080H 1579 017 00	1363 Esser Ave, San Leandro, CA 94579												1		7/7/2025	1
077 0517 004 00	784 Elsie Ave, San Leandro, CA 94577												1		7/23/2025	1

077A 0722 048 00	1846 Sundberg Ave, San Leandro, CA 94577											1		10/6/2025	1
077A 0628 001 00	1240 Gardner, San Leandro, CA 94577											1		12/18/2025	1
075 0178 030 00	241 Leo Ave, San Leandro, CA 94577											1		11/12/2025	1
080G 0928 073 00	2230 Bermuda Ave, San Leandro, CA 94577											1		11/4/2025	1
076 0308 008 00	980 Dowling, San Leandro, CA 94577											1		10/17/2025	1
077 0582 001 00	879 Sybil Ave, San Leandro, CA 94577											1		8/15/2025	1
076 0406 008 00	958 Woodland Ave, San Leandro, CA 94577											1		12/19/2025	1
077 0447 015 07	1188 E 14th St, San Leandro, Ca 94577	Centro Callan													0
079A 0584 011 00	2560 West Avenue 134th, San Leandro, Ca 94577														0
076 0414 022 03	150 Haas Ave, San Leandro, CA 94577							1		1				6/11/2025	2
077 0509 006 00	848 Maud, San Leandro, CA 94577											1	1	3/27/2025	2
080H 1581 007 00	1227 Purdue St, San Leandro, CA 94579												1	6/5/2025	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy												11	12
Current APN	Street Address	Project Name ⁺	10										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	
			Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	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				
			0	0	0	0	0	10	1	9	12	10	217		259	
077 0520 005 00	664 Elsie Av, San Leandro, Ca 94577												1	3/24/2025	1	
077 0519 009 00	628 Sybil Av, San Leandro, Ca 94577												1	9/2/2025	1	
077 0554 042 00	63 Harlan St, San Leandro, Ca 94577												1	12/18/2025	1	
076 0359 035 00	1064 Glen Dr, San Leandro, Ca 94577												1	8/13/2025	1	
076 0413 013 00	306 Begier Av, San Leandro, Ca 94577												1	2/6/2025	1	
075 0069 006 00	1879 Clarke St, San Leandro, Ca 94577												1	12/15/2025	1	
077A 0693 022 00	2161 Arctic St, San Leandro, Ca 94577												1	5/19/2025	1	
077A 0660 098 00	1192 Billings Bl, San Leandro, Ca 94577											1		7/25/2025	1	
77E-1603-27	14955 Lark St, San Leandro, Ca 94578							1						1/3/2025	1	
75-179-12	244 Leo Av, San Leandro, Ca 94577							1						8/11/2025	1	
77B-1129-1	3943 Carmel Wy, San Leandro, Ca 94578									1				7/9/2025	1	
77-520-3	692 Elsie Av, San Leandro, Ca 94577									1				8/27/2025	1	
77D-1482-1	14920 Western Av, San Leandro, Ca 94578									1				2/25/2025	1	
76-273-30	61 Broadmoor Bl, San Leandro, Ca 94577									1				2/12/2025	1	
077C 1240 071 00	596 Muscari St, San Leandro, Ca 94578	Poppy Lane											1	4/15/2025	1	
077C 1240 072 00	600 Muscari St, San Leandro, Ca 94578	Poppy Lane											1	3/25/2025	1	
077C 1240 073 00	604 Muscari St, San Leandro, Ca 94578	Poppy Lane											1	4/15/2025	1	
077C 1240 077 00	608 Rose Ct, San Leandro, Ca 94578	Poppy Lane											1	4/25/2025	1	
077C 1240 075 00	612 Rose Ct, San Leandro, Ca 94578	Poppy Lane									1			4/15/2025	1	

077C 1240 076 00	616 Muscari St, San Leandro, Ca 94578	Poppy Lane											1	4/15/2025	1
077C 1240 077 00	620 Muscari St, San Leandro, Ca 94578	Poppy Lane											1	5/21/2025	1
077C 1240 077 00	624 Muscari St, San Leandro, Ca 94578	Poppy Lane											1	5/20/2025	1
077C 1240 079 00	628 Muscari St, San Leandro, Ca 94578	Poppy Lane											1	6/11/2025	1
077C 1240 080 00	634 Muscari St, San Leandro, Ca 94578	Poppy Lane							1					3/25/2025	1
077C 1240 081 00	625 Muscari St, San Leandro, Ca 94578	Poppy Lane											1	3/24/2025	1
077C 1240 082 00	621 Sunflower Ct, San Leandro, Ca 94578	Poppy Lane											1	6/10/2025	1
077C 1240 083 00	617 Sunflower Ct, San Leandro, Ca 94578	Poppy Lane											1	6/24/2025	1
077C 1240 084 00	611 Sunflower Ct, San Leandro, Ca 94578	Poppy Lane											1	6/24/2025	1
077C 1240 085 00	607 Muscari St, San Leandro, Ca 94578	Poppy Lane											1	5/1/2025	1
077C 1240 086 00	603 Muscari St, San Leandro, Ca 94578	Poppy Lane											1	4/28/2025	1
077C 1240 087 00	599 Muscari St, San Leandro, Ca 94578	Poppy Lane									1			4/15/2025	1
077C 1240 088 00	595 Muscari St, San Leandro, Ca 94578	Poppy Lane											1	4/15/2025	1
75-8-1	285 Williams St, San Leandro, Ca 94577											1		4/21/2025	1
075 0118 010 00	1791 Wayne Av, San Leandro, Ca 94577												1	8/26/2025	1
77E-1548-6	1437 140th Av, San Leandro, Ca 94578												1	8/21/2025	1
80H-1545-7	14808 Crosby St, San Leandro, Ca 94579												1	1/16/2025	1
77-520-24-2	671 Maud Av, San Leandro, Ca 94577												1	2/12/2025	1
77B-868-26	14448 Merced St, San Leandro, CA 94579												1	7/1/2025	1
76-274-52	221 Cambridge Ave, San Leandro, CA 94577												1	7/31/2025	1
079A 0578 007 00	2251 West Avenue 136th, San Leandro, CA 94577												1	10/6/2025	1
75-146-13	1118 Minerva St, San Leandro, CA 94577												1	4/1/2025	1
080H 1545 006 00	14804 Crosby St, San Leandro, CA 94579												1	11/10/2025	1
77E-1557-15	1552 141st, San Leandro, CA 94578												1	10/6/2025	1
077A 0635 030 00	1523 Pearson, San Leandro, CA 94577									1				5/16/2025	1

75-186-5	357 Belleview Dr, San Leandro, CA 94577												1	10/31/2025	1
077B 1151 021 00	3495 Carrillo Dr, San Leandro, CA 94578									1				4/8/2025	1
077B 1159 031 00	853 Moraga Dr, San Leandro, CA 94578									1				8/6/2025	1
077A 0660 090 00	1064 Billings, San Leandro, CA 94577									1				12/15/2025	1
077E 1554 016 00	1576 140th, San Leandro, CA 94578									1				2/18/2025	1
080H 1584 044 00	1322 Mersey, San Leandro, CA 94579								1					5/6/2025	1
080G 1290 009 00	907 Burkhardt, San Leandro, CA 94579								1					4/8/2025	1
075 0163 013 00	459 Arroyo, San Leandro, CA 94577								1					2/25/2025	1
080H 1565 023 00	14361 Corvallis St, San Leandro, CA 94579								1					7/23/2025	1
077 0503 010 00	930 Dolores, San Leandro, CA 94577								1					9/17/2025	1
077B 1146 005 00	3713 Anza, San Leandro, CA 94578								1					4/18/2025	1
077E 1603 034 00	1563 150th, San Leandro, CA 94578								1					9/12/2025	1
075 0085 007 00	2251 Cherry St, San Leandro, CA 94577								1					10/1/2025	1
077 0577 020 00	2062 Trombas Ave, San Leandro, CA 94577												1	8/4/2025	1
077D 1457 016 01	1278 144th Ave, San Leandro, CA 94578												1	8/25/2025	1
077A 0653 009 00	523 Warden Ave, San Leandro, CA 94577												1	7/17/2025	1
080G 1103 150 00	15673 Elko Ct, San Leandro, CA 94579												1	11/25/2025	1
077 0528 063 00	465 Dolores Ave, San Leandro, CA 94577														0
077B 1145 028 00	3737 Monterey, San Leandro, CA 94578														0
080H 1514 003 00	15112 Swenson St, San Leandro, CA 94579														0
077B 0868 025 00	14466 Merced St, San Leandro, CA 94579														0
075 0186 016 00	332 Park St, San Leandro, CA 94577														0
080H 1583 037 00	14832 Wiley St, San Leandro, CA 94579														0
077A 0695 006 00	2264 Sitka St, San Leandro, CA 94577														0
075 0170 010 00	355 Peralta Av, San Leandro, CA 94577														0

Table A2

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

Project Identifier			Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name ⁺	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N ⁺	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
										0						
077 0520 005 00	664 Elsie Av, San Leandro, Ca 94577		NONE	No	Y											
077 0519 009 00	628 Sybil Av, San Leandro, Ca 94577		NONE	No	Y											
077 0554 042 00	63 Harlan St, San Leandro, Ca 94577		NONE	No	Y											
076 0359 035 00	1064 Glen Dr, San Leandro, Ca 94577		NONE	No	Y											
076 0413 013 00	306 Begier Av, San Leandro, Ca 94577		NONE	No	Y											
075 0069 006 00	1879 Clarke St, San Leandro, Ca 94577		NONE	No	Y											
077A 0693 022 00	2161 Arctic St, San Leandro, Ca 94577		NONE	No	Y											
077A 0660 098 00	1192 Billings Bl, San Leandro, Ca 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod								
77E-1603-27	14955 Lark St, San Leandro, Ca 94578		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod								
75-179-12	244 Leo Av, San Leandro, Ca 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod								
77B-1129-1	3943 Carmel Wy, San Leandro, Ca 94578		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod								
77-520-3	692 Elsie Av, San Leandro, Ca 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod								
77D-1482-1	14920 Western Av, San Leandro, Ca 94578		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod								
76-273-30	61 Broadmoor Bl, San Leandro, Ca 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod								
077C 1240 071 00	596 Muscari St, San Leandro, Ca 94578	Poppy Lane	NONE	No	Y											
077C 1240 072 00	600 Muscari St, San Leandro, Ca 94578	Poppy Lane	NONE	No	Y											
077C 1240 073 00	604 Muscari St, San Leandro, Ca 94578	Poppy Lane	NONE	No	Y											
077C 1240 077 00	608 Rose Ct, San Leandro, Ca 94578	Poppy Lane	NONE	No	Y											
077C 1240 075 00	612 Rose Ct, San Leandro, Ca 94578	Poppy Lane	NONE	No	Y	Other	INC									
077C 1240 076 00	616 Muscari St, San Leandro, Ca 94578	Poppy Lane	NONE	No	Y											
077C 1240 077 00	620 Muscari St, San Leandro, Ca 94578	Poppy Lane	NONE	No	Y											

077C 1240 077 00	624 Muscari St, San Leandro, Ca 94578	Poppy Lane	NONE	No	Y													
077C 1240 079 00	628 Muscari St, San Leandro, Ca 94578	Poppy Lane	NONE	No	Y													
077C 1240 080 00	634 Muscari St, San Leandro, Ca 94578	Poppy Lane	NONE	No	Y	Other	INC											
077C 1240 081 00	625 Muscari St, San Leandro, Ca 94578	Poppy Lane	NONE	No	Y													
077C 1240 082 00	621 Sunflower Ct, San Leandro, Ca 94578	Poppy Lane	NONE	No	Y													
077C 1240 083 00	617 Sunflower Ct, San Leandro, Ca 94578	Poppy Lane	NONE	No	Y													
077C 1240 084 00	611 Sunflower Ct, San Leandro, Ca 94578	Poppy Lane	NONE	No	Y													
077C 1240 085 00	607 Muscari St, San Leandro, Ca 94578	Poppy Lane	NONE	No	Y													
077C 1240 086 00	603 Muscari St, San Leandro, Ca 94578	Poppy Lane	NONE	No	Y													
077C 1240 087 00	599 Muscari St, San Leandro, Ca 94578	Poppy Lane	NONE	No	Y	Other	INC											
077C 1240 088 00	595 Muscari St, San Leandro, Ca 94578	Poppy Lane	NONE	No	Y													
75-8-1	285 Williams St, San Leandro, Ca 94577		NONE	No	Y				ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod									
075 0118 010 00	1791 Wayne Av, San Leandro, Ca 94577		NONE	No	Y				ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod									
77E-1548-6	1437 140th Av, San Leandro, Ca 94578		NONE	No	Y				ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod									
80H-1545-7	14808 Crosby St, San Leandro, Ca 94579		NONE	No	Y				ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod									
77-520-24-2	671 Maud Av, San Leandro, Ca 94577		NONE	No	Y				ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod									
77B-868-26	14448 Merced St, San Leandro, CA 94579		NONE	No	Y				ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod									
76-274-52	221 Cambridge Ave, San Leandro, CA 94577		NONE	No	Y				ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod									
079A 0578 007 00	2251 West Avenue 136th, San Leandro, CA 94577		NONE	No	Y				ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod									
75-146-13	1118 Minerva St, San Leandro, CA 94577		NONE	No	Y				ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod									
080H 1545 006 00	14804 Crosby St, San Leandro, CA 94579		NONE	No	Y													
77E-1557-15	1552 141st, San Leandro, CA 94578		NONE	No	Y													
077A 0635 030 00	1523 Pearson, San Leandro, CA 94577		NONE	No	Y				ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod									
75-186-5	357 Belleview Dr, San Leandro, CA 94577		NONE	No	Y													
077B 1151 021 00	3495 Carrillo Dr, San Leandro, CA 94578		NONE	No	Y				ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod									
077B 1159 031 00	853 Moraga Dr, San Leandro, CA 94578		NONE	No	Y				ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod									
077A 0660 090 00	1064 Billings, San Leandro, CA 94577		NONE	No	Y				ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod									
077E 1554 016 00	1576 140th, San Leandro, CA 94578		NONE	No	Y				ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod									
080H 1584 044 00	1322 Mersey, San Leandro, CA 94579		NONE	No	Y				ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod									

080G 1290 009 00	907 Burkhart, San Leandro, CA 94579		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
075 0163 013 00	459 Arroyo, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
080H 1565 023 00	14361 Corvallis St, San Leandro, CA 94579		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077 0503 010 00	930 Dolores, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077B 1146 005 00	3713 Anza, San Leandro, CA 94578		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077E 1603 034 00	1563 150th, San Leandro, CA 94578		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
075 0085 007 00	2251 Cherry St, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077 0577 020 00	2062 Trombas Ave, San Leandro, CA 94577		NONE	No	Y													
077D 1457 016 01	1278 144th Ave, San Leandro, CA 94578		NONE	No	Y													
077A 0653 009 00	523 Warden Ave, San Leandro, CA 94577		NONE	No	Y													
080G 1103 150 00	15673 Elko Ct, San Leandro, CA 94579		NONE	No	Y													
077 0528 063 00	465 Dolores Ave, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077B 1145 028 00	3737 Monterey, San Leandro, CA 94578		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
080H 1514 003 00	15112 Swenson St, San Leandro, CA 94579		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077B 0868 025 00	14466 Merced St, San Leandro, CA 94579		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
075 0186 016 00	332 Park St, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
080H 1583 037 00	14832 Wiley St, San Leandro, CA 94579		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077A 0695 006 00	2264 Sitka St, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
075 0170 010 00	355 Peralta Av, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077A 0720 007 01	2003 Eveleth, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077E 1603 033 00	14995 Lark St, San Leandro, CA 94578		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077D 1416 019 00	1332 135th, San Leandro, CA 94578		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
080H 1504 025 00	15123 Fleming St, San Leandro, CA 94579		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077C 1274 019 00	470 Violet St, San Leandro, CA 94578		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077A 0660 162 00	638 Douglas Dr, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
080G 1302 036 00	15387 Dewey St, San Leandro, CA 94579		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
075 0188 026 00	360 Pershing Dr, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077 0583 021 00	834 Kenyon Av, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077 0572 026 00	357 Sybil Ave, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										

075 0204 054 00	379 Farrelly Dr, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077B 1142 014 00	3881 Carmel Way, San Leandro, CA 94578		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
079 0020 018 01	1755 Vistagrاند Dr, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077A 0635 120 00	1410 Leonard Dr, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077A 0655 112 00	716 Warden Ave, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
076 0329 018 00	1118 Dutton Ave, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077C 1305 053 00	14791 Ruthelen Ct, San Leandro, CA 94578		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
080G 1302 040 00	15392 Edgemoor St, San Leandro, CA 94579		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
079 0019 035 00	2715 Darius Way, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
079A 0581 012 00	2014 West Avenue 136th, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
076 0307 008 00	575 Mitchell Ave, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
080G 1103 052 00	1818 Vining Dr, San Leandro, CA 94579		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077A 0659 033 00	692 Hutchings Dr, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077E 1580 006 00	1615 Russ Ave, San Leandro, CA 94578		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
075 0199 014 00	295 Bowling Green St, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
080H 1579 017 00	1363 Esser Ave, San Leandro, CA 94579		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077 0517 004 00	784 Elsie Ave, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077A 0722 048 00	1846 Sundberg Ave, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077A 0628 001 00	1240 Gardner, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
075 0178 030 00	241 Leo Ave, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
080G 0928 073 00	2230 Bermuda Ave, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
076 0308 008 00	980 Dowling, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077 0582 001 00	879 Sybil Ave, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
076 0406 008 00	958 Woodland Ave, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077 0447 015 07	1188 E 14th St, San Leandro, Ca 94577	Centro Callan	NONE	No	Y		Other	INC		55								
079A 0584 011 00	2560 West Avenue 134th, San Leandro, Ca 94577		NONE	No	Y													
076 0414 022 03	150 Haas Ave, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										
077 0509 006 00	848 Maud, San Leandro, CA 94577		NONE	No	Y			ABAG ADU affordability methodology: 30% VLI, 30% LI, 30% Mod, and 10% Above Mod										

080H 1581 007 00	1227 Purdue St, San Leandro, CA 94579		NONE	No	Y											
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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2									3	4	
			2023	2024	2025	2026	2027	2028	2029	2030	2031			
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	862	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	2	16	13	15	-	-	-	-	-	-	-	-
Low	Deed Restricted	495	-	-	1	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	18	13	15	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	696	10	-	2	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	18	13	15	-	-	-	-	-	-	-	-
Above Moderate		1,802	211	8	21	7	-	-	-	-	-	-	-	-
Total RHNA		3,855												
Total Units			223	60	63	52	-	-	-	-	-	-	398	3,457

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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.

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.

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1	2	3			4	5	6	7	8		9	10	11				
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
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.	1/31/2031	6th Cycle	Completed	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 March 2024, RTO ceased operations, leading to suspension of the City's minor home repair grant program.	Units	11	https://www.sanleandro.org/DocumentCenter/View/11127/FY-2023-24-Draft-CAPER-090324?bidId=
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.	1/31/2031	6th Cycle	Continuous	The City continues to support and promote the Alameda County AC Renew program through promotion on the City's website and the distribution of marketing materials.	Other	1	https://www.sanleandro.org/305/Housing-Programs-Rental-Ownership
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. 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.	12/31/2024	6th Cycle	Completed	The 2025-2029 CDBG Consolidated Plan (completed in June 2025) includes a needs analysis that identifies affordable housing rehabilitation as a priority need. The City's Affordable Housing Development RFP remains open on a continuous basis to align with the varying timelines of available funding sources, including HOME, PLHA, and Prohousing.	Other	1	https://www.sanleandro.org/DocumentCenter/View/13265
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.	1/31/2031	6th Cycle	Continuous	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.	Other	1	https://www.sanleandro.org/221/Short-Term-Rentals-STR

<p>Safe and Sanitary Housing</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Building and Code Enforcement staff are scheduled to participate in two customer service/de-escalation trainings in March 2026 to assist in working with a culturally diverse community. Training topics included implicit bias, building trust and rapport through empathy and respect for cultural differences, and applying trauma-informed approaches with consideration of racial, ethnic, gender, and socioeconomic factors.</p>	<p>Other</p>	<p>2</p>	<p>Training records on file with Community Development Department</p>
<p>Safe and Sanitary Housing</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the Building Division continued to hold its award winning Seismic Retrofit Workshop Series for residential property owners, which supports the goal of reducing property damage, injury and displacement in San Leandro in the event of a major earthquake. In 2025, the City engaged in marketing efforts for the program through a project webpage, an informational video, announcements at public meetings, and newsletters.</p>	<p>Meetings</p>	<p>3</p>	<p>https://www.sanleandro.org/224/Earthquake-Retrofit-Programs</p>
<p>Safe and Sanitary Housing</p>	<p>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.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>On December 16, 2024, the City Council adopted a Soft Story Ordinance which implemented a seismic hazard identification and mitigation program to incentivize property owners to upgrade potential seismic hazards of certain residential and commercial buildings in a timely manner.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1523/Soft-Story-Retrofit-Ordinance</p>

<p>Safe and Sanitary Housing</p>	<p>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. Monitor participation by San Leandro residences annually and, if participation decreases, work with Alameda County Healthy Homes to increase outreach efforts.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City posts information and resources related to safe and sanitary housing on the City's website and at the Development Services Center. Promotional materials include information about the City's Seismic Retrofit Workshop Series, and the Bay Area Regional Energy Network's (BayREN) Efficiency and Sustainable Energy (EASE) Home program. The City regularly holds home retrofitting workshops to strengthen older wood-framed homes. In CY 2026, the City plans to further enhance promotional efforts for resources supporting safe and sanitary housing.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/818/Energy-Upgrade-Your-Home https://www.sanleandro.org/224/Earthquake-Retrofit-Programs</p>
<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>1/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City maintained regular communication with Gateway Apartments management and provided information about AB 1521 in advance of the expiration of affordability restrictions in November 2025. The City provided Gateway management with information for tenants about the City's Rent Review Ordinance, Tenant Relocation Assistance Ordinance, free legal assistance, and other applicable public services.</p>	<p>Other</p>	<p>1</p>	<p>None</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. 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. 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>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City actively engaged with a nonprofit organization, Step Up Housing, on the issuance of tax exempt bonds for the acquisition, rehabilitation and conversion of 140-units of naturally occurring affordable rental housing at the Woodchase Apartments located at 2795 San Leandro Blvd, housing into deed-restricted affordable housing. The City will continue to work with, and solicit input from, other private and non-profit developers regarding converting existing units into regulated affordable housing.</p>	<p>Meetings</p>	<p>1</p>	<p>https://sanleandro.legistar.com/LegislationDetail.aspx?ID=7736506&GUID=885650D8-4939-428C-AD69-6F9A244A65A1&Options=&Search=</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.	12/31/2023	6th Cycle	Completed	In December 2023, the City established a list of non-profit affordable housing developers and routinely notifies this list with funding and project opportunities.	Other	1	Nonprofit developer list maintained by Community Development Department.
Mobile Home Preservation	Continue to provide annual financial support for minor home repairs for owner-occupied mobile homes through the City's CDBG 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.	1/31/2031	6th Cycle	Completed	In 2023, the City provided \$150,000 in CDBG funding to RTO and grants were provided to two homeowners, including one mobile home. In March 2024, RTO ceased operations, leading to suspension of the City's Minor Home Repair Grant Program.	Units	1	https://www.sanleandro.org/DocumentCenter/View/11127/FY-2023-24-Draft-CAPER-090324?bidId=
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.	1/31/2031	6th Cycle	Not Yet Started	Work will begin in FY 26-27, delayed due to Housing Protections project as top priority in 2025.	Other	0	None
Mobile Home Preservation	Re-evaluate the Mobile Home Rent Stabilization Ordinance and enact identified updates to enhance its effectiveness and objectives.	1/31/2026	6th Cycle	In Progress	In 2025, the City Council identified the Mobile Home Rent Stabilization Ordinance Amendment as a priority item. The City conducted research and analyzed data evaluating the Mobile Home Rent Stabilization Ordinance.	Other	0	https://www.sanleandro.org/316/Mobile-Home-Space-Rent-Stabilization-Ord
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.	1/31/2026	6th Cycle	In Progress	In 2025, the City Council identified the Mobile Home Rent Stabilization Ordinance Amendment as a priority item. The City conducted research and analyzed data evaluating the Mobile Home Rent Stabilization Ordinance.	Other	0	https://www.sanleandro.org/316/Mobile-Home-Space-Rent-Stabilization-Ord

<p>Maintain Adequate Sites to Meet the RHNA</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City actively maintains a housing sites inventory containing information relevant to the development of the property. City staff actively promotes the sites inventory to housing developers who are looking for locations to develop housing in San Leandro. The sites inventory is linked to the City's Housing Development Toolkit webpage and the City's Development Activities webpage to encourage utilization of this resource.</p>	<p>Units</p>	<p>151</p>	<p>https://www.sanleandro.org/1300/Development-Activities</p>
<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>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City has developed an internal tool/procedure to assist staff in tracking housing inventory sites and planned, approved and pending 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. The City continues to meet with developers with active residential projects to track progress and address potential issues. In 2024, the City adopted an ordinance extending entitlements for approved projects by 24 months to provide additional time for pipeline housing projects to be constructed.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1300/Development-Activities</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>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City regularly reviews its housing capacity to ensure compliance with the City's obligation to affirmatively further fair housing.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1300/Development-Activities</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>1/31/2023</p>	<p>6th Cycle</p>	<p>Completed</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>	<p>Other</p>	<p>1</p>	<p>https://sanleandro.legistar.com/LegislationDetail.aspx?ID=5967420&GUID=A8FB9DA4-D771-40A4-89B4-70D931B525B8&Options=&Search=</p>
<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 MUTOD land use designations as described in Table 4.5 of Chapter 4 -Increase the allowable FAR in the MUC 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. -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. -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>1/31/2024</p>	<p>6th Cycle</p>	<p>Completed</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>Other</p>	<p>1</p>	<p>https://sanleandro.legistar.com/LegislationDetail.aspx?ID=5967420&GUID=A8FB9DA4-D771-40A4-89B4-70D931B525B8&Options=&Search=</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. Evaluate City website for compliance with transparency requirements.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City's website contains all information required pursuant to Government Code Section 65940.1(a)(1). A current fee schedule, information about impact fees and special district fees, code requirements, submittal requirements and other useful information related to the development of housing are linked to the City's Housing Development Toolkit webpage for convenient access. Current and previous financial reports are posted on the City's Annual Financial Reports webpage.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1432/Housing-Development-Toolkit https://www.sanleandro.org/324/Annual-Financial-Reports</p>

<p>Data-Informed Tools for Increased Housing Development</p>	<p>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.</p>	<p>1/31/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City actively maintains a housing sites inventory containing relevant development information. The sites inventory is linked to the City's Housing Development Toolkit webpage and the City's Development Activities webpage to encourage utilization of this resource.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1300/Development-Activities</p>
<p>Data-Informed Tools for Increased Housing Development</p>	<p>Maintain a current inventory of major residential housing developments on the City's website that have been submitted, approved, and denied.</p>	<p>1/31/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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 is posted on the City's website under the City's Housing Development Toolkit webpage and the City's Development Activities webpage to encourage utilization of this resource.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1300/Development-Activities</p>
<p>Data-Informed Tools for Increased Housing Development</p>	<p>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 predevelopment consultation for multi-family housing developments with lot consolidation and annually report on applications throughout the 2023-2031 planning period.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to offer interdepartmental pre-development consultation for proposed housing developments. The City has processes in place to ensure that services are provided to affordable housing developments in a timely manner. Multi-family housing development applications are reported annually as part of the APR and status updates are provided through the City's Development Activity Map and Table</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1300/Development-Activities</p>

<p>Data-Informed Tools for Increased Housing Development</p>	<p>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.</p>	<p>1/31/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City has developed a web-based Housing Development Toolkit that serves as a one-stop resource for the public to access information and resources regarding developing new housing in San Leandro. City staff regularly directs members of the public interested in building housing as a starting point for planning their development project. The Housing Development Toolkit outlines a step-by-step process for residential development, includes identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1432/Housing-Development-Toolkit</p>
<p>Data-Informed Tools for Increased Housing Development</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City continued to assess needed amendments to the Zoning Code to support maximum residential densities near transit. In 2025, staff also worked towards achieving compliance with the residential density targets in the Metropolitan Transportation Commission's (MTC's) Transit-Oriented Communities Policy, which supports future residential growth around major transit stops in the Bay Area.</p>	<p>Other</p>	<p>1</p>	<p>https://ecode360.com/SA5044</p>
<p>Data-Informed Tools for Increased Housing Development</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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 and other SB 9-related resources have been posted on the City's Housing Development Toolkit webpage as a resource for homeowners. City staff provides technical assistance to the public on the requirements of SB 9 on a regular basis.</p> <p>In 2025, the City received one Urban Lot Split application and no two-unit developments pursuant to SB 9.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1432/Housing-Development-Toolkit</p>

<p>Data-Informed Tools for Increased Housing Development</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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. The City also created a Housing Development Toolkit webpage to serve as a one-stop resource for the public to access information and resources regarding developing new housing in San Leandro. 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.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1432/Housing-Development-Toolkit https://www.sanleandro.org/1300/Development-Activities</p>
<p>Data-Informed Tools for Increased Housing Development</p>	<p>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</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>City staff continued to meet regularly with labor group representatives in 2024.</p>	<p>Meetings</p>	<p>1</p>	<p>Meetings with labor groups occurred in 2023-2025.</p>
<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. 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>1/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Work is anticipated to commence on this initiative in CY 2026. The City is tracking moderate income units in lower-density residential districts annually as part of the APR. Moderate income units include ADUs and deed-restricted inclusionary units as part of single-family residential developments.</p>	<p>Units</p>	<p>48</p>	<p>None</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. 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>12/31/2028</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In 2025, the City continued work with several economics firms and the East Bay Economic Development Association (EDA) to evaluate financing tools, including Enhanced Infrastructure Financing Districts (EIFDs) to support the City's housing and economic development goals.</p>	<p>Other</p>	<p>0</p>	<p>None</p>
<p>Support New Moderate-Income and Workforce Housing</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City regularly tracks inventory sites to ensure that the City has adequate sites to accommodate the City's moderate income housing needs.</p>	<p>Units</p>	<p>58</p>	<p>https://www.sanleandro.org/1300/Development-Activities</p>
<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, 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 the station area. Formalize the City's working relationship with BART and key property owners. Complete study of infrastructure phasing and financing recommendations for Bay Fair TOD. Complete multi-modal improvements on Hesperian Blvd. Advocate for reclassifying Bay Fair station as a near term project in the BART TOD Program Work Plan.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>City staff worked closely with BART to prioritize development at the Bay Fair BART station, leading to the reclassification of the station as a Near Term Development Priority in BART's 2024 TOD Program Work Plan Update. In 2025, the City continued to utilize a \$1.8 million grant from MTC, to prepare a Development Plan for the Bay Fair TOD area and updates to the Bay Fair Specific TOD Specific Plan to catalyze development and attract investment to the Bay Fair TOD area. In 2025, the City also continued work on a Community Based Transportation Plan (CBTP) grant from ACTC to plan for enhanced multimodal circulation in the Bay Fair TOD area.</p>	<p>Other</p>	<p>0</p>	<p>www.sanleandro.org/bayfair</p>
<p>Facilitate Infill Development with an Emphasis on Transit-Oriented Development</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to promote development in the Bay Fair TOD area through a variety of means, including development of a Bay Fair TOD webpage, participating in San Leandro by Design events, participating in San Leandro Chamber of Commerce events, and articles on the City's San Leandro Next Webpage.</p>	<p>Units</p>	<p>0</p>	<p>www.sanleandro.org/bayfair</p>

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 with a goal of annually assisting lower income tenants in at least 75 percent of Rent Review Board cases.	1/31/2031	6th Cycle	In Progress	The City established a new Rent Program through adoption of the Rent Registry Ordinance in April 2025 and adoption of the Rent Stabilization Ordinance in early 2026.	Other	0	https://www.sanleandro.org/1483/Rent-Program
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.	1/31/2027	6th Cycle	In Progress	The annual TRO Report was presented to City Council in December 2025. The City established a new Rent Program through adoption of the Rent Registry Ordinance in April 2025 and adoption of the Rent Stabilization Ordinance in early 2026.	Other	0	https://www.sanleandro.org/DocumentCenter/View/11873
Tenant Protections and Support	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.	1/31/2031	6th Cycle	In Progress	in 2025, the City Council identified the Local Displacement Study as a priority item. The City engaged a consultant to conduct the residential displacement analysis, with a target completion date in 2026. The consultant conducted a background assessment and data collection in 2025.	Other	0	None
Tenant Protections and Support	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.	1/31/2027	6th Cycle	Not Yet Started	Work is anticipated to commence on this initiative in CY 2026.	Other	0	None
Tenant Protections and Support	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. Annually collect reporting by consultant(s) and review data. If warranted, recommend adoption of a local Ordinance by December 2026.	1/31/2031	6th Cycle	Continuous	In 2025, the City provided funding to: 1) Centro Legal de la Raza to assist income-qualified tenants with housing-related legal issues, with a focus on preventing displacement; and 2) ECHO Housing to provide tenants and landlords with information regarding their housing rights and responsibilities.	Other	1	https://www.sanleandro.org/284/Housing-Services-Division

Tenant Protections and Support	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.	1/31/2031	6th Cycle	Completed	In 2025, the City launched the PLHA rental assistance program. The 2025-2029 CDBG Consolidated Plan, completed in June 2025, includes a needs analysis that identifies rental housing as a priority need.	Other	1	https://www.sanleandro.org/DocumentCenter/View/13265
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.	1/31/2031	6th Cycle	Not Yet Started	Work will begin in FY 26-27, delayed due to Housing Protections project as top priority in 2025.	Other	0	None
Tenant Protections and Support	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. Serve an additional 180 extremely low-income renter households with affordable housing or Section 8 vouchers during the planning period.	1/31/2031	6th Cycle	Completed	Completed in 2024, due to HACA's suspension of PBVs in Alameda County.	Households	3	https://www.sanleandro.org/DocumentCenter/View/13265
Support Production of Regulated Affordable Housing for All Income Levels and Special Needs	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. 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.	1/31/2031	6th Cycle	Completed	The City developed an Affordable Housing Development Request for Proposals (RFP), released in March 2025. This RFP will remain open continuously to align with various funding sources and their respective timelines, including HOME, PLHA, and ProHousing. The entitled Bayfair Apartments, Firm Foundation, and Habitat for Humanity projects plan to include subsidized units that would be affordable to lower income households.	Units	489	https://www.sanleandro.org/312/Housing-Documents

<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>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City actively maintains a housing sites inventory containing sites suitable for development of affordable housing. The sites inventory is linked to the City's Housing Development Toolkit webpage and the City's Development Activities webpage to encourage utilization of this resource.</p> <p>The City continues to provide technical assistance to non-profit developers, including for sites at 15101 Washington Avenue, 268 Parrot Street, 98-100 Castro Street and 14235 Bancroft Avenue.</p>	<p>Units</p>	<p>489</p>	<p>https://www.sanleandro.org/1300/Development-Activities</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>4/1/2023</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The 2025 Housing Element APR provides information on City-owned surplus lands, as required by the Surplus Lands Act.</p>	<p>Other</p>	<p>1</p>	<p>None</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>12/31/2025</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Work will begin in FY 26-27, delayed due to Housing Protections project as top priority in 2025.</p>	<p>Other</p>	<p>0</p>	<p>None</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>1/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The BAHFA bond measure was not placed on the ballot in 2024 and is on hold until further notice.</p>	<p>Other</p>	<p>1</p>	<p>https://sanleandro.legistar.com/LegislationDetail.aspx?ID=6363727&GUID=E5CB34A4-739A-4E1D-9AE4-1F06FAE2057B&Options=&Search=</p>

<p>Support Production of Regulated Affordable Housing for All Income Levels and Special Needs</p>	<p>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).</p> <p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>In 2025, the City was awarded \$1 Million in State Prohousing Incentive Program funding to support affordable housing development.</p> <p>The entitled Bayfair Apartments, Firm Foundation, and Habitat for Humanity projects are planned to include subsidized units that would be affordable to lower income households</p>	<p>Units</p>	<p>489</p>	<p>https://www.sanleandro.org/1300/Development-Activities</p> <p>https://www.sanleandro.org/312/Housing-Documents</p>
<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>6/30/2023</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The State of California awarded San Leandro with the Prohousing Designation in 2024. San Leandro earned 64 points in its Prohousing Designation application based on the strength of the City's housing policies and programs, more than doubling HCD's minimum scoring criteria of 30 points.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandronext.com/san-leandro-awarded-california-prohousing-designation/</p>
<p>Support Production of Regulated Affordable Housing for All Income Levels and Special Needs</p>	<p>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.</p>	<p>1/31/2023</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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.</p>	<p>Other</p>	<p>1</p>	<p>https://sanleandro.legistar.com/LegislationDetail.aspx?ID=6435246&GUID=7A0FAACB-FF68-495F-B1E6-F05067C082D6&Options=&Search=</p>
<p>Support Production of Regulated Affordable Housing for All Income Levels and Special Needs</p>	<p>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).</p>	<p>1/31/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>In 2025, the City Council adopted updated Park Impact Fees to exempt 100% affordable housing developments by non-profit developers from Park Impact Fees and to provide a 50% reduction in Park Impact Fees for all other affordable units.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1475/Development-Impact-Fee-Update</p>
<p>Support Production of Regulated Affordable Housing for All Income Levels and Special Needs</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City continued to monitor local and regional data regarding the need for additional farmworker housing.</p>	<p>Other</p>	<p>1</p>	<p>https://abag.ca.gov/tools-resources/digital-library/toolkitfarmworkerhousingupd820220pdf</p>

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.	1/31/2023	6th Cycle	Completed	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 was posted on the City's website.	Other	1	https://sanleandro.legistar.com/LegislationDetail.aspx?ID=5967420&GUID=A8FB9DA4-D771-40A4-89B4-70D931B525B8&Options=&Search=
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.	1/31/2024	6th Cycle	Completed	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.	Other	1	https://sanleandro.legistar.com/LegislationDetail.aspx?ID=5967420&GUID=A8FB9DA4-D771-40A4-89B4-70D931B525B8&Options=&Search=
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.	1/31/2031	6th Cycle	Completed	The County MCC program was not available due to a lack of funding.	Persons	0	https://mtc.maps.arcgis.com/apps/insant/basic/index.html?appid=10f6419ea8a940bc856958d556186e76
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).	1/31/2024	6th Cycle	Not Yet Started	Work will begin in FY 26-27, delayed due to Housing Protections project as top priority in 2025.	Other	0	None
Update Inclusionary Housing Ordinance	Hire third party consultant objective consultant to conduct an economic feasibility study to guide an update of the Inclusionary Housing Ordinance, including consideration of: An increased inclusionary housing component (e.g., up to 25%), Changes to the in-lieu fee structure, Feasibility of developer contribution to the Affordable Housing Trust Fund, 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. 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.	1/31/2025	6th Cycle	In Progress	In 2025, the City hired Strategic Economics to conduct analysis and prepare recommendations regarding an update to the City's Inclusionary Housing Ordinance. Work on preparing the ordinance will continue in CY 2025.	Other	0	None
Update Inclusionary Housing Ordinance	Provide developers the ability to acquire and refurbish foreclosed properties and resell them as deed-restricted affordable housing for low- and moderate-income households.	1/31/2025	6th Cycle	In Progress	In 2025, the City hired Strategic Economics to conduct analysis and prepare recommendations regarding an update to the City's Inclusionary Housing Ordinance. Work on preparing the ordinance will continue in CY 2025.	Other	0	None

<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: 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. Promoting the availability of CalHFA ADU Grant program. Determining feasibility and legality of creating a clearinghouse of ADU providers (e.g.: designers / architects, manufacturers, contractors, etc.) who operate in the City. Establishing relationships with and promote availability of area ADU technical assistance and loan providers. 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).</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to facilitate the development of ADUs through promotional efforts, high quality customer service, and expedient processing.</p> <p>In 2025, the City hosted a Homeowners Workshop focused on how to build an ADU in San Leandro.</p> <p>The City's efforts have helped the City to exceed its annual ADU production goals in 2023, 2024 and 2025. In 2025, the City issued building permits for 50 ADUs (more than 150-percent of the City's annual production goal). The City has met approximately 61-percent of its goal for total ADU production during the first three years of the planning period.</p>	<p>Units</p>	<p>155</p>	<p>https://www.sanleandro.org/adu</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>1/31/2026</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>In 2025, the City worked with an economics consultant to analyze the City's development impact fees. The City Council adopted updated Park Impact Fees and Development Fees for Street Improvements to exempt ADUs.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/impactfeeupdate</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>12/31/2024</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City has created an ADU webpage that contains an informational handout in English, Spanish and Chinese, links to various ADU resources, information about the City's new Pre-Reviewed ADU program, application materials, and educational/instructional videos about developing an ADU.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/adu</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: 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. Evaluating and improving financing structures. Accessing State funding to support planning, construction, and property management of ADU (AB 671, 2019-Friedman), and Identifying cost-saving tools such as property tax welfare exemptions in exchange for affordability covenants (AB 587, 2019-Friedman).</p> <p>Promote the Center upon its launch and maintain a link on the City website.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>A link to the ADU Resource Center has been posted on the City's ADU webpage. City staff actively promotes the ADU Resource Center at the Development Services Center and at various community events.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/adu</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>1/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1219/Applying-For-a-Permit</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>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In 2025, the City worked with a transportation consultant to conduct community/stakeholder engagement, and prepare recommendations on reducing the City's parking standards, and prepare recommendations on TDM requirements. Work on the parking analysis is anticipated to be completed in 2026.</p>	<p>Other</p>	<p>0</p>	<p>https://www.sanleandro.org/1476/Parking-and-TDM-Study</p>
<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. Update Zoning Code, as necessary, to accommodate alternative housing types. 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 congregate care facilities and Group Homes with 7 or more</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Completed</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>	<p>Other</p>	<p>1</p>	<p>https://sanleandro.legistar.com/LegislationDetail.aspx?ID=5967420&GUID=A8FB9DA4-D771-40A4-89B4-70D931B525B8&Options=&Search=</p>

<p>Remove Barriers to Housing by Updating Development Standards and Development Review Process</p>	<p>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.</p> <p>Development fee nexus study by January 2024, implementation of changes to development fees (including Park Impact Fee) by January 2025</p>	<p>1/31/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>In 2025, the City Council adopted updated Park Impact Fees to exempt 100% affordable housing developments by non-profits from Park Impact Fees and to provide a 50% reduction in Park Impact Fees for affordable units that are not part of a 100% affordable development. ADUs were also exempted from Park Impact Fees as well as Development Fees for Street Improvements. The updated Park Impact Fee was informed by a feasibility analysis across various development types to ensure that the fee would not be a constraint to residential development.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/impactfeeupdate</p>
<p>Remove Barriers to Housing by Updating Development Standards and Development Review Process</p>	<p>Explore reducing the number of hearings needed to streamline development review including: Limiting the total number of public hearings for any project to three or fewer, and Eliminating public hearings for projects that are consistent with zoning and the General Plan.</p>	<p>1/31/2023</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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.</p>	<p>Other</p>	<p>1</p>	<p>https://sanleandro.legistar.com/LegislationDetail.aspx?ID=5967420&GUID=A8FB9DA4-D771-40A4-89B4-70D931B525B8&Options=&Search=</p>
<p>Remove Barriers to Housing by Updating Development Standards and Development Review Process</p>	<p>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.</p>	<p>1/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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. 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. In 2025, the City worked with a management consulting firm, Baker Tilly, to develop recommendations for further streamlining the development review process through operational efficiencies.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1219/Applying-For-a-Permit</p>

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.	1/31/2024	6th Cycle	Completed	City 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. San Leandro did not create any requirements for SB 9 developments that are more strict than those that apply to single-family homes in the same zoning district. Therefore, San Leandro does not need to amend code requirements to comply with SB 450 (2024).	Other	1	https://www.sanleandro.org/1432/Housing-Development-Toolkit
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	1/31/2031	6th Cycle	Continuous	The City continues to facilitate housing development that includes units for persons with disabilities through its affordable housing programs and the City's Reasonable Accommodation Ordinance, updated in 2025.	Units	0	https://ecode360.com/44065106#44065106
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.	1/31/2025	6th Cycle	Completed	In 2025, the City amended its Reasonable Accommodation regulations in the Administrative Code, in accordance with HCD's Model Reasonable Accommodation Request Ordinance and the State Attorney General's 2022 guidance letter.	Other	1	https://ecode360.com/44065106#44065106
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.	1/31/2027	6th Cycle	Completed	In 2025, the City awarded \$30,000 in Community Assistance Program funding to Front Porch to create a Home Match shared housing program in San Leandro.	Other	1	https://www.sanleandro.org/305/Housing-Programs-Rental-Ownership
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.	1/31/2023	6th Cycle	Completed	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.	Other	1	https://sanleandro.legistar.com/LegislationDetail.aspx?ID=5967420&GUID=A8FB9DA4-D771-40A4-89B4-70D931B525B8&Options=&Search=

<p>Housing for Special Needs Population</p>	<p>Explore development of an ordinance that promotes and encourages the use of Universal Design Principles in new construction and/or rehabilitation of housing.</p>	<p>1/31/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Staff conducted research and analysis exploring approaches and best practices for promoting Universal Design principles. In 2025, the City hired an economics consultant to analyze and present on market conditions for residential development in San Leandro. Following this analysis, the City will regularly assess whether market conditions would allow for Universal Design requirements without creating a new constraint on housing development.</p> <p>The City continues to promote Universal Design through the development review process.</p>	<p>Other</p>	<p>1</p>	<p>https://sanleandro.legistar.com/LegislationDetail.aspx?ID=7878300&GUID=FA81DD2D-55B9-4DE7-8853-FC08D0D80ED2&Options=&Search=</p>
<p>Housing for Special Needs Population</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City processed one reasonable accommodation request in accordance with the City's adopted Reasonable Accommodation Policy for Zoning and Land Use</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p>Housing for Special Needs Population</p>	<p>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)</p>	<p>1/31/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City has posted links to various programs and services for persons with developmental disabilities, including a link to the Regional Center of the East Bay's website, on the City's Human Services webpage. Additionally, the City's contracted mobile outreach team makes referrals and coordinates with organizations that specialize in serving those with Developmental and Intellectual Disabilities, including the Regional Center of the East Bay.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1096/Human-Services</p>
<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>1/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>In 2023, 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. Construction was completed in 2025.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1114/Homeless-Navigation-CenterHousing-Projec</p>

<p>Homelessness Prevention and Housing</p>	<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. Develop and open Housing Navigation Center with a minimum of 25 beds by 2024.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City of San Leandro was awarded \$9.3 million from the State Project Homekey Program to acquire, renovate, and operate the Nimitz Motel at 555 Lewelling Boulevard as interim housing and a navigation center. The City purchased and took ownership of the motel in October 2023, and made significant progress in constructing the facility in 2024. The project was completed in 2025.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1114/Homeless-Navigation-CenterHousing-Projec</p>
<p>Homelessness Prevention and Housing</p>	<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>7/1/2025</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The Mobile Outreach Program was established July 1, 2022, and the City continues to provide services to the unhoused, with a focus on target outreach locations.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1268/Homelessn-ess-Resource-Guide</p>
<p>Homelessness Prevention and Housing</p>	<p>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.</p> <p>Identify location(s) for the Safe Parking Program and potential service partners and funding sources by January 2026</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>This project has been delayed due to a lack of funding.</p>	<p>Other</p>	<p>0</p>	<p>None</p>

<p>Homelessness Prevention and Housing</p>	<p>Continue to provide funding for, and coordinate with, local & regional svcs providers that operate temp, permanent, and emergency shelters in the city that assist persons experiencing homelessness and at risk of becoming homeless. Annually assess the capacity to accommodate individuals experiencing homelessness by comparing the most recent homeless PIT count to # of shelter beds available on a year-round and seasonal basis, # of beds that go unused on an avg monthly basis, and % of those in emergency shelters that move to permanent housing. (AB 362). Annually provide summary information on objectives and outcomes of Community Asst Program-funded svcs. Monitor data and metrics to improve the efficacy of homeless services, programs, and investments on an annual basis. Reporting shall include, at min.: -Existing shelter beds, New shelter beds, Identify if those shelter beds are available on a year-round or seasonal basis, Avg # of shelter beds that are unused on a monthly basis, # of those exiting shelter to permanent housing. Ability to provide health and human svcs for unhoused residents with special needs (seniors, people with physical or mental impairments, victims of domestic violence, unsheltered youth.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The 2026 Point-in-Time Count was conducted on January 22, 2026. Results of this count will be available in the summer of 2026.</p>	<p>Other</p>	<p>0</p>	<p>https://www.sanleandro.org/1268/Homeless-Resource-Guide</p>
<p>Homelessness Prevention and Housing</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Staff continues to fund Building Futures, consisting of both the Sister Me Home and the San Leandro Shelters programs to assist the unhoused with interim housing.</p>	<p>Other</p>	<p>0</p>	<p>https://www.sanleandro.org/1096/Human-Services</p>
<p>Homelessness Prevention and Housing</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2024, the City approved entitlements for a non-profit affordable housing developer to develop five tiny homes on a vacant portion of a church property. City staff processed the application under SB 4, which is legislation that streamlines the production of affordable housing on properties owned by religious institutions. The tiny homes would be permanent supportive housing units serving homeless or formerly homeless households.</p>	<p>Units</p>	<p>5</p>	<p>https://www.sanleandro.org/DocumentCenter/View/11146/Development-Project-Info-Sheets_Bancroft_14235</p>

<p>Homelessness Prevention and Housing</p>	<p>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.</p> <p>Meet with Alameda County Health Care Services Agency at least once annually.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continually facilitates bi-weekly case management meetings between the city, county, and community partners. The meeting has been extended to include the Alameda County Fire Department, Cardea Health, and the MAP team, by way of Abode, a homeless services nonprofit organization.</p>	<p>Meetings</p>	<p>1</p>	<p>https://www.sanleandro.org/1268/Homeless-Resource-Guide</p>
<p>Homelessness Prevention and Housing</p>	<p>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.).</p> <p>Assist 150 households during the 2023-2031 period through funding of program(s) providing homeless prevention and rehousing services.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Davis Street continues to provide emergency and basic needs services, to include motel vouchers, rental assistance, box lunches, and assistance due to unforeseen circumstances.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1268/Homeless-Resource-Guide</p>
<p>Homelessness Prevention and Housing</p>	<p>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.</p> <p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</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. 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. The facility opened in 2025, with admissions in phases. Building Futures is the sole operator, managing 29 units and prioritizing Coordinated Entry individuals. Housing Consortium of the East Bay manages the property.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/1114/Homeless-Navigation-CenterHousing-Projec</p>
<p>Homelessness Prevention and Housing</p>	<p>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.</p>	<p>6/30/2024</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The program launched November 2024, and continues to provide services to individuals experiencing crisis, related to mental health. Referrals are determined by San Leandro Police Department, and Alameda Fire Department. Cardea Health responds to all eligible calls. Since launching in 2024, the program has responded to 2,901 incidents, making 958 referrals and provided 1,158 necessities.</p> <p>Quantified outcome: Incident responses</p>	<p>Other</p>	<p>2901</p>	<p>https://www.sanleandro.org/1268/Homeless-Resource-Guide</p>

<p>Homelessness Prevention and Housing</p>	<p>Amend the Zoning Code to comply with the following legislation: AB 2162 (2018-Chiu) regarding supportive housing; AB 139 (2019-Quirk-Silva) regarding emergency shelters; and AB 2339 (2022-Bloom) regarding emergency shelters;</p> <p>Amend the Zoning Code to permit larger shelters with a use permit in zoning districts where emergency shelters are permitted.</p> <p>Additionally, review and adopt updates to the Zoning Code that allow for "low barrier navigation centers" by-right in areas zoned for mixed uses and in nonresidential zones permitting multifamily uses and conditioned on if the center meets specified requirements. (AB 101, 2019-Budget Committee).</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Completed</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>	<p>Other</p>	<p>1</p>	<p>https://sanleandro.legistar.com/LegislationDetail.aspx?ID=5967420&GUID=A8FB9DA4-D771-40A4-89B4-70D931B525B8&Options=&Search=</p>
<p>Fair Housing Services</p>	<p>Fair Housing Services and Education. Provide informational seminars to area residential real estate agents and brokers on fair housing laws and regulations.</p> <p>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.</p> <p>Provide trainings for property owners/managers on the requirements of federal and State fair housing laws to prevent discrimination.</p> <p>Provide trainings to at least 30 real estate agents and brokers annually. Provide trainings to at least 50 property owners and managers annually. 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>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City provided \$20,000 in Community Development Block Grant funding to ECHO Housing to provide fair housing counseling, training, and testing.</p> <p>Quantified outcome: fair housing investigations</p>	<p>Other</p>	<p>7</p>	<p>https://www.sanleandro.org/DocumentCenter/View/14714</p>
<p>Fair Housing Services</p>	<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.</p> <p>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>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City provided \$20,000 in Community Development Block Grant funding to ECHO Housing to conduct fair housing audits.</p> <p>Quantified outcome: Fair Housing audits</p>	<p>Other</p>	<p>12</p>	<p>https://www.sanleandro.org/DocumentCenter/View/14714</p>

<p>Fair Housing Services</p>	<p>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.</p> <p>Hold at least eight informational events during the planning period to disseminate informational materials or provide trainings to residents, prioritizing communities sensitive to displacement.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City provided \$11,770 in General Funds to Davis Street to provide Affordable Rental Housing Counseling Services.</p>	<p>Persons</p>	<p>28</p>	<p>https://www.sanleandro.org/305/Housing-Programs-Rental-Ownership</p>
<p>Fair Housing Services</p>	<p>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.</p>	<p>1/31/2026</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>In 2025, the City updated various handouts on the City website to facilitate access in multiple languages.</p>	<p>Other</p>	<p>0</p>	<p>None</p>
<p>Fair Housing Services</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>In 2024, the City drafted an Analysis of Impediments/ Affirmatively Furthering Fair Housing Plan in collaboration with the County HOME Consortium.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/DocumentCenter/View/14714</p>
<p>Fair Housing Services</p>	<p>Fair Lending. Work to promote fair lending practices throughout the city: -Ensure that low-income and minority residents have fair access to capital resources needed to acquire and maintain housing. -Prevent predatory lending through information and referrals.</p> <p>Annually conduct and publish third party review of City or regional HMDA data to identify areas of need regarding fair access to lending.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Work will begin in FY 26-27, delayed due to Housing Protections project as top priority in 2025.</p>	<p>Other</p>	<p>0</p>	<p>None</p>
<p>Affirmatively Furthering Fair Housing</p>	<p>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.</p> <p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>In progress</p>	<p>In 2025, the City provided funding to: 1) Centro Legal de la Raza to assist income-qualified tenants with housing-related legal issues, with a focus on preventing displacement; and 2) ECHO Housing to provide tenants and landlords with information regarding their housing rights and responsibilities.</p>	<p>Other</p>	<p>2</p>	<p>https://www.sanleandro.org/DocumentCenter/View/14714</p>

<p>Affirmatively Furthering Fair Housing</p>	<p>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.</p> <p>Assist at least 30 residents and landlords with fair housing services annually.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City provided funding to: 1) Centro Legal de la Raza to assist income-qualified tenants with housing-related legal issues, with a focus on preventing displacement; and 2) ECHO Housing to provide tenants and landlords with information regarding their housing rights and responsibilities.</p>	<p>Persons</p>	<p>30</p>	<p>https://www.sanleandro.org/DocumentCenter/View/14714</p>
<p>Affirmatively Furthering Fair Housing</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In 2025, the City established a new Rent Program through adoption of the Rent Registry Ordinance in April 2025 and advanced the Rent Stabilization Ordinance for adoption in early 2026. The City conducted a series of community meetings in multiple formats, locations, and languages with residents.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/DocumentCenter/View/13265</p>
<p>Affirmatively Furthering Fair Housing</p>	<p>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.</p> <p>Develop the outreach checklist by January 2026.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>In 2024, the City drafted an Analysis of Impediments/ Affirmatively Furthering Fair Housing Plan in collaboration with the County HOME Consortium.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/DocumentCenter/View/11558</p>
<p>Affirmatively Furthering Fair Housing</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>In 2024, 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.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/305/Housing-Programs-Rental-Ownership</p>

<p>Affirmatively Furthering Fair Housing</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Work will begin in FY 26-27, delayed due to Housing Protections project as top priority in 2025.</p>	<p>Persons</p>	<p>0</p>	<p>None</p>
<p>Affirmatively Furthering Fair Housing</p>	<p>Add information on fair housing laws and resources on the City's website regarding housing programs in several languages.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/305/Housing-Programs-Rental-Ownership</p>
<p>Affirmatively Furthering Fair Housing</p>	<p>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</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Work will begin in FY 26-27, delayed due to Housing Protections project as top priority in 2025.</p>	<p>Other</p>	<p>0</p>	<p>None</p>
<p>Affirmatively Furthering 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>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to provide support to the East Bay Greenway Project, which will create a continuous bike corridor from Oakland to Hayward. Staff continues to support wayfinding, business support, and programming in the Downtown and Bay Fair TOD areas. The San Leandro Downtown Community Benefit District (SLIA) facilitated community activities. The City received a grant from ACTC to prepare a Community Based Transportation Plan (CBTP) for improved multimodal circulation in the Bay Fair TOD area. The City also received a grant through MTC to plan for improved access to the Tempo BRT stations.</p>	<p>Other</p>	<p>1</p>	<p>None</p>

<p>Affirmatively Furthering 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. 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).</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Work will begin in FY 26-27.</p>	<p>Other</p>	<p>0</p>	<p>None</p>
<p>Affirmatively Furthering 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. Increase the number of grant allocations to small business owners in low-resource areas by 10 percent over 2024 baseline by 2031.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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. In 2024, based on the success of the program, the City announced a second round of security assessments and security grants to benefit small businesses in need of enhanced security measures.</p>	<p>Other</p>	<p>0</p>	<p>https://www.sanleandro.org/248/Business-Incentive-Program</p>

<p>Affirmatively Furthering Fair Housing</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Work will begin in FY 26-27, delayed due to Housing Protections project as top priority in 2025.</p>	<p>Other</p>	<p>0</p>	<p>None</p>
<p>Affirmatively Furthering Fair Housing</p>	<p>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.</p>	<p>1/31/2025</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City has facilitated the construction of housing for large households, including for projects at 903 Manor Blvd., 1199 E. 14th St., 1188 E. 14th St., 2824 Halcyon Dr., 98 Castro St., and 13489 E. 14th St. Staff analyzed housing production data to determine whether additional incentives are needed. In the first 3 years, construction was completed or permits were issued for over 66 units with 3+ bedrooms (83% of the City's goal for the planning period). An additional 285 3+ BR-units are in the City's development pipeline. The City is on pace to achieve this goal without additional incentives. The City will continue to monitor production.</p>	<p>Units</p>	<p>66</p>	<p>https://www.sanleandro.org/1300/Development-Activities</p>
<p>Affirmatively Furthering Fair Housing</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City is working with the nonprofit Abode Communities to locate funding sources 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.</p>	<p>Units</p>	<p>0</p>	<p>None</p>

<p>Energy Efficient Buildings</p>	<p>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.</p>	<p>1/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City created a webpage with information on various resources available to residents to increase the energy efficiency of their homes. The City will continue to conduct community outreach in support of energy efficiency.</p> <p>The City promotes has promoted programs and resources in a monthly newsletter and social media. Information will also be provided at future public events.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/818/Energy-Upgrade-Your-Home</p>
<p>Energy Efficient Buildings</p>	<p>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.</p>	<p>1/31/2026</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/818/Energy-Upgrade-Your-Home</p>
<p>Energy Efficient Buildings</p>	<p>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. Hold at least eight outreach events during the planning period, prioritizing low- and moderate income residents.</p>	<p>1/31/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City continues to support and promote the Bay Area Regional Energy Network's (BayREN) Efficiency and Sustainable Energy (EASE) Home program, which provides financial support for home upgrades to improve energy efficiency. The program specifically supports lower and moderate income households by limiting eligibility to household income under or at 120% AMI.</p>	<p>Other</p>	<p>1</p>	<p>https://www.sanleandro.org/818/Energy-Upgrade-Your-Home</p>

Table E										
Commercial Development Bonus Approved pursuant to GC Section 65915.7										
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved	
1				2				3	4	
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved	
Summary Row: Start Data Entry Below										

Jurisdiction	San Leandro
Reporting Period	2025 (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* Listed for Informational Purposes Only				Units that Count Towards RHNA* Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov 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*. For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes	
1					2	3	4							5		6	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	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 Moderate Income Units Converted from Above Moderate	Date Converted	Notes	
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0		

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID†	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

**Table H
Locally Owned Surplus Sites**

Parcel Identifier							Designation	Size	Notes
1	2	3	4	5	6	7			
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes			
Summary Row: Start Data Entry Below									

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								Units (Beds/Student Capacity) Granted	Notes
1			2	3	4								5	6
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	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

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.

Does the Jurisdiction have a local tenant preference policy?	Yes
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	https://ecode360.com/44062754
Notes	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.

Table L

Historical Resources

Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	Street Address/Intersection	Date of Designation	Designation Level	Historic Site Period	Areas of Significance	Parcel Size (in acres)	Notes
Summary Row:							

**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.

Total Award Amount \$ 300,000.00 *Total award amount is auto-populated based on amounts entered in rows 15-26.*

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 Constrains 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
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	15

Low	Deed Restricted	0
	Non-Deed Restricted	15
Moderate	Deed Restricted	0
	Non-Deed Restricted	15
Above Moderate		7
Total Units		52

Certificate of Occupancy Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	10
Low	Deed Restricted	1
	Non-Deed Restricted	9
Moderate	Deed Restricted	12
	Non-Deed Restricted	10
Above Moderate		217
Total Units		259