



PUBLIC REVIEW DRAFT

CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION
REPORT (CAPER)

FY 2020-2021

***ALAMEDA COUNTY
HOME CONSORTIUM***

Published August 27, 2021

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

The City of San Leandro is a U.S. Department of Housing and Urban Development entitlement city for the Community Development Block Grant (CDBG) program. For FY 2020-21, the City received an allocation of \$768,193. On March 27, 2020 the federal government adopted the CARES act. As a result of this law, in April 2020, HUD awarded the City \$451,972 in CDBG-Coronavirus (CDBG-CV) Round I funds and in October 2020, \$711,206 in Round III funds for a total of \$1,163,178 to prevent, prepare for, and respond to COVID-19. In addition, the CARES Act allowed CDBG entitlement jurisdictions to remove the cap on expenditures for public services for FY 2019-20 and FY 2020-21. The bulk of increased public service funding was allocated in FY 2020-21. This Consolidated Annual Performance and Evaluation Report covers the first year of its FY 2020-2024 HUD Five Year Consolidated Plan and includes all activities both under the City's typical annual activities along with those activities sanctioned under the auspices of the CARES Act. The City's CDBG and CDBG-CV funds were used for activities that meet the CDBG program national objective to benefit low- and moderate-income (LMI) persons. There were four categories of programs where these funds were committed: Public Services, General Administration & Planning, Improvement of Public Facilities and Housing Activities.

The City allocated its CDBG public services funds to eight subrecipients (CALICO, Davis Street Family Resource Center, SOS/Meals on Wheels, Spectrum Community Services, Building Futures with Women and Children, La Clinica de la Raza, and Asian Health Services) who provided support services to XXXXX low-income persons in need from July 1, 2020 through June 30, 2021.

The City also allocated CDBG funds to its Single-Family Housing Rehabilitation Program that provided twenty (20) income-eligible homeowner with a housing rehabilitation grant to conduct minor home repairs.

Additionally, CDBG funds supported the following: 1) the City's implementation of its ADA Transition Plan designed to modify the City's facilities to improve ADA accessibility requirements; 2) the repayment of the City's Section 108 Loan (in accordance with HUD's 20-year repayment schedule) that the City utilized to complete the construction of its senior center; and 3) to affirmatively further fair housing, who the City used CDBG funds to contract with ECHO Housing to provide fair housing services.

See Appendix A for U.S. HUD Integrated Disbursement & Information System (IDIS) Summary Reports:

- PR23 – Summary of Accomplishments
- PR03 – CDBG Activity Summary Report
- PR26 – CDBG Financial Summary Report
- PR26 – CDBG Activity Summary Report

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

In the 5-Year Consolidated Plan for 2020-2024 staff, with the assistance of HUD technical assistance, re-configured the City's identified Goals to align more directly with HUD guidance. The revisions were applied to the overall program goals, categories for the types of populations assisted, indicators for how that assistance is delivered, and units of measurement for how goals are met.

Additionally, in Table 1 below there are three goal entries that are aspirational in nature as there is no CDBG funding allocated in the current program reporting year. These goals have "other" noted as an indicator and has "0" as expected outcomes in the current planning period: Augmenting Homeless Assistance & Prevention Services, Improving Public Facilities and Infrastructure, and Increasing Economic Development Opportunities. This was done to leave open the possibility of adding these types of programs if funding becomes available in an Annual Action Plan cycle without having to amend the 5-Year Consolidated Plan.

Finally, there are not currently "goals" identified to address the City's obligation to affirmatively further fair housing. The City of San Leandro maintains an annual contract with ECHO Housing as their Fair Housing consultant. ECHO housing has been certified by HUD and maintains HUD certified staff that continue to provide education, counseling and resources to uphold Title VIII of the Civil Rights Act of 1968. Section CR-35 contains a matrix that reports on efforts identified in the City's Analysis of Impediments to Fair Housing of activities that address obstacles to access housing for all vulnerable to discrimination.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Augmenting Homeless Assistance & Prevention Service	Homeless		Other	Other	0	0		1	0	0.00%
Improving Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	9500	0	0.00%			
Improving Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		1	0	0.00%
Increasing Economic Development Opportunities	Non-Housing Community Development		Other	Other	0	0		1	0	0.00%
Producing & Preserving Affordable Housing Opportunities	Affordable Housing Homeless	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	0	0.00%	20	0	0.00%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Providing Enhanced Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	19980	0	0.00%	3500	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

After an extensive survey that prompted a significant public response, multiple public meetings, and two public hearings in front of the City Council where public comment on the 5-Year Consolidated Plan draft document was taken, the following priority needs and goals to address those priority needs were adopted by the City of San Leandro. The priorities identified are as follows:

1. Affordable Housing
2. Homeless Assistance and Prevention Services
3. Community Development Needs – Public Services
4. Community Development Needs – Public Facilities
5. Community Development Needs – Economic Development
6. COVID-19 Pandemic Response

The goals to address those priority needs are as follows:

1. Producing and Preserving Affordable Housing Opportunities
2. Providing Enhanced Public Services
3. Improving Public Facilities and Infrastructure
4. Increasing Economic Development Opportunities
5. Augmenting Homeless Assistance and Prevention Services

The first priority need and goal to address that need identified by all parties in the City leadership and public comments was the need to expand and preserve affordable housing opportunities. Other needs identified in priority order include addressing the expanding homelessness crisis, providing public services, addressing the capital infrastructure needs of the City’s public facilities, and economic development. At the end of the planning period for this document, providing a programmatic structure for COVID-19 pandemic response was added as a goal to this document but is by all means not a low priority of the City.

There are multiple reasons why the City does not use CDBG funds for the top two priorities identified: increasing the supply of affordable housing and addressing the homeless crisis. First, there are significant costs associated with constructing affordable housing for the general population and supportive housing for the formerly homeless population. The funding available in the City’s annual CDBG allocation are not enough to meaningfully commit to an affordable housing development. In addition, the statutory hurdles and documentation requirements of CDBG funding is too steep for the amount of funding that can be provided. Second, there is significant staffing infrastructure needed to provide the programmatic review and project management of these types of financing products by Cities. Staffing attrition and City priorities to reduce costs of operation mean that staffing is not sufficient to meaningfully carryout many of these identified goals.

City staff have successfully implemented an affordable housing preservation program via the Owner-occupied Minor Home Rehabilitation program that continues to have high demand. Additionally, the City's Public Services program was significantly expanded under the auspices of the CARES Act and was successful in supporting critical human service agencies providing meals to the City's low income seniors and disabled community, domestic violence support services, and mental health services.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	0
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	0
Hispanic	0
Not Hispanic	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City of San Leandro is one of the most diverse cities in Alameda County. There is no one ethnic group constituting a majority in the City's population. Reporting on the race and ethnicity of families and persons assisted by CDBG funds is required by HUD. It is also important to the City to track who is receiving this funding to understand the needs of the population. Given that HUD's reporting requirement follows the U.S. Census on how it counts the racial and ethnic composition of a population, the City of San Leandro collects much more information than is reflected in the Table 2 above. Specifically, Table 2 does not report the information collected on the mixed-race population that receive services from the City's CDBG-funded services. Note that the City requires that services are provided to anyone in need and who is qualified to receive those services regardless of their race or ethnicity.

Additionally, this data does not reflect the racial or ethnic data of those programs that are funded by non-Federal City grants.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,385,882	
CDBG-CV	public – federal		

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-Wide	100		

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG: In FY 20-21 the City received a allocation of \$768,193. In addition, the FY 20-21 Annual Action Plan identified \$617,689 in unused prior year funds that had been programed in FY 20-21. The total amount of available from these two sources was \$1,385,882.

In response to the Coronavirus Pandemic (COVID-19), the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136 was adopted and authorized on March 27, 2020. As a result, the U.S. Department of Housing and Community Development (HUD) suspended the public services cap typically applied to Community Development Block Grants. Given the gravity of need and the ability to do so under the auspices of the CARES Act, the City used a portion of these funds to address public service needs in response to COVID-19.

HOME Program: The City participates in the Alameda County HOME Consortium, which is made up of Alameda County cities (including unincorporated cities), excluding Berkeley and Oakland. The City receives HOME funds via a formula allocation through the Consortium. A portion of those funds are used for administrative overhead that covers staff costs. The rest of the funds are intended for housing projects. Since the City’s annual allocation is not typically large enough to be used for a HOME eligible housing program, Consortium cities have historically pooled their funds so that they can be used on a competitive and/or rotating basis among member cities.

In FY 20-21, the City was allocated \$238,792 through the Alameda County HOME Consortium of which \$13,684 was used to cover the City’s staff administrative overhead. Of the remaining balance of \$225,128, a final reimbursement to the HOME construction pool in the amount of \$57,710 was subtracted from this remaining balance. Given this, there was \$167,418 in HOME funds available for use by the City in FY 20-21. In response to the COVID-19 pandemic, the Alameda County HOME consortium

increased its existing Tenant Based Rental Assistance (TBRA) Program that had an established contract with ECHO housing. At about the same time the TBRA Program launched, around December 2020, federal stimulus funds for Emergency Rental Assistance Programs administered via the U.S. Treasury were approved. After a rocky start-up of the expanded TBRA program, Alameda County switched course and ended the contract with ECHO housing to work with an entity had the capacity to manage program that was orders of magnitude larger (~\$1.8M vs. \$61.8M). After accounting for a small amount of rental assistance funds that were awarded to San Leandro households by Alameda County under this TBRA program, the City of San Leandro had a total of \$132,271 in HOME funds remaining at the end of FY 20-21.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Following is a summary from City of San Leandro CDBG subrecipients who reported how their agency leveraged CDBG funds:

- Building Futures with Women and Children received operating grants totalling \$778,254 from a number of sources including Alameda County, HUD, foundations, community organizations and individual donors.
- CALICO received a grant from the Alameda County Social Services Agency in the amount of just over \$60,000, including \$7,700 to provide on-site support services to caregivers;
- CALICO also received the following grants and donation in FY 20-21
 - \$17,500 from the In-N-Out Foundation to support its family advocate program;
 - \$20,000 for general support from the Adobe Foundation;
 - \$110,000 from individual donors during a direct mail appeal;
- Davis Street Family Resources received a grant from the Alameda County Social Services Agency in the amount of \$24,000;
- ECHO Housing received \$436,594 in program funding to administer Fair Housing and other tenant and homeownership services from the following jurisdictions: Alameda, Berkeley, Hayward, Oakland, Union City, Alameda County, Contra Costa and Monterey Counties in addition to other jurisdictions in those counties;
- Family Violence Law Center CDBG funds assisted with leveraging the Legal Department budget totalling over \$1.3M;
- SOS/Meals on Wheels received significant funding that augmented their food distribution services to home-bound Senior Citizens in Alameda County
 - Stupski Foundation = \$66,000
 - Individual and Corporate Donations = \$137,000
 - Contracts with Alameda County = \$1.7M
 - Alameda County Supervisor Wilma Chan = \$20,000
 - Fremont Bank = \$5,000
 - Safeway Foundation = \$75,675
 - Combined small grants and donations in the amount of = \$75,000
 - Meals on Wheels of America Association = \$27,00

HOME Match

HUD requires that Cities that receive HOME funds provide matching funds for all HOME fund expenditures awarded since 1993. HUD requires that the HOME funds must be matched with an equivalent to twenty-five percent of the total amount of funds expended in the fiscal year. Historically, the City has exceeded the required HOME match. HUD allows for match funds to be accumulated from one year to the next. To date the City of San Leandro has exceeded its HOME match requirements. The City reports this in the annual HOME Match Report in the HOME Consortium CAPER submitted annually by Alameda County.

Local Resources

The City also appropriated \$86,000 in local General Funds to the following programs in FY 2020-21. These programs assist the City in addressing the affordable housing, homelessness, and community development needs of the City, as identified in the City's FY 2020-2024 Five-Year Consolidated Plan.

- \$11,000 to Davis Street Family Resource Center to provide affordable housing services to City residents.
- \$45,000 to Centro Legal de la Raza to provide San Leandrans with tenant and landlord legal services and know your rights workshops in addition to a subcontract to ECHO Housing to provide information & referral, counseling and mediation/conciliation services.
- \$44,800 to Bay Area Affordable Homeownership Alliance (BAAHA) to administer and monitor the City's First-Time Homebuyer Program.
- \$25,000 to Building Futures with Women and Children to provide emergency food and housing to homeless women and children in addition to social support services.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units		
Number of non-homeless households to be provided affordable housing units		
Number of special-needs households to be provided affordable housing units		
Total		

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance		
Number of households supported through the production of new units		
Number of households supported through the rehab of existing units		
Number of households supported through the acquisition of existing units		
Total		

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The most significant barrier for the City of San Leandro in recent years is the dissolution of the Redevelopment Agency and its related loss of affordable housing financing support. In the five years from 2006 to 2011 the City, on average, had just under \$3 million annually for its affordable housing program that included first time homebuyer loans and new affordable housing production. There have also been substantial reductions in grant amounts and uncertainty with regard to the CDBG and HOME programs in the last five years that have also impeded the City's ability to meet its housing and community development goals.

There are multiple reasons why the City does not use CDBG funds for increasing the supply of affordable housing and addressing the homeless crisis. First, there are significant costs associated with constructing

affordable housing for the general population and supportive housing for the formerly homeless population. The funding available in the City's annual CDBG allocation are not enough to meaningfully commit to an affordable housing development. In addition, the statutory hurdles and documentation requirements of CDBG funding is too steep for the amount of funding that can be provided. Second, there is significant staffing infrastructure needed to provide the programmatic review and project management of these types of financing products by Cities. Staffing attrition and City priorities to reduce costs of operation mean that staffing is not sufficient to meaningfully carry out many of these identified goals.

Discuss how these outcomes will impact future annual action plans.

The City continues to prepare its annual action plans based on projected decreases in funding levels.

There are significant efforts both regionally and at the State level to address decreased funding for affordable housing development. The 2017-18 Regular Session of the California State Legislature passed one bill (of many other housing-related legislation) sought to generate--and distribute directly to cities-- funds for new affordable housing production. The Building Homes and Jobs Act (SB 2, Atkins 2017) established a permanent source of funding for affordable housing through a \$75 fee on real estate document filings. In FY 20-21 the City received its first entitlement from the resulting program "Permanent Local Housing Allocation" in the amount of just under \$350,000 from filing fees during calendar year 2019.

The statewide Greenhouse Gas Reduction Fund's Affordable Housing and Sustainable Communities program is a competitive funding program that encourages collaboration between affordable housing developers, jurisdictions and transit agencies to fund affordable housing development and transportation infrastructure and amenities. City staff will continue encouraging affordable housing developers and area transit agencies to collaborate in an application to AHSC for funding when a viable and competitive housing and transportation development is ready to move forward.

Alameda County Measure A-1 was a voter-approved initiative authorizing a \$580 million general obligation bond to invest in regional efforts to address the lack of affordable housing. The City of San Leandro had a base allocation of these funds in the amount of over \$10 million. A-1 funds are specifically designated for affordable rental housing development with the goal of creating and preserving affordable housing. City staff committed \$4 million of these funds to Parrott Street Apartments, a 62 unit affordable rental apartments on San Leandro Boulevard across the street from the San Leandro BART stations. Additionally, Parrot Street Apartments secured funding through the county-wide competitive pool for affordable housing development allowing it to proceed in applying for LIHTC funding. The remaining City A-1 funding allocation were combined with the City's Low/Mod Housing Asset fund and the City released a Request for Proposals in February 2021. The non-profit affordable housing developer, Abode Communities of Los Angeles (not to be confused with Abode Services of Fremont, CA), was awarded \$7M for a 72 unit affordable housing development located at 15101 Washington Avenue. Other programs supported by Alameda County A-1 funds include a first-time

homebuyer down payment assistance program called “AC Boost,” a housing preservation program called “Renew AC” that assists senior citizens, people with disabilities, and other low-income home owners to remain safely in their homes, and “AC Housing Secure” that supports legal assistance to low income tenants and landlords.

City staff continue to monitor developments in these regional and state funding initiatives and will work to position affordable housing and community development projects in the City to be competitive in applying for those funding resources.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

Housing Rehabilitation Program: In FY 20-21 Rebuilding Together’s Housing Rehabilitation Program completed 20 housing rehabilitation grants allocated to low-income HHs including 19 HHs with either extremely low- and low-income senior citizens and/or disabled persons. The repairs that received grants in FY 20-21 included the installation of ADA grab bars, ramps & other accessibility improvements, plumbing repairs & fixture replacements, porch railing installments & dry rot repairs, replacement of water heater furnace, interior and exterior painting, weatherization of windows or replacement with new dual glaze, roof repairs and/or replacement, energy efficiency upgrades, code enforcement related yard clean-up and/or fence repair/replacement, and earthquake retrofits. The goal of this program is to preserve existing affordable ownership housing for low- and moderate-income HHs & to allow senior citizens to age in place if desired.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

The following section's narrative is from the FY 19-20 CAPER and will be updated for FY 20-21 when that information is available.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

HOME Consortium jurisdictions continued their outreach to unsheltered persons in FY 19-20. Abode's mobile outreach team covers all of South and East County and works closely with the human services and law enforcement departments of the cities to identify and contact unsheltered persons. In the last program year, Abode's outreach team reached 813 persons, and helped 20 homeless persons find permanent housing. Street outreach worked with law enforcement in Fremont, Livermore, Hayward and Oakland to focus on chronically homeless persons whom law enforcement had identified as highly vulnerable and having particularly problematic street behavior. The City of Albany continued to fund the Berkeley Food and Housing Project to conduct outreach in its jurisdiction, serving 37 individuals including helping 27 to achieve positive housing outcomes with rapid rehousing. Building Futures with Women and Children to conduct street outreach through the Coordinated Entry System (CES), serving 350 individuals. The City of Hayward continued funding the Alameda County Impact program, which provides outreach and housing services to individuals identified as "high users" of county and city emergency services. Making over 600 outreach contacts, the AC Impact program provided ongoing housing and services for 12 residents in FY 2019-2020, exceeding their goal of 10. Hayward also funds an economic development program, Downtown Streets Team, that provides job training and work experience in conjunction with housing services for individuals experiencing homelessness. The Downtown Streets Team partners individuals experiencing homelessness with work opportunities while providing education, employment, and housing services. The program received an extension in FY 19-20 due to the COVID-19 pandemic, at the end of the year they had served 37 individuals on the Work Experience Team.

Addressing the emergency shelter and transitional housing needs of homeless persons

Year-round emergency shelter capacity within the HOME Consortium during FY 19-20 consisted of 79 beds for families with minor children and 235 beds for single adults. The overall transitional housing capacity in the HOME consortium jurisdictions is lower than last fiscal year. It consists of 28 beds for families and 94 for unaccompanied adults. Of the 94 beds for adults, 71 of those are grant per diem beds restricted to Veterans. During the rainy season, warming station shelters operated in Alameda (30), Fremont (36 beds), Hayward (25 Beds), Livermore (25 beds), Castro Valley (50) and San Leandro (35 beds). Castro Valley Shelter added new capacity this year.

The City of Hayward leveraged CDBG funds along with State funds, the City's General Fund, and private donations to open a Housing Navigation Center in November 2019. The 45-bed Housing Navigation Center provides shelter and individualized housing services for individuals experiencing homelessness. Administered by Bay Area Community Services (BACS), staff conduct outreach in local encampments and partner with law enforcement to identify individuals in need of services. Since its opening in November, 47 individuals have successfully exited the Navigation Center to permanent housing.

In addition, Alameda County, with funding from the State's Project Roomkey program, has made more than 1,000 hotel rooms available for homeless and at-risk households in response to COVID-19.

The majority of the Continuum of Care's homeless population continues to be unsheltered (79% as of the January 29, 2019 Point-In-Time Count). The strategy for meeting this need is twofold: 1) Move unsheltered people directly from the streets to permanent housing without a shelter stay. Abode's outreach program has had success in housing 3 times as many people from the streets as the prior year. 2) Try and resolve persons' homelessness more quickly, especially in transitional housing, so that each bed is used to support multiple people throughout the year. Unfortunately, lengths of stay have increased in both shelter and transitional housing. Time spent homeless has decreased from 208 days last year to 192 days this year.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Continuum of Care is working with a number of publicly funded institutions of care to ensure that persons are not discharged into homelessness. The Realignment Housing Program has housing specialists work with persons in the County jail on their housing needs prior to their release date and is funded by Alameda County Probation Department to rapidly rehouse those who are or could become homeless. It also participated actively in the Youth Transitions Planning partnership funded by Health and Human services (HHS) to ensure that no transitional age youth aging out of foster care exits to homelessness. The partnership works to coordinate the foster care and McKinney funded housing resources to ensure youth do not fall out of housing.

Alameda County is a "housing first" Continuum of Care. All funded programs prioritize finding clients permanent housing as quickly as possible without any clinical pre-conditions, such as sobriety, medication compliance or utilizing a shelter or transitional housing program first. We continue to expand Rapid Rehousing and Permanent Supportive Housing (PSH) throughout the county. Rapid Rehousing beds increased from 549 in 2019 to 633 in 2020. Likewise, county-wide PSH went from 2,376 beds in 2019 to 2753 in 2020. VASH vouchers increased from 35 in 2019 to 325 in 2020. Measure A1

funding has been committed to 46 projects and 1003 units targeted to homeless households within those projects.

For several years, the City of Hayward has used part of its HOME allocation to fund Project Independence, an Abode Services program that provides tenant-based rental assistance (TBRA) to emancipated transition-age youth (ages 18-24). Hayward's HOME funds provide rental subsidies to program participants, who also receive wrap-around services from Abode. In FY 2019-2020, the program served 27 households, for a total of 45 individuals, including the dependent children of program participants. The City of San Leandro plans to add their HOME funding for FY 20-21 to the tenant based rental assistance program managed by Alameda County.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Alameda County is building a Housing Crisis Response System that prevents homelessness whenever possible, provides dignified homeless safety net services, and maintains people in permanent homes with ongoing subsidies and services. The Coordinated Entry System (CES) is the front door and central organizing feature of the Housing Crisis Response System. The purpose of Coordinated Entry is to quickly assess the needs of people in crisis, connect them to available support, and track the outcomes and performance of the system. Coordinated Entry provides a standard and transparent way for the Housing Crisis Response System to effectively identify people in Alameda County who are experiencing a housing crisis and assess their needs, then prioritize and match them to the most supportive services and housing programs for which they are eligible. To do this, EveryOne Home manages a Countywide By-Name-List, which is maintained in HMIS and governed by all applicable privacy and security policies. Coordinated Entry is the Continuum of Care's primary focus for bringing an end to chronic homelessness. According to the 2019 Point-In-Time Count, the number of persons experiencing chronic homelessness has increased from 1,652 in 2017 to 2,236 in 2019. That is an increase of 35% in total people even though the chronically homeless remain just under 30% of the overall homeless population. As of August 1, 2018, all PSH units are filled using the Countywide By-Name-List (BNL). Eventually housing navigation, emergency shelter, transitional housing, rapid-rehousing, and tenancy sustaining services will also be resources matched to the highest priority household based on need, length of time homeless, and other vulnerability factors.

Operation Vets Home is the collaborative Continuum-wide effort to bring an end to veteran homelessness. Members consist of VA staff, veteran housing providers, and CoC staff. Other providers and elected officials participate sporadically. The group worked a By-Name-List of homeless veterans since the fall of 2015. As of September 2020, the BNL for homeless veterans stands at 548 individuals.

Vets remain under 10% of the total homeless population, but the numbers grew in proportion to the overall growth in numbers. The number of chronically homeless vets is greater than last year even with increased VASH vouchers.

The HOME Consortium has also expanded resources for families experiencing homelessness and seen the number of homeless families drop by 63% from 462 in 2013, to 324 in 2015, to 270 in the 2017, then to 170 in the 2019 Point-In-Time Count. While families make up only 6% of the Point-In-Time Count, they make up 22% of homeless people served by the housing crisis response system over the course of the year. This difference indicate that families stays in homelessness may be shorter than unaccompanied adults and that our system resources are better matched to the needs of families. Providers within the Consortium have also been awarded funds to rehouse homeless families on TANF using money from the State of California award to the County Social Service Agency. ESG funds and County general funds are also assisting families.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

San Leandro does not have a Housing Authority. The Housing Authority of the County of Alameda (HACA) that serves all cities in Alameda County does not have any public housing sites in San Leandro. HACA does administer the Section 8 Voucher program and the Shelter Plus Care certificate programs. As of June 2021, there are 1,299 vouchers and 14 Shelter Plus Care certificates being utilized by San Leandro residents.

City continued to support Housing Authority of the County of Alameda (HACA) to ensure adequate outreach to minority, limited-English proficiency, and special needs populations regarding the availability of public housing and Section 8 vouchers.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable.

Actions taken to provide assistance to troubled PHAs

Not applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City continues to work towards eliminating housing constraints that are identified in its California State-certified Housing Element of the General Plan that serve as barriers to affordable housing.

The first year of “Building Homes and Jobs Act” Planning Grants Program (SB 2, Atkins 2017), the State provided funding for the City to evaluate the General Plan and Zoning Ordinance. The City proposed to develop objective design and development standards intended to stimulate high quality multi-family residential and mixed-use development. The Multi-Family Development Standards Project will establish new objective design and development standards for each Zoning District that accommodates multi-family and/or mixed-use development. Objective standards will provide property owners and developers with greater predictability and will help streamline the development review process in accordance with recent changes in state law. The project is currently reviewing design options that can serve as housing prototypes. Those prototypes will then be used to update building design standards that are acceptable to the community. The intent of this project is to signal to housing developers what the City wants to see in their proposed multi-family residential and mixed-use developments thereby creating predictability and saving time in the entitlement process. Other steps of this project include an analysis and assessment of the design prototypes that will result in a Development Constraints Memo and Site Test Fit evaluation. The Multi-Family Development Standards project is scheduled to advance to public hearings for consideration of Zoning Amendments in the fall/winter of 2021.

The City Council approved an update to the General Plan (2035 General Plan) in September 2016. Key features of the updated General Plan included increasing mixed use and residential density particularly in the City’s projected growth center downtown. Additionally, the General Plan created new land use categories which allow for higher density residential/mixed use development on affected industrially zoned parcels that are in close proximity to the San Leandro BART Station (Industrial Transition Land Use) and parcels near the Bay Fair BART station (Bay Fair TOD Land Use).

The City also updated its Zoning Code in September, 2016, as an effort to create more flexibility to meet market demands while ensuring compatibility with existing neighboring uses. The 2016 Zoning Code update brought the zoning in certain areas of the City into conformance with both the 2007 Downtown Transit Oriented Development Strategy and 2035 General Plan Update. The Code was further modernized in March 2020 with a re-chaptering to make the Code more accessible and user-friendly, including the addition of new hyperlinks and cross-references of state statutes. This update also included codifying the State’s Accessory Dwelling Unit requirements.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Despite the difficulties of securing available adequate funding resources in meeting the City's underserved needs, the City addresses the underserved needs through the following: 1) Fostering and Maintaining Affordable Housing, and 2) Eliminating Barriers to Affordable Housing.

Fostering and Maintaining Affordable Housing

- The City has regulatory agreements that require annual monitoring of approximately 620 Below-Market Rate (BMR) rental units (funded and/or regulated by the City) for tenants earning between 30% and 120% of the Area Median Income. Additionally, the City regulates over 50 inclusionary BMR home ownership units.
- City staff continues to respond to inquiries from private and non-profit developers to acquire property and rehabilitate or construct new affordable rental units. This includes collaborating with Eden Housing to construct a new 62 unit affordable housing development and Abode communities to construct a new 72 unit affordable housing development.
- The City's Housing Rehabilitation Program provided funding to twenty (20) single-family owner-occupied home (See details in CR-20 – Affordable Housing). The program continues to preserve and improve the City's existing housing stock and assist senior homeowners with having the option to age-in-place.
- The City's Rent Review Program, which is supported by staff funded by City General Funds, provides a non-binding arbitration board that reviews eligible rent increase cases in San Leandro. Recent statewide legislation (AB 1482, The Tenant Protection Act of 2019) limited rent increases to 5% + CPI, or 10% whichever is lower. In FY 20-21 the sanctioned allowable rent increase in the State of California was <7% which triggers the City's Rent Review Ordinance therefore there were no cases heard by the City's Rent Review Board.

Eliminating Barriers to Affordable Housing

- The City's CA State-certified Housing Element of the General Plan identifies barriers to affordable housing and establishes "Goal 58: Elimination of Housing Constraints," that identifies policies and actions with implementation strategies to eliminate those barriers. These policies include amending zoning regulations, streamlining permitting procedures, evaluating development fees, providing a customer-friendly environmental, resolving design issues, and correcting infrastructure deficiencies and soil contamination.
- The City's Analysis of Impediments to Fair Housing Choice was updated in January 2020 and will be implemented under the City's FY 2020-2025 HUD Five-Year Consolidated Planning period (July 1, 2020 through June 30, 2025). The Analysis of Impediments to Fair Housing from February 2015 examined various indicators of discrimination and recommended actions that the City could take to address discrimination. See below--Table 1: City of San Leandro's Efforts to Affirmatively Further Fair Housing in the Jurisdiction—for more details.

The City provides Chinese- and Spanish-translated affordable housing programs/services brochures to the members of the public. These translated documents are also posted on the City website.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

As required by the Environmental Protection Agency (EPA), the City Building & Safety Services Division requires contractors to be EPA-lead certified before they can obtain necessary City building permits and before they can work on homes built prior to 1979.

The City's Housing Rehabilitation Program provides lead-based paint awareness and information literature in each application packet requesting for housing rehabilitation grants. Testing is always performed on homes when there are children ages 7 years old and under living in them. The City utilizes lead abatement contractors in addition to general contractors when appropriate to perform the necessary repairs. Similarly, the program requires EPA certificates from its general contractors certifying their training with regard to lead-based paint.

The City informs tenants of lead-based paint and complies with both new EPA law on lead and renovation as well as with applicable HUD lead-based paint hazard reduction guidelines and regulations when it uses federal funds, such as HOME funds, for acquisition and rehabilitation of apartments for preservation or maintenance of affordable housing.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City's strategy to reduce the number of households with incomes below the poverty line is to fund programs that assist people to achieve economic independence and to preserve and build affordable housing. In FY 20-21, and under the auspices of the 2020 CARES Act that removed the public services cap for this FY, the City expanded its use of CDBG funds to support an increased number of contracts (from six to ten) with non-profit agencies to provide social services programs to help thousands of individuals reach personal and economic sustainability.

Among these grant recipients is Davis Street Family Resource Center (Davis Street), which has an Employment and Housing Assistance Program designed to assist clients to become job ready and/or secure employment and housing. Davis Street employment and housing specialists meet one-on-one with working poor families to define their employment goals, training needs, and housing goals. Davis Street's Employment Counseling program is designed to assist clients in securing employment and empowering clients to obtain further training and education to improve their job marketability. Lastly, Davis Street's onsite computer lab provides clients with computers and free Internet access, which clients can use to search for employment opportunities and prepare their cover letters and resumes.

Building Futures with Women & Children (BFWC) receives City General Funds to provide supportive services to homeless women and children at its emergency shelter, known as the San Leandro Shelter. In FY 2020-2021, BFWC provided emergency shelter and supportive services, which included XXXX

bednights, of which XXX bednights were directly supported by the City of San Leandro. There were XXXXX meals for XX homeless women and XX children in crisis. All XX clients received access to health care and group sessions which help to advance essential skills, such as employment strategies, money management, housing strategies, parenting skills, and other basic life skills. Out of these XX women and children served, XX exited to safe and stable permanent housing.

The ongoing preservation and monitoring of 620 below-market rate rental units is also an anti-poverty strategy because the City maintains HUD rent limits for extremely low-, very low-, low-, and moderate-income people and for special populations like seniors and the disabled. Finally, Davis Street continues to help place prospective and income-qualified tenants into available BMR rental units and provide affordable housing search assistance to prevent homelessness.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City coordinates with other City departments, social service agencies, other cities, and the County of Alameda to enhance the delivery of services and housing through the CoC Council. The City supports Alameda County CoC Council and participates in meetings regularly to enhance coordination with other jurisdictions and countywide social service agencies. The City also works closely with the Alameda County Housing and Community Development Department to adopt and provide support for its Alameda County EveryOne Home Plan to end chronic homelessness.

On September 19, 2016, the San Leandro City Council passed a Minimum Wage Ordinance that accelerates implementation of the statewide minimum wage requirements in San Leandro. There was an implementation schedule adopted and as of July 1, 2020 the Minimum Wage in San Leandro is \$XX per hour.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

As noted earlier, in FY 20-21 under the auspices of the 2020 CARES Act that removed the public services cap for this FY, the City expanded its use of CDBG funds to support an increased number of contracts (from six to ten) with non-profit agencies to provide social services programs to help thousands of individuals reach personal and economic sustainability.

In addition, the City participates in the HOME Consortium (HOME TAC) with six (6) other cities and the County of Alameda.

The City also supports the Housing Authority of the County of Alameda (HACA) to operate the Section 8 Rental Assistance Program within San Leandro.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The following matrix summarizes the City of San Leandro’s efforts to Affirmatively Further Fair Housing in the jurisdiction. The matrix lists the policies and actions identified in the Alameda County HOME Consortium Analysis of Impediments to Fair Housing Choice (AI). The City of San Leandro’s Housing Division staff continues its work to affirmatively further fair housing in the jurisdiction. The matrix identifies policies and actions taken advance those policies with the goal or removing impediments to housing choice. The matrix identifies and quantifies City staff or City-funded programs that carried out those activities from the AI in FY 2020-21.

City of San Leandro

Activities to Affirmatively Further Fair Housing FY 2020-21

Fair Housing Goal and Activities	Contributing Factor Addressed	Fair Housing Issues/Impediments	Metrics & Milestones	Time Frame	Accomplishments in FY 20-21
Regional Goal #1: Fair Housing Promote Fair Housing Enforcement and Outreach					
Activity 1.a: The participating jurisdictions will continue to contract with fair housing service providers to educate home seekers, landlords, property managers, real estate agents, and lenders regarding fair housing law and recommended practices, including the importance of reasonable accommodation under ADA; to mediate conflicts between home seekers, landlords, property managers, real estate agents, and lenders; and to continue fair housing testing and audits.	<ul style="list-style-type: none"> Lack of local private fair housing outreach & enforcement 	<ul style="list-style-type: none"> Fair Housing Outreach & Enforcement 	Allocate approximately \$10,000 in CDBG funds over next five-year AI period to fund Fair Housing service provider with expertise in providing these services.	Ongoing, PY 2020 to PY 2024	
Activity 1.b: Participating jurisdictions will seek ways to increase resident access to fair housing services, such as improved marketing of services, improved landlord education, and improved tenant screening services to avoid owner bias.	<ul style="list-style-type: none"> Lack of resources for fair housing agencies and organizations Lack of local public (local, state, federal) fair housing enforcement 	<ul style="list-style-type: none"> Fair Housing Outreach & Enforcement 	Improve and maintain information and links to resources on City's website on fair housing and relevant state legislation.	Ongoing, PY 2020 to PY 2024	

City of San Leandro

Activities to Affirmatively Further Fair Housing FY 2020-21

Fair Housing Goal and Activities	Contributing Factor Addressed	Fair Housing Issues/Impediments	Metrics & Milestones	Time Frame	Accomplishments in FY 20-21
<p>Activity 1.d: Participating jurisdictions will continue to fund housing placement services for people with disabilities to assist them in finding accessible housing (i.e., CRIL, DCARA, County's online application/website).</p>	<ul style="list-style-type: none"> • Access to publicly supported housing for persons with disabilities • Lack of affordable, integrated housing for individuals who need supportive services 	<ul style="list-style-type: none"> • Disability & Access 	<p>Provide funding to support services to those eligible for affordable housing and who are in need of assistance to access affordable housing, including people with disabilities.</p>	<p>Annually from PY 2020 through PY 2024</p>	
<p>Activity 1.e: Participating jurisdictions will provide financial assistance to clinics that provide free or reduced cost legal services for low-income rental households facing barriers to affordable housing.</p>	<ul style="list-style-type: none"> • Displacement of residents due to economic pressures • Source of income discrimination • Lack of local private fair housing outreach & enforcement • Lack of local fair housing enforcement • Lack of local public (local, state, federal) fair housing enforcement 	<ul style="list-style-type: none"> • Segregation • Publicly supported housing • Fair housing outreach & enforcement 	<p>Provide funding to support legal services to low – and moderate-income households in need of support to maintain housing or to enforce tenants’ rights.</p>	<p>Annually from PY 2020 through PY 2024</p>	

City of San Leandro

Activities to Affirmatively Further Fair Housing FY 2020-21

Fair Housing Goal and Activities	Contributing Factor Addressed	Fair Housing Issues/Impediments	Metrics & Milestones	Time Frame	Accomplishments in FY 20-21
Regional Goal #2: Jurisdiction Policies Maintain, improve, and implement local policy that supports affordable housing and fair housing.					
Activity 2.a: Participating jurisdictions with an existing rental stabilization program will take actions to continue to maintain the program and make improvements, as needed.	<ul style="list-style-type: none"> • Displacement of residents due to economic pressures 	<ul style="list-style-type: none"> • Segregation • R/ECAPs • Disproportionate housing needs 	Continue to implement and enforce mobile home space rent stabilization ordinance (adopted July 2019).	Ongoing, PY 2020 to PY 2024	
Activity 2.b: Participating jurisdictions will promote fair housing laws (e.g.: AB 1482, Chiu 2019), and to the extent required by any other new laws.	<ul style="list-style-type: none"> • Displacement of residents due to economic pressures 	<ul style="list-style-type: none"> • Segregation • R/ECAPs • Disproportionate housing needs 	Regularly update City's website with user friendly information and links to resources on new state legislation and about how new state laws intersect with City's existing tenant protection ordinances.	Ongoing, PY 2020 to PY 2024	
Activity 2.c: Participating jurisdictions will periodically review their existing inclusionary housing in-lieu fees and/or housing impact fees and jobs-housing linkage fee programs if applicable, to maximize number of units in a manner consistent with current housing market conditions and applicable law.	<ul style="list-style-type: none"> • Lack of affordable housing 	<ul style="list-style-type: none"> • Disproportionate housing needs 	Review and propose updates to the City's existing Inclusionary Zoning ordinance.	Ongoing, PY 2020 to PY 2024	

City of San Leandro

Activities to Affirmatively Further Fair Housing FY 2020-21

Fair Housing Goal and Activities	Contributing Factor Addressed	Fair Housing Issues/Impediments	Metrics & Milestones	Time Frame	Accomplishments in FY 20-21
<p>Activity 2.d: The participating jurisdictions will continue to pursue modifications of current zoning and other local policies regulating housing development that pose a direct or indirect constraint on the production of affordable housing.</p>	<ul style="list-style-type: none"> • Land use and zoning laws • High cost of developing affordable housing 	<ul style="list-style-type: none"> • Disproportionate housing needs 	<p>Continue to evaluate and update existing zoning to ensure compliance with state-mandated streamlining requirements (e.g.: ADU, area planning, objective design standards)</p>	<p>Annually from PY 2020 through PY 2024</p>	
<p>Activity 2.e: Participating jurisdictions will continue to aim to implement the programs described in their Housing Elements within the current Housing Element planning period.</p>	<ul style="list-style-type: none"> • Lack of affordable housing 	<ul style="list-style-type: none"> • Disproportionate housing needs 	<p>Continue to implement the programs described in the City’s Housing Element; continue to submit Annual Progress Report by the required reporting deadline.</p>	<p>Annually from FY 2020 through FY 2024</p>	

City of San Leandro

Activities to Affirmatively Further Fair Housing FY 2020-21

Fair Housing Goal and Activities	Contributing Factor Addressed	Fair Housing Issues/Impediments	Metrics & Milestones	Time Frame	Accomplishments in FY 20-21
<p>Activity 2.f: Participating jurisdictions will continue to incorporate these Regional Analysis of Impediments (AI) goals into their 5-Year Consolidated and Annual Action Plans.</p>	<ul style="list-style-type: none"> • Lack of affordable housing • Displacement of residents due to economic pressures • Lack of resources for fair housing agencies and organizations • Access to publicly supported housing for persons with disabilities 	<ul style="list-style-type: none"> • Segregation • R/ECAPs • Disproportionate housing needs • Disability and access • Access to opportunities • Fair housing outreach and enforcement 	<p>Incorporate these Regional AI goals into City 's 5-y ear Con Plan.</p>	<p>Incorporation into the Con Plan will be completed by 5-Year Con Plan adoption, and updated annually from PY 2020 through PY 2024</p>	
<p>Activity 2.g: The participating jurisdictions will continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals.</p>	<ul style="list-style-type: none"> • Lack of affordable housing • Displacement of residents due to economic pressures • Lack of resources for fair housing agencies and organizations • Access to publicly supported housing for persons with disabilities 	<ul style="list-style-type: none"> • Segregation • R/ECAPs • Disproportionate housing needs; disability and access • Access to opportunities • Fair housing outreach and enforcement 	<p>Continue to prepare a CAPER that evaluates the progress toward Regional AI goals.</p>	<p>Annually from FY 2020 through FY 2024</p>	

City of San Leandro

Activities to Affirmatively Further Fair Housing FY 2020-21

Fair Housing Goal and Activities	Contributing Factor Addressed	Fair Housing Issues/Impediments	Metrics & Milestones	Time Frame	Accomplishments in FY 20-21
Activity 2.h As needed, participating jurisdictions will work together to continue to commission market-based surveys of current market-rate rents in the Oakland-Fremont HUD FMR Area (Alameda and Contra Costa Counties) in an effort to seek adjustment to HUD FMR standards for the area; and will advocate to HUD for the revision of FMR calculations/methodology.	<ul style="list-style-type: none"> Displacement of residents due to economic pressures 	<ul style="list-style-type: none"> Segregation R/ECAPs Disproportionate housing needs 	Work with Alameda County and member jurisdictions to fund a market study to justify a regional adjust to HUD FMRs as needed.	Check-in with participating jurisdictions in Spring on annual basis to determine whether a survey will be commissioned for the next FY year	
Regional Goal #3: Rental Subsidies Promote and implement new fair housing laws that protect recipients of rental subsidies from discrimination by landlords.					
Activity 3.a: Educate tenants and landlords on new fair housing laws.	<ul style="list-style-type: none"> Source of income discrimination Community opposition Lack of affordable housing for individuals who need supportive services 	<ul style="list-style-type: none"> Disability and access Publicly supported housing 	Improve and maintain information and links to resources on City's website on relevant state legislation.	Annually from PY 2020 through PY 2024	
Regional Goal 4: Rehabilitation Preserve and rehabilitate existing affordable housing stock					
Activity 4.c: Participating jurisdictions will provide rehabilitation assistance loans for lower-income units.	<ul style="list-style-type: none"> Lack of private investments in specific neighborhoods 	<ul style="list-style-type: none"> Disproportionate housing needs 	Continue to provide minor home repair grants, funding permitting, to low-income San Leandro residents.	Annually from PY 2020 through PY 2024	

City of San Leandro

Activities to Affirmatively Further Fair Housing FY 2020-21

Fair Housing Goal and Activities	Contributing Factor Addressed	Fair Housing Issues/Impediments	Metrics & Milestones	Time Frame	Accomplishments in FY 20-21
Regional Goal #5: Unit Production Increase the number of affordable housing units					
Activity 5.c: Participating jurisdictions will explore revisions to building codes or processes that reduce the costs and/or allow greater number of accessory dwelling units, tiny homes, or smaller houses.	<ul style="list-style-type: none"> • Land use and zoning laws 	<ul style="list-style-type: none"> • Disproportionate housing needs 	Evaluate and update existing zoning to ensure compliance with state-mandated requirements to reduce the cost of constructing ADUs.	Annually from PY 2020 through PY 2024	
Regional Goal 6: Homeownership Increase homeownership among low- and moderate-income households					
Activity 6.b: As resources are available, the participating jurisdictions will allocate funds for homeownership programs that support low- and moderate-income households, including but not limited to down payment assistance, first time home buyer, Mortgage Credit Certificate, below market rate (BMR) homeownership programs, and financial literacy and homebuyer education classes; and will promote any existing programs through marketing efforts.	<ul style="list-style-type: none"> • Access to financial services 	<ul style="list-style-type: none"> • Access to opportunity 	Continue to administer BMR ownership program, promote AC Boost, provide funding to MCC, and as funding and as land opportunities become available, explore other affordable ownership programs.	Annually from PY 2020 through PY 2024	

City of San Leandro

Activities to Affirmatively Further Fair Housing FY 2020-21

Fair Housing Goal and Activities	Contributing Factor Addressed	Fair Housing Issues/Impediments	Metrics & Milestones	Time Frame	Accomplishments in FY 20-21
Regional Goal 7: Supportive Services Maintain and expand supportive services for lower -income households					
Activity 7.b: Participating jurisdictions will continue to provide financial support for homeless services.	<ul style="list-style-type: none"> • Displacement of residents due to economic pressures • Lack of affordable housing for individuals who need supportive services 	<ul style="list-style-type: none"> • Disproportionate housing needs • Disability and Access 	Continue to support homeless programs via the Community Assistance Program using general funds to support homeless services in the City of San Leandro and regionally. Continue to support regional efforts to end homelessness such as Alameda County EveryOne Home.	Annually from PY 2020 through PY 2024	
Regional Goal 8: Marketing Maintain and expand awareness of affordable housing opportunities and services through marketing efforts					
Activity 8.c: The participating jurisdictions will continue promoting 211's affordable housing database with current information.	<ul style="list-style-type: none"> • Access to publicly supported housing for persons with disabilities • Lack of affordable housing 	<ul style="list-style-type: none"> • Disability and access • Disproportionate housing needs 	Continue to provide funding for 211 and advertise its existence on the City's website.	Annually from PY 2020 through PY 2024	

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

In a typical year, City staff monitor CDBG- and HOME-funded projects regularly. The Community Development Director oversees the CDBG and HOME Programs, while the Senior Housing Specialist administers them to ensure program compliance with HUD rules and regulations. Staff monitors and reconciles with the City's Finance Department and IDIS data quarterly for accurate CDBG/HOME funding revenue/expenditures, timely expenditures of CDBG funds, and inputs data into IDIS. Desk monitoring includes reviews of quarterly progress reports, invoice reimbursements, back-up documentation of expenses, and regular communications with subrecipients, including the provision of technical assistance about pertinent queries. Staff also conduct on-site monitoring visits of the City's subrecipients to assess the subrecipients' compliance with the CDBG program. Due to the limitations of Sheltering In Place and the COVID-19 pandemic, and the resulting trauma of day-to-day life in uncertain times, staff had a limited capacity to conduct a meaningful monitoring program in FY 19-20 and FY 20-21.

In early 2019, Housing Division staff assisted the Recreation and Human Services Department in issuing the two-year (FY 2019-2021) Request for Proposal (RFP) for the City's Community Assistance Grant Program (CAP). The goal of this RFP is to provide financial support to community-based non-profit organizations whose services and programs meet the City's social service needs. Prior to allocating the CDBG funds and selecting the agencies to receive CAP funding, Housing staff educate and update agency applicants and the Human Services Commission (HSC) about the CDBG program requirements. The CDBG requirements guide the HSC as they allocate the CDBG funds among the agencies selected to receive CAP funding.

Furthermore, staff monitor CDBG capital improvement projects for the City through review and approval of ongoing reimbursement requests and invoices and constant communications with relevant staff. Staff coordinate with pertinent agency staff to ensure that the projects adhere to the regulations and requirements of the CDBG program.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In response to the Coronavirus Pandemic (COVID-19), the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136 was adopted and authorized on March 27, 2020. Among the many provisions of this law, HUD required CDBG grantees to make specific administrative changes to their federally mandated Citizen Participation Plans (CPP). CDBG grantees like San Leandro established their

Citizen Participation Plans in the mid-1990's. The City's CPP outlines public procedures related to the use of CDBG funds (such as how localities will conduct outreach to the public, the number of public hearings to hold, and how to define a substantial amendment). The last time that the CPP was updated was in 2004. The CARES Act allowed HUD to waive or specify alternative requirements to expedite distribution of funding in response to COVID-19. Soon after the signing of the CARES Act, HUD issued guidance that allowed cities to shorten the public comment period for amending prior 5-Year Consolidated Plans or Annual Action Plans to maximize the use of CDBG and CDBG-CV funds allocated to entitlement jurisdictions. HUD required CDBG grantees to make other specific administrative changes to this federally mandated document most of which is noted below.

On April 13, 2020, the City of San Leandro received a waiver that permitted a reduced period for public noticing and public comment to expedite the expenditure of CARES Act funding. There was a Public Hearing held on June 1, 2020 to review the draft changes to the CPP. At a Public Meeting on June 15, 2020 the changes to the City's CPP were adopted. Following are the main changes to the Citizen Participation Plan:

- Allow for virtual hearings in the event of federal, state, or local authorities' social distancing orders that limit public gatherings for public health reasons;
- Affirm that, to the greatest extent possible, virtual hearings will appropriately accommodate those members of the public with physical challenges and/or limited English proficiency;
- Specific guidance referencing HUD waiver obtained by the City of San Leandro that provides for a 5-day review/comment period for funding related to COVID-19 response;
- Specific guidance by the Citizen Participation Plan of how to collect public input in the event of a disaster/emergency;
- Specific guidance by the Citizen Participation Plan that identifies in a section titled "Urgent Needs" that describes activities that the City of San Leandro could take to address a similar future event;
- Minor grammatical and/or structural edits that do not substantially change the scope or meaning of the activities covered in the document.

The City of San Leandro is still operating under a limited Alameda County Shelter-in-Place Order in response to the COVID-19 pandemic. Although this is the case, for FY 20-21 the City is required to follow the normal requirement the the CAPER be submitting within 90 days of the close of the FY reporting period. Additionally, under the limited SIP order, City Hall remains closed to the public. Given this and as was the case in FY 19-20, the CAPER will only be available for public review and comment electronically via the internet at the Community Development Department's website:

<https://www.sanleandro.org/depts/cd/housing/plans.asp>. Additionally, the City's Library has created a new Public Notice Portal where the Hearing Notice and Request for Public Comments will be posted: https://www.sanleandro.org/depts/library/services/city_of_san_leandro_public_hearing_notices.asp.

The comment period will be held from August 27 through September 20, 2020. The Notice of a Public Hearing was published in the East Bay Times (formerly known as The Daily Review) on August 27, 2020.

The Public Hearing is scheduled for September 20, 2021 to present and discuss the FY 2020-21 CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no changes to the City's program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not Applicable.