

Please Start Here

| General Information | |
|----------------------------|--|
| Jurisdiction Name | San Leandro |
| Reporting Calendar Year | 2020 |
| Contact Information | |
| First Name | Maryann |
| Last Name | Sargent |
| Title | Senior Housing Specialist |
| Email | msargent@sanleandro.org |
| Phone | 5105776005 |
| Mailing Address | |
| Street Address | 835 East 14th Street |
| City | San Leandro |
| Zipcode | 94577 |

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

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| Jurisdiction | San Leandro | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) |

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Note: "*" indicates an optional field

Cells in grey contain auto-calculation formulas

| Table A Housing Development Applications Submitted | | | | | | | | | | | | | | | | | | | |
|---|------------------------------------|-----------------------|---------------|---------------------------------|--|-------------------------------|---|---------------------------------|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|---------------------------------|------------------------------------|---------------------------------|------------------------------------|---|--------------|
| Project Identifier | | | | Unit Types | | Date Application Submitted | Proposed Units - Affordability by Household Incomes | | | | | | | Total Approved Units by Project | Total Disapproved Units by Project | Streamlining | Notes | | |
| 1 | | | | 2 | 3 | 4 | 5 | | | | | | | 6 | 7 | 8 | 9 | 10 | |
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID* | Unit Category (SFA,SFD,2 to 4,5+,ADU,MH) | Tenure R=Renter O=Owner | Date Application Submitted (see instructions) | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Total PROPOSED Units by Project | Total APPROVED Units by project | Total DISAPPROVED Units by Project | Was APPLICATION SUBMITTED Pursuant to GC 66913.4(b)? (SB 35 Streamlining) | Notes* |
| Summary Row: Start Data Entry Below | | | | | | | 20 | 0 | 200 | 0 | 0 | 0 | 0 | 3 | 223 | 0 | 0 | 1 | |
| | 076-0296-015-00 | 547 Kenilworth Av | | PLN20-0002 | ADU | O | 3/12/2020 | | | | | | | 1 | 1 | | | | No |
| | 076-0271-017-04 076-0271-017-03 | 110 East 14th Street | | PLN20-0021 | 5+ | R | 10/15/2020 | 20 | | 200 | | | | 1 | 221 | | | | Yes-Approved |
| | 077-0627-008-00 | 1447 Scenicview Drive | | PLN20-00299 | SFD | O | 12/14/2020 | | | | | | | 1 | 1 | | | | No |

Table A2

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

| Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units | | | | | | | | | | | | | | | |
|---|-------------------|-------------------------|---------------|---------------------------------|---|-------------------------|--|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|---------------------------|--------------------------------|
| Project Identifier | | | | | Unit Types | | Affordability by Household Incomes - Completed Entitlement | | | | | | | | |
| 1 | | | | | 2 | 3 | 4 | | | | | | | 5 | 6 |
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID* | Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH) | Tenure R=Renter O=Owner | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Entitlement Date Approved | # of Units Issued Entitlements |
| Summary Row: Start Data Entry Below | | | | | | | 23 | 0 | 38 | 0 | 0 | 0 | 27 | | 88 |
| | 076-0299-064-00 | 293 Myers Court | | B19-0783 | SFD | O | | | | | | | 1 | 5/2/2019 | 1 |
| | 076-0285-010-00 | 189 Warwick Avenue | | B19-2245 | ADU | O | | | | | | | 1 | 11/21/2019 | 1 |
| | 076-0293-015-00 | 616 Broadmoor Blvd | | B20-0155 | ADU | O | | | | | | | 1 | 1/22/2020 | 1 |
| | 080H-1556-020-000 | 1223 Georgetown Ave | | B20-0275 | ADU | O | | | | | | | 1 | 2/6/2020 | 1 |
| | 075-0066-021-00 | 950 Castro Street | | B18-2549 | 2 to 4 | O | | | | | | | 2 | 12/21/2018 | 2 |
| | 077B-0870-021-00 | 1737 Spruce Street | | B19-0383 | ADU | O | | | | | | | 1 | 3/4/2019 | 1 |
| | 079-0016-063-00 | 1458 Ardmore Drive | | B19-0448 | ADU | O | | | | | | | 1 | 3/13/2019 | 1 |
| | 079A-0576-040-00 | 2402 West Avenue 134th | | B19-1716 | 2 to 4 | O | | | | | | | 2 | 9/16/2019 | 2 |
| | 077A-0655-037-00 | 673 Tudor Road | | B19-1864 | ADU | O | | | | | | | 1 | 10/8/2019 | 1 |
| | 076-0300-004-00 | 908 Broadmoor Blvd | | B19-2274 | ADU | O | | | | | | | 1 | 11/26/2019 | 1 |
| | 077A-0642-024-00 | 2052 Vestal Court | | B20-0110 | ADU | O | | | | | | | 1 | 1/14/2020 | 1 |
| | 077-0511-016-00 | 831 Joaquin Ave | | B20-0144 | ADU | O | | | | | | | 1 | 1/20/2020 | 1 |
| | 077A-0651-010-00 | 619 Tiffany Road | | B20-0213 | ADU | O | | | | | | | 1 | 1/28/2020 | 1 |
| | 077C-1314-002-00 | 14970 Fjord Road | | B20-0312 | ADU | O | | | | | | | 1 | 2/12/2020 | 1 |
| | 077A-0629-006-00 | 1205 Aileen Street | | B20-0338 | ADU | O | | | | | | | 1 | 2/13/2020 | 1 |
| | 077-0523-001-00 | 695 Joaquin Ave | | B20-0392 | ADU | O | | | | | | | 1 | 2/24/2020 | 1 |
| | 079A-0572-004-00 | 13345 Doolittle Drive | | B20-0566 | ADU | O | | | | | | | 1 | 3/12/2020 | 1 |
| | 077A-0631-002-00 | 1409 Pierce Ave | | B20-0709 | ADU | O | | | | | | | 1 | 5/20/2020 | 1 |
| | 077B-0867-007-00 | 1803 Cedar Ave | | B20-0747 | ADU | O | | | | | | | 1 | 5/27/2020 | 1 |
| | 080H-1578-001-00 | 14743 Bethany Street | | B20-0956 | ADU | O | | | | | | | 1 | 7/1/2020 | 1 |
| | 076-0406-003-00 | 399 Haas Ave | | B20-1067 | ADU | O | | | | | | | 1 | 7/15/2020 | 1 |
| | 075-0196-025-00 | 276 West Broadmoor Blvd | | B20-1191 | ADU | O | | | | | | | 1 | 7/29/2020 | 1 |
| | 079A-0588-015-00 | 2600 Marina Blvd | | B19-1762 | 2 to 4 | O | | | | | | | 2 | 9/23/2019 | 2 |
| | 075-0028-001-02 | 1604 San Leandro Blvd | | B19-0731 | 5+ | R | 23 | | 38 | | | | 1 | 4/25/2019 | 62 |

Table A-2 part 2

| Annual Buildin | | | | | | | | | | | | | | | |
|-------------------------------------|-------------------|-------------------------|---------------|---------------------------------|--|-------------------------|---|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|------------------------------|------------------------------------|
| Project Identifier | | | | | Unit Types | | Affordability by Household Incomes - Building Permits | | | | | | | | |
| 1 | | | | | 2 | 3 | 7 | | | | | | 8 | 9 | |
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID* | Unit Category (SFA,SFD,2 to 4,5+,ADU,MH) | Tenure R=Renter O=Owner | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Building Permits Date Issued | # of Units Issued Building Permits |
| Summary Row: Start Data Entry Below | | | | | | | 23 | 0 | 38 | 0 | 0 | 0 | 27 | | 88 |
| | 076-0299-064-00 | 293 Myers Court | | B19-0783 | SFD | O | | | | | | | 1 | 6/17/2020 | 1 |
| | 076-0285-010-00 | 189 Warwick Avenue | | B19-2245 | ADU | O | | | | | | | 1 | 2/20/2020 | 1 |
| | 076-0293-015-00 | 616 Broadmoor Blvd | | B20-0155 | ADU | O | | | | | | | 1 | 12/1/2020 | 1 |
| | 080H-1556-020-000 | 1223 Georgetown Ave | | B20-0275 | ADU | O | | | | | | | 1 | 9/17/2020 | 1 |
| | 075-0066-021-00 | 950 Castro Street | | B18-2549 | 2 to 4 | O | | | | | | | 2 | 1/8/2020 | 2 |
| | 077B-0870-021-00 | 1737 Spruce Street | | B19-0383 | ADU | O | | | | | | | 1 | 1/15/2020 | 1 |
| | 079-0016-063-00 | 1458 Ardmore Drive | | B19-0446 | ADU | O | | | | | | | 1 | 5/19/2020 | 1 |
| | 079A-0576-040-00 | 2402 West Avenue 134th | | B19-1716 | 2 to 4 | O | | | | | | | 1 | 8/13/2020 | 1 |
| | 077A-0655-037-00 | 673 Tudor Road | | B19-1864 | ADU | O | | | | | | | 1 | 9/25/2020 | 1 |
| | 076-0300-004-00 | 908 Broadmoor Blvd | | B19-2274 | ADU | O | | | | | | | 1 | 11/13/2020 | 1 |
| | 077A-0642-024-00 | 2052 Vestal Court | | B20-0110 | ADU | O | | | | | | | 1 | 8/25/2020 | 1 |
| | 077-0511-016-00 | 831 Joaquin Ave | | B20-0144 | ADU | O | | | | | | | 1 | 9/14/2020 | 1 |
| | 077A-0651-010-00 | 619 Tiffany Road | | B20-0213 | ADU | O | | | | | | | 2 | 11/6/2020 | 2 |
| | 077C-1314-002-00 | 14970 Fjord Road | | B20-0312 | ADU | O | | | | | | | 1 | 7/16/2020 | 1 |
| | 077A-0629-006-00 | 1205 Aileen Street | | B20-0338 | ADU | O | | | | | | | 1 | 11/25/2020 | 1 |
| | 077-0523-001-00 | 695 Joaquin Ave | | B20-0392 | ADU | O | | | | | | | 1 | 9/21/2020 | 1 |
| | 079A-0572-004-00 | 13345 Doolittle Drive | | B20-0566 | ADU | O | | | | | | | 1 | 10/8/2020 | 1 |
| | 077A-0631-002-00 | 1409 Pierce Ave | | B20-0709 | ADU | O | | | | | | | 1 | 10/15/2020 | 1 |
| | 077B-0867-007-00 | 1803 Cedar Ave | | B20-0747 | ADU | O | | | | | | | 1 | 11/13/2020 | 1 |
| | 080H-1578-001-00 | 14743 Bethany Street | | B20-0956 | ADU | O | | | | | | | 1 | 11/2/2020 | 1 |
| | 076-0406-003-00 | 399 Haas Ave | | B20-1067 | ADU | O | | | | | | | 1 | 10/26/2020 | 1 |
| | 075-0196-025-00 | 276 West Broadmoor Blvd | | B20-1191 | ADU | O | | | | | | | 1 | 10/29/2020 | 1 |
| | 079A-0588-015-00 | 2600 Marina Blvd | | B19-1762 | 2 to 4 | O | | | | | | | 2 | 12/21/2020 | 2 |
| | 075-0028-001-02 | 1604 San Leandro Blvd | | B19-0731 | 5+ | R | 23 | | 38 | | | | 1 | 4/27/2020 | 62 |

Table A-2 part 4

| Annual Buildir | | | | | | | | | | | | | | | | | |
|-------------------------------------|-------------------|-------------------------|---------------|---------------------------------|--|-------------------------|---|--|-------------------|---|--|--|---|---------------------------------------|--------------------------------|--|--------|
| Project Identifier | | | | | Unit Types | | | Streamlining | 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 | | | Notes |
| 1 | | | | | 2 | 3 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | | | 21 |
| 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 | How many of the units were Extremely Low Income?* | Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N | Infill Units? Y/N | Assistance Programs for Each Development (see instructions) | Deed Restriction Type (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* | Notes* |
| Summary Row: Start Data Entry Below | | | | | | | | | | | | | | 0 | 0 | 0 | |
| | 076-0299-064-00 | 293 Myers Court | | B19-0783 | SFD | O | | N | Y | | | | | | | | |
| | 076-0285-010-00 | 189 Warwick Avenue | | B19-2245 | ADU | O | | N | Y | | | | | | | | |
| | 076-0293-015-00 | 616 Broadmoor Blvd | | B20-0155 | ADU | O | | N | Y | | | | | | | | |
| | 080H-1556-020-000 | 1223 Georgetown Ave | | B20-0275 | ADU | O | | N | Y | | | | | | | | |
| | 075-0066-021-00 | 950 Castro Street | | B18-2549 | 2 to 4 | O | | N | Y | | | | | | | | |
| | 077B-0870-021-00 | 1737 Spruce Street | | B19-0383 | ADU | O | | N | Y | | | | | | | | |
| | 079-0016-063-00 | 1458 Ardmore Drive | | B19-0446 | ADU | O | | N | Y | | | | | | | | |
| | 079A-0576-040-00 | 2402 West Avenue 134th | | B19-1716 | 2 to 4 | O | | N | Y | | | | | | | | |
| | 077A-0655-037-00 | 673 Tudor Road | | B19-1864 | ADU | O | | N | Y | | | | | | | | |
| | 076-0300-004-00 | 908 Broadmoor Blvd | | B19-2274 | ADU | O | | N | Y | | | | | | | | |
| | 077A-0642-024-00 | 2052 Vestal Court | | B20-0110 | ADU | O | | N | Y | | | | | | | | |
| | 077-0511-016-00 | 831 Joaquin Ave | | B20-0144 | ADU | O | | N | Y | | | | | | | | |
| | 077A-0651-010-00 | 619 Tiffany Road | | B20-0213 | ADU | O | | N | Y | | | | | | | | |
| | 077C-1314-002-00 | 14970 Fjord Road | | B20-0312 | ADU | O | | N | Y | | | | | | | | |
| | 077A-0629-006-00 | 1205 Aileen Street | | B20-0338 | ADU | O | | N | Y | | | | | | | | |
| | 077-0523-001-00 | 695 Joaquin Ave | | B20-0392 | ADU | O | | N | Y | | | | | | | | |
| | 079A-0572-004-00 | 13345 Doolittle Drive | | B20-0566 | ADU | O | | N | Y | | | | | | | | |
| | 077A-0631-002-00 | 1409 Pierce Ave | | B20-0709 | ADU | O | | N | Y | | | | | | | | |
| | 077B-0867-007-00 | 1803 Cedar Ave | | B20-0747 | ADU | O | | N | Y | | | | | | | | |
| | 080H-1578-001-00 | 14743 Bethany Street | | B20-0956 | ADU | O | | N | Y | | | | | | | | |
| | 076-0406-003-00 | 399 Haas Ave | | B20-1067 | ADU | O | | N | Y | | | | | | | | |
| | 075-0196-025-00 | 276 West Broadmoor Blvd | | B20-1191 | ADU | O | | N | Y | | | | | | | | |
| | 079A-0588-015-00 | 2600 Marina Blvd | | B19-1762 | 2 to 4 | O | | N | Y | | | | | | | | |
| | 075-0028--001-02 | 1604 San Leandro Blvd | | B19-0731 | 5+ | R | | N | Y | AHP, LIHTC, VHHP, Other, LHIF | Other | | 55 | | | #16: Alameda County A-1 (base city allocation & regional competitive funds), Grant from Home Depot #17: Regulatory Agreement | |

| | | |
|----------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) |

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

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

| Table B | | | | | | | | | | | | | |
|--|---------------------|---------------------------------|------|------|------|------|------|------|------|------|------|---------------------------------|--------------------------------------|
| Regional Housing Needs Allocation Progress | | | | | | | | | | | | | |
| Permitted Units Issued by Affordability | | | | | | | | | | | | | |
| | | 1 | 2 | | | | | | | | 3 | 4 | |
| Income Level | | RHNA Allocation by Income Level | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
| Very Low | Deed Restricted | 504 | 82 | | 27 | | | 23 | | | | 132 | 372 |
| | Non-Deed Restricted | | | | | | | | | | | | |
| Low | Deed Restricted | 270 | 31 | | 57 | | | 38 | | | | 126 | 144 |
| | Non-Deed Restricted | | | | | | | | | | | | |
| Moderate | Deed Restricted | 352 | | | | | | | | | | | 352 |
| | Non-Deed Restricted | | | | | | | | | | | | |
| Above Moderate | | 1161 | 5 | 3 | 8 | 7 | 33 | 27 | | | | 83 | 1078 |
| Total RHNA | | 2287 | | | | | | | | | | | |
| Total Units | | | 118 | 3 | 92 | 7 | 33 | 88 | | | | 341 | 1946 |

Note: units serving extremely low-income households are included in the very low-income permitted units totals

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|----------------|-------------|--------------------|
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Housing Element Implementation
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| Note: "*" indicates an optional field Cells in grey contain auto-calculation formulas |
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| Table C | | | | | | | | | | | | | | | | | |
|---|----------------|---------------|---------------------------------|----------------|---|------------|-----------------|-----------------------|-------------------|---------------------|--------------------------|--------|-------------------------|-------------------------|--------------------|------------------|------------------------------|
| Sites Identified or Rezoned to Accommodate Shortfall Housing Need | | | | | | | | | | | | | | | | | |
| Project Identifier | | | | Date of Rezone | RHNA Shortfall by Household Income Category | | | | Type of Shortfall | 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 | Type of Shortfall | 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 | | | | | | | | | | | | | | | | | |
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No data to report in Table C.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | |
|-----------------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) |

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 |
|-----------------|---|------------------|--|
| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| Action 53.01 A | Land Supply: Downtown TOD Strategy Implementation | Ongoing | <p>In 2020, Eden Housing began construction of their Parrott Apartments project, which includes 62 units of affordable housing. Planned for completion and lease-up in 2021, the project will include units and services for veterans and individuals with disabilities.</p> <p>Planning continued for the development of approximately 196 multi-family units, with ground floor grocery and retail, at 1188 E 14th. The project is expected to have a public hearing in May 2021.</p> <p>Several multi-family housing projects that are approved for development, including the 687-unit development proposed by Maximus Development at Alvarado and Antonio Streets, are on hold due to the drastic increase in materials costs and impact of the pandemic. Staff will continue to work with them to encourage the projects to move forward once the market has stabilized.</p> |
| Action 53.01 B | Bay Fair BART Strategy and Rezoning | Start in 2015 | <p>The Bay Fair BART TOD Specific Plan was adopted by City Council in February 2018. In 2019 a zoning update was initiated and two census tracts in the Specific Plan area were named as federal Opportunity Zone designation. In 2020, the City Council approved a Specific Plan amendment and General Plan amendment and introduced an ordinance for the new Bay Fair TOD Zoning. In 2020, the Planning Division also received a SB35 application for approximately 500 new housing units in the Bay Fair TOD area.</p> |

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Housing Element Implementation

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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 |
|-----------------|---|------------------|--|
| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| Action 53.01 C | Upper Washington Corridor and MacArthur Blvd Rezoning | 2018 | <p>In 2020, the City initiated the preparation of objective standards for multi-family development utilizing a SB2 grant. The project includes an evaluation of appropriate sites for rezoning to accelerate the production of housing. Staff and its consultants are considering including the Upper Washington Corridor and MacArthur Blvd Rezoning as a part of this effort.</p> |
| Action 53.01 D | Shoreline Area Housing Opportunities | 2018 | <p>The City and Cal-Coast Development continue to work on the comprehensive development plan for the Monarch Bay Shoreline Development Project, with a vision to create a regional destination that connects the community with the Bay and provides enhanced recreational and community amenities. In 2020, the City held community meetings and approved a Disposition and Development Agreement, a Purchase and Sale Agreement, and multiple leases, as well as approved an EIR Addendum and Zoning and General Plan Map Amendments. The City also approved consulting contracts to begin community outreach and design for a 9 acre park which will be a key community benefit of the project. The development will include the construction of approximately 285 multi-family units and 200-215 single-family and townhome units. The developer will construct 20 units of workforce housing and contribute over \$2.1 M to the City's Affordable Housing Trust Fund.</p> |
| Action 53.02 | Housing Proximity to Transit | Ongoing | <p>The City continues to encourage growth near transit, particularly in the E. 14th Street corridor and around the cities two BART stations (San Leandro and Bay Fair). In 2020, construction progressed on the AC Transit Bus Rapid Transit (BRT) extension along E. 14th Street, which will increase transit connectivity in the downtown and northern portion of the city.</p> |

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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 |
|-----------------|---|------------------|--|
| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| Action 53.03 A | Applications for Grant Funding | Ongoing | The Parrott Street Apartments affordable housing development successfully applied for Tax Credit financing in 2019. Construction on this project commenced in 2020. |
| Action 53.03 B | Support for Non-Profit and For-Profit Affordable Housing Developers | Ongoing | City staff continue to meet with nonprofit housing developers to encourage new affordable housing development in the City. The City will release an RFP in 2021 seeking to formally establish a relationship with an Affordable Housing Developer in order to encumber the City's remaining allocation of Measure A-1 funding. |
| Action 53.03 C | Affordable Housing Trust Fund | Ongoing | Housing Division staff continues to compile AHTF revenue/expenditure income data from prior FYs for annual reporting under the Inclusionary Zoning Ordinance. The City is anticipating an infusion of in lieu revenue from larger housing developments such as the 687 unit apartments at Alvarado/Antonio (Maximus) which has faced delays during the pandemic. |
| Action 53.03 D | Affordable Housing Bonds | Ongoing | Alameda County Housing and Community Development Department continues to administer the 2016 voter-approved Measure A-1 Affordable Housing Bond funds. City of San Leandro will issue an RFP in 2021 in order to commit its base City allocation of ~\$5m. |

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|-----------------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) |

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.

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|-----------------|--|------------------|--|
| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| Action 53.04 A | Housing Nexus Study | 2015-2017 | <p>In 2016, the Silicon Valley Community Foundation coordinated twelve jurisdictions in Alameda and Contra Costa Counties to conduct a regional Nexus Study and Feability Analysis. The City of San Leandro participated in this effort and contracted with Keyser Marston Associates to provide their assessment and a program proposal to be considered by the City Council. The City applied the proposed rental housing in lieu fee to multiple mixed income projects that were exempt from AB 1505 (i.e.. Antonio/Alvarado, Shoreline Development) Currently, amendments to the IZ ordinance to incorporate the Keyser Marston study are on hold.</p> |
| Action 53.04 B | Revisions to Inclusionary Housing Ordinance | 2018 | <p>In the Fall of 2017, the California State legislature passed AB1505 (Bloom) that provided a fix to the state supreme court decision Palmer/Sixt Street Properties L.P. v. City of Los Angeles (2009). The Palmer decision invalidated the City of San Leandro's ability to enforce an Inclusionary Zoning ordinance for new rental housing development that had been in place since 2006. Currently the IZ ordinance amendments are on hold as the City Housing staff has been addressing urgent housing crises related to the pandemic.</p> |
| Action 53.05 A | Marketing of Housing Development Opportunities | Ongoing | <p>In addition to the 2015-23 Housing Element Appendix A, City staff updated the development Opportunity Site list published on the City's website in 2018: https://www.sanleandro.org/civicax/filebank/blobdload.aspx?BlobID=28853</p> |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | |
|-----------------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| Action 53.05 B | Downtown Housing Sites | Ongoing | In 2020 City Planning and Economic Development staff continued to work with private owners/ developers to develop two former RDA sites: Town Hall Square and the former CVS building at 1188 East 14th Street (197 units with groundfloor retail) located at East 14th and Davis Street. City staff continue to support the site assembly of both City-owned and private parcels to gain an economy of scale for a signature mixed-use development and to activate these important downtown locations. The 1188 East 14th Street project is anticipated to go to Board of Zoning Adjustments for entitlement approvals in May 2021. La Vereda, the 100% affordable 85 unit TOD senior housing development received its certificate of occupancy in January 2020. |
| Action 53.06 A | The Cornerstone Apartments | 2015-2018 | In 2019 the residential development at the former BART surface parking lot, "La Vereda," received its Temporary Certificate of Occupancy and residents moved in starting in the Fall. |
| Action 53.06 B | Encouraging Market-Rate Rentals | Ongoing | City Planning staff continue to meet with for-profit housing developers to encourage new housing in the City. |
| Action 53.07 | Housing for the San Leandro Workforce | Ongoing | This is a regular function of the Housing Division staff. |
| Action 53.08 | Condominium and Co-op Development | Ongoing | This is a regular function of the Housing Division staff. |
| Action 53.09 A | Additional Allowances for Mobile Home Parks | 2018 | There has been no activity in this area in 2020. Policy development for mobile homes is anticipated in 2021. |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | | |
|--|---|-------------------------|---|
| Jurisdiction | San Leandro | | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) | |
| Table D | | | |
| Program Implementation Status pursuant to GC Section 65583 | | | |
| Housing Programs Progress Report | | | |
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| Action 53.10 A | Market-Rate Housing Development Focus Groups | 2015-2016 | In 2020, the City worked on the preparation of objective standards for multi-family development utilizing a SB2 grant. Market rate developers were interviewed as key stakeholders and their feedback was summarized in a Development Constraints Memo. |
| Action 53.11 | Attracting Investment | Ongoing | This is a regular function of the Economic Development Division staff. |
| Action 54.01 A | Housing Element Annual Progress Report | Ongoing | This is a regular function of the Housing Division staff. |
| Action 54.01 B | Monitoring Housing Production | Annual | This is a regular function of the Housing Division staff. |
| Action 54.02 | Enlist assistance from local public and non-profit agencies to administer housing programs. | Ongoing | <p>Housing Division staff are active participants in the Alameda County HOME consortium. The HOME consortium pools federal housing development funds of multiple jurisdictions to allow more expedient use of the much reduced federal funding.</p> <p>San Leandro's Housing Division maintains contracts with:</p> <ul style="list-style-type: none"> -Rebuilding Together Oakland/East Bay to conduct a Housing Rehabilitation Grant Program for low-income homeowners; -ECHO Housing to provide Fair Housing and Tenant/Landlord conciliation services; -Bay Area Affordable Homeownership Alliance to assist with managing and marketing the City of San Leandro's portfolio of Below Market Rate (BMR) Inclusionary Ownership housing units. <p>See Action 53.03 D and Housing Division work participation in Alameda County A-1 spending guidance development.</p> |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | | |
|--|---|-------------------------|--|
| Jurisdiction | San Leandro | | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) | |
| Table D | | | |
| Program Implementation Status pursuant to GC Section 65583 | | | |
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| Action 54.03 A | Ensure that San Leandro is represented on task forces or other forums addressing housing issues at the regional, state and national levels. | Ongoing | <p>Housing Division staff actively participated in Alameda County bi-weekly meetings of jurisdictional staff. When possible staff also participate in East Bay Housing Organization's Regional Policy Committee and Non-Profit Housing of Northern California's Legislative Issues Committee.</p> <p>Planning Division staff monitored the RHNA Housing Methodology Committee and Plan Bay Area 2050 efforts and regularly participate in Alameda County Planning Directors Meetings where housing topics are often discussed and coordination occurs with ABAG staff on relevant policy topics.</p> |
| Action 54.04 A | Changes to Long-Term Affordability Requirements | Ongoing | Housing Division staff actively tracks changes in ownership for housing developments that are considered "at-risk" of being lost to housing supply (expiring TCAC-regulated properties). |
| Action 54.05 A | Monitoring Data to Demonstrate Local Needs and Benefits | Ongoing | Housing Division staff manage grants supported by the City's Community Assistance Program (CAP) and Federal CDBG funds. In October 2017 the City Council adopted the Human Service Needs Gap Analysis that identified priorities for the City's Human Services Program support. Agencies funded in FY 2020-21 include Building Futures for Women and Children (San Leandro homeless shelter and services for women and children at risk or who are homeless), Davis Street Family Resources (housing counseling and basic needs programs), EveryoneHome, and the Housing Division and Human Services staff among other programs that monitor and provide services to homeless and those at-risk of homelessness. |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | | |
|--|--|-------------------------|---|
| Jurisdiction | San Leandro | | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) | |
| Table D | | | |
| Program Implementation Status pursuant to GC Section 65583 | | | |
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| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| Action 54.06 A | Boomerang Funds | 2018 | There has been no activity in this area in 2020. |
| Action 54.07 A | Web-Based GIS Applications | 2018 or as funds allow. | City IT and Housing Division staff continue to work together to provide maps of affordable housing and services that are available in the City available to the public. Following is the address of the public web portal: https://www.geosl.org/ |
| Action 54.08 | Collaboration with Oakland and Alameda County on issues of mutual concern. | Ongoing | <p>Housing Division staff actively participated in Alameda County bi-weekly meetings of jurisdictional staff. When possible staff also participate in East Bay Housing Organization's Regional Policy Committee and Non-Profit Housing of Northern California's Legislative Issues Committee.</p> <p>Planning staff actively participate in regional planning forums that pertain to housing, including the monthly Alameda County Planning Directors' Working Group and ABAG's RHNA Housing Methodology Committee.</p> |
| Action 55.01 | Community Stability Through Home Ownership | Ongoing | The Housing Division continues to enforce the City's Inclusionary Zoning ordinance that includes provisions for 15% of all new housing development to be affordable to specified income levels. In 2020 staff spoke to multiple developers regarding the City's IZ policy and reviewed housing plans for two for-sale condominium projects. |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | |
|-----------------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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| Action 55.02 A | First Time Homebuyer Loan Program | 2018 | The City continues to explore opportunities to re-establish the City's homebuyers downpayment assistance loan program, but available funding resources continue to be limited. |
| Action 55.02 B | Mortgage Credit Certificate Program | Ongoing | The City of San Leandro continues to participate in the Alameda County HCD Mortgage Credit Certificate Program. Alameda County ran out of authority to issue more MCCs as of October 2019. Given this, there were no new MCCs issued for properties in San Leandro in 2020. There were 6 RMCCs (reissued MCCs from refinanced loans) that were issued in Calendar Year 2020 in the City of San Leandro. |
| Action 55.03 A | First Time Home Buyer Counseling | Ongoing | The City contracts with the Bay Area Affordable Homeownership Alliance (BAAHA) to provide First-Time Home Buyer counseling assistance to San Leandro residents. Additionally, BAAHA provides workshops and seminars that prepares First-Time Home Buyers prepare to purchase their home. These workshops and seminars provide financial literacy and information on financial resources for home buyers. |
| Action 55.03 B | Post-Purchase Seminar | Ongoing | The City contracts with the Bay Area Affordable Homeownership Alliance (BAAHA) to provide Post-Purchase counseling assistance to San Leandro Below Market Rate ownership housing. |
| Action 55.04 | Rent-to-Buy | Ongoing | There has been no activity in this area in 2020. |
| Action 55.05 | Foreclosures | Ongoing | There has been no activity in this area in 2020. |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | |
|-----------------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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| Action 56.01 A | Home Repair Grants | Ongoing | <p>In 2020 City Housing Division staff continued to work with Rebuilding Together Oakland/East Bay. In CY 2020 there were 4 home rehabilitation grants awarded and completed under the CDBG program. The significant reduction of rehabilitations loans was attributable to two issues: 1) COVID-19 Pandemic that caused a general disruption of activities, 2) In CY 2019, RTO was still expending funds that had accumulated over a 2+ year period when the program was getting re-established under their newly issued service contract.</p> |
| Action 56.01 B | Owner-Occupied Housing Rehabilitation Loan Program | 2018 | <p>The City's housing rehabilitation loan program was eliminated due to loss of redevelopment funding in 2012. If another funding source is identified, then staff will consider reinstating this program. City Housing Division staff have been making referrals to the Alameda County "Renew" Program funding with 2016 A-1 Bond funds.</p> |
| Action 56.02 A | Apartment Rehabilitation Program | Ongoing | <p>The City's rental apartment rehabilitation loan program has diminished due to loss of redevelopment funding in 2012. The City will support developers interested in acquiring and rehabilitating apartments with regulated affordable housing (e.g.: using LIHTC financing.) The City has not expanded publicity of the program, since funding for implementation has been limited. See also Action 56.06 A.</p> |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | | |
|--|---|-------------------------|---|
| Jurisdiction | San Leandro | | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) | |
| Table D | | | |
| Program Implementation Status pursuant to GC Section 65583 | | | |
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| Action 56.02 B | Soft-Story Retrofit Program | 2018 | City staff will evaluate, when feasible, the number of rental housing units at-risk of collapse due to soft-story construction (with assistance from ABAG who can provide housing stock data). Staff will consider applying for FEMA funds to carry out a program to address soft-story rental properties that are in the City of San Leandro. The decision to pursue such a retrofit program is solely dependent on availability of staff resources to plan and conduct a program. |
| Action 56.03 | Tenant Retention in Rehabilitated Projects: Ensure that the City's apartment rehabilitation program includes relocation provisions for displaced tenants, and measures which give qualifying lower income former tenants preference when the rehabilitated units are re-occupied. | Ongoing | There has been no activity in this area in 2020. |
| Action 56.04 | Expanded Landlord Participation: Promote the expanded participation of local landlords in rental housing rehabilitation programs. | Ongoing | There has been no activity in this area in 2020. |
| Action 56.05 | Property Management: Ensure that rental housing projects are well managed and operated. | Ongoing | This is an ongoing function of day-to-day operations between City staff, tenants and owners/property managers who call in with complaints or seeking resources. |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | |
|-----------------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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| Action 56.06 A | Protection Strategy for At-Risk Units | Spring 2015 | In late 2017, the State legislature enacted SB 1521 where owners of expiring regulatory agreements after 2021 must consider selling the regulated asset to entities certified to own and operate regulated affordable housing. Housing Division staff will evaluate San Leandro affordable regulated properties that are at-risk of being lost and seek resources to prevent this from happening. Due to staff resources there has been no activity in this area in 2020. |
| Action 56.06 B | Renters in Foreclosed Properties | Ongoing | There has been no activity in this area in 2020. |
| Action 56.07 A | Rent Review Board | Annual Report to City Council | The Rent Review Board annual reports are available here: https://www.sanleandro.org/depts/cd/housing/rentreview/default.asp |
| Action 56.07 B | Ratio Utility Billing System | 2018 | There has been no activity in this area in 2020. |
| Action 56.07 C | Monitoring and Reducing Displacement | 2018 | In 2017 the City Council adopted the Tenant Relocation Ordinance that requires the landlord to pay a tenant in good standing if their rent increase is larger than 12% or if their tenancy is terminated for no justifiable reason. When available, the annual report for this ordinance will be posted here (in the same report for the Annual Rent Review Program Evaluation): https://www.sanleandro.org/depts/cd/housing/tra.asp |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | | |
|--|---|-------------------------|---|
| Jurisdiction | San Leandro | | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) | |
| Table D | | | |
| Program Implementation Status pursuant to GC Section 65583 | | | |
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| Action 56.08 A | Mobile Home Grant Program | Ongoing | See Action Action 56.01 A. In 2019 City Housing Division staff actively worked with Rebuilding Together Oakland/East Bay to establish their program for City residents. In CY 2019, the Trailer Haven rehabilitation program expired. Mobile Home Owners may apply to the City's CDBG-funded program for a \$5000 grant if they income-qualify for the program. |
| Action 56.08 B | Mobile Home Rent Stabilization | 2018 | City Council began deliberations to consider a Mobilehome Rent Stabilization Ordinance in July 2018 and adopted an ordinance in July of 2019. In 2020 there were two hearings under the auspices of this new ordinance. One petition under the Ordinance was submitted by the Mobilehome Owners Association requesting a rent reduction due to a decrease in services. The second petition under the Ordinance was submitted by a Mobilehome Park Owner seeking a temporary rent increase for a one-time capital improvement project. |
| Action 56.09 A | Condominium Conversion Ordinance Update | 2018 | There has been no activity in this area in 2020. |
| Action 56.10 A | Shared Housing Program | 2018 | There has been no activity in this area in 2020. |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | |
|-----------------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) |

Table D

Program Implementation Status pursuant to GC Section 65583

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| Action 56.11 | Second Units: recognize second units as an essential part of the City's housing stock and resource for lower income households, students and young adults, seniors, extended families and small households. | Ongoing | <p>The City of San Leandro has created special online resources to inform, assist and encourage the development of Accessory Dwelling Units, including information in Spanish and Chinese. This same information and assistance is also provided at the City's Permit Center.</p> <p>The City of San Leandro will consider participating in a collaboration spearheaded by Alameda County that seeks to creating housing policy supports similar to San Mateo County's 21 Elements website. Specifically related to ADUs, this website provides examples of resources for homeowners on ADU regulations and property eligibility. The City will also consider conducting a market study to determine if SL ADUs that have been built may, in the future, be counted toward certain levels of affordability in City's RHNA. This is especially important given that the majority of units produced in recent years have primarily been ADUs.</p> |
| Action 56.12 | Rebuilding Damaged Structures | Ongoing | There has been no activity in this area in 2020. |
| Action 57.01 A | Energy Efficient Programs | Ongoing | PG&E and CA state programs already underway. |
| Action 57.01 B | Property Assessed Clean Energy (PACE) Financing | 2015-2016 | The City has several PACE providers that have been approved for residential and commercial financing. |
| Action 57.02 A | Build-It Green's Green Point Rated Checklist and US Green Building Council LEED Requirements | Ongoing | The City will consider having this as a requirement for future multi-family housing loans. Given that this standard is incentivized in other funding sources that San Leandro multi-family housing developments has accessed, the City by default supports this policy. |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | | |
|--|---|-------------------------|---|
| Jurisdiction | San Leandro | | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) | |
| Table D | | | |
| Program Implementation Status pursuant to GC Section 65583 | | | |
| Housing Programs Progress Report | | | |
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| Action 57.02 B | Evaluation of Cost Impacts of Green Building Requirements | 2015-2023 | As part of state-wide studies for reach codes, cost effectiveness of certain green building elements (namely energy efficiency upgrades, electrification, and solar) have been assessed for certain building construction types. These studies are available through the Building Decarbonization Coalition for the entire state and they are working on a database for easy filtering of results by climate zones. |
| Action 57.02 C | Incentives for Green Building | Ongoing | BayREN, the regional energy network, has an energy efficiency upgrade incentive program called Home+. This is targeted towards homeowners to offset for the cost of upgrades. Additionally, EBCE has certain incentives for solar and battery installation as well. |
| Action 57.03 A | Climate Action Plan | 2015-2023 | City Sustainability Office is leading on the Climate Action Plan update which is on track to be approved by late spring, early summer of 2021. Implementation of certain projects in the plan draft has already begun. |
| Action 57.03 B | Plan Bay Area | 2015-2016 | In 2020, staff participated in the Plan Bay Area 2050 planning process and continued to support outcomes that would increase the affordability of housing. |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | |
|-----------------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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| Action 57.04 A | Indoor Air Quality Through Lead Abatement | 2015-2023 | <p>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 6 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.</p> <p>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.</p> |
| Action 57.04 B | Healthy Homes Initiative | 2015 | <p>The Alameda County Healthy Homes Alliance is a local forum of government agencies, community-based organizations, and businesses working together to develop and promote healthy housing practices and policies so that all residents have access to a healthy home. Through strategy development, analyses and partnerships, Alliance members aim to improve the health of Alameda County residents by focusing on the environmental and housing determinants of health and lessening health disparities.</p> <p>In addition to advancing policy initiatives, alliance meetings serve as educational opportunities where a range of guest speakers are invited to present on various healthy homes topics.</p> <p>City of San Leandro is not a member agency but will revisit this decision in 2021.</p> |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | | |
|--|---|-------------------------|---|
| Jurisdiction | San Leandro | | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) | |
| Table D | | | |
| Program Implementation Status pursuant to GC Section 65583 | | | |
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| Action 57.05 | Public Health and Neighborhood Design | Ongoing | There has been no activity in this area in 2020. |
| Action 58.01 A | Additional HUD Funding for Seniors (Section 202) and for Persons with Disabilities (Section 811). | Ongoing | In 2019 La Vereda (the second phase the Marea Alta development across the San Leandro BART station" completed construction of 85 housing units for Senior Citizens. Residents moved in to the development in 2019. There are no other affordable housing developments in the pipeline that serve Seniors (Section 202) or Physically Challenged population (Section 811). |
| Action 58.02 A | Allowing Senior Householders to "Age in Place" | Ongoing | See Action Action 56.01 A. The City's Housing Rehabilitation Program is intended to support senior citizens who prefer to "Age in Place." |
| Action 58.03 | Residential Care Facilities: Support the development of affordable licensed residential care facilities for seniors, the disabled, persons with AIDS, and others requiring assistance in day-to-day living. | Ongoing | There has been no activity in this area in 2020. |
| Action 58.04 | Active Retirement Living | Ongoing | There has been no activity in this area in 2020. |
| Action 58.05 A | Affordable Rental Housing for Large Families | 2018 | See Action Action 53.03 A. San Leandro Housing Division staff worked with Eden Housing to secure full funding for their affordable housing development, Parrot Street Apartments, near the San Leandro BART station in 2019. Construction commenced in 2020. Lease-up is expected in Fall 2021. |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | | |
|--|---|-------------------------|---|
| Jurisdiction | San Leandro | | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) | |
| Table D | | | |
| Program Implementation Status pursuant to GC Section 65583 | | | |
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| Action 58.06 A | Reasonable Accommodations for Disabled Residents | 2015-2023 | The City Recreation and Human Services Department continues to provide paratransit to residents via the "Flex Shuttle." The City Housing Division staff is responsible for Section 504 coordination in any federally funded housing development. |
| Action 58.07 A | Section 8 Program | 2015-2023 | See Action 53.01 A. 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. For the La Vereda Senior Housing Development, HACA allocated 62 Project-based Section 8 vouchers. For the Parrot St Apartments development HACA allocated 25 Project-based Section 8 vouchers under the VASH program as a subsidy to the development. As of 12/31/2020, there were 1,309 vouchers and 13 Shelter Plus Care Certificates being utilized by San Leandro residents. |
| Action 58.07 B | Homeless Prevention and Re-Housing | 2015-2023 | See Action 58.09 A. |
| Action 58.07 C | Program Funding for Extremely Low Income Housing Programs | Ongoing | The City provides funding to the San Leandro Shelter operated by Building Futures with Women and Children. See also Action 58.09 A. |
| Action 58.08 A | Assistance to Homeless Service Providers | Ongoing | For FY 20-21, the City allocated General Fund monies to assist with the operation of Building Futures' San Leandro Shelter. The City also allocated CDBG public service dollars to Davis Street Family Resource Center Basic Needs Program, SOS Meals on Wheels, Spectrum senior food nutrition program, and CALICO child abuse intervention services. |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | | |
|--|---------------------------------|-------------------------|--|
| Jurisdiction | San Leandro | | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) | |
| Table D | | | |
| Program Implementation Status pursuant to GC Section 65583 | | | |
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| Action 58.08 B | Rental Assistance Program | 2018 | In 2020 City Housing Division staff used CDBG-CV federal stimulus funds to assist low income renter households who were impacted by the Coronavirus. The San Leandro Emergency Rental Assistance Program provided rental assistance payments for up to six months on behalf of qualifying San Leandro renters who had lost income due to COVID-19 and meet federal low-income requirements. The program used Round I and III allocations of CDBG-CV funding for a total program budget of \$1,163.178. As of December 2020 the program assisted 62 households consisting of 218 persons. |
| Action 58.08 C | Regulation of Emergency Shelter | 2015 | Completed. In Fall 2015, the City adopted zoning code amendments to comply with this Housing Element Action along with SB 745. |
| Action 58.09 A | EveryOne Home | 2015-2016 | City of San Leandro continues to contribute funds along with other Alameda County to provide general support for EveryOne Home (EOH) and the management of InHOUSE Homeless Management Information System (HMIS) database. EOH continues to design and incubate best practices and innovative approaches to reducing and ending homelessness in Alameda County. |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | |
|-----------------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) |

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 |
|-----------------|---|------------------|---|
| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| Action 58.09 B | Transitional/Permanent Supportive Housing | Ongoing | <p>In March 2016, the City of San Leandro Human Services and Police Departments, partnered with Building Futures with Women & Children and the Rental Housing Association of Southern Alameda County to form the San Leandro Homeless Compact, a collaborative dedicated to providing long-term housing and services to chronically homeless individuals in San Leandro. The compact represents the first of its kind in Northern California. The model features a housing first approach given the difficult housing and rental market. The key component of the compact is the collaboration between local government, non-profit and landlords to secure housing in tandem with vital services. The compact will provide 25 housing units for chronically homelessness individuals in San Leandro. The Rental Housing Association, along with the compact, will help coordinate landlords to provide the housing while Building Futures will provide a variety of supportive services for individuals staying in the units. Participants will be assigned case managers to help coordinate not only health services, but prepare them for success and independence.</p> <p>The Compact is funded by a combination of city and county funding and HUD vouchers.</p> |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | | |
|--|---|-------------------------|---|
| Jurisdiction | San Leandro | | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) | |
| 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 |
| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| Action 58.09 C | Homeless Task Force | 2018 | The City created a Homeless Task Force in 2017 that lead to the creation of the winter shelter and the San Leandro Homeless Compact. City's Human Services Commission meets monthly. Homeless housing and services are the topics covered. In 2020, the commission met 9 times. Commission meeting details including agendas and minutes are available on City's website under "Meeting Central" where all Council and Board/Commission meeting details are archived. |
| Action 58.10 A | Multi-lingual Staff Capacity | Ongoing | There is a listing maintained by the City of San Leandro Human Resources Department of all City staff that provide interpretation services. Also, the City maintains an on-demand contract with an agency that provides translation services to written materials. The City's website can be viewed in multiple languages that is powered by "Google Translate." |
| Action 58.11 | Service Enriched Housing: Promote social services and programs in affordable housing proejcts that assista lower-income households in obtaining the financial resources needed to increase and stabilize their housing choices in the City. | Ongoing | There has been no activity in this area in 2020. |
| Action 58.12 A | Housing for Public Service Employees | Ongoing | There has been no activity in this area in 2020. |
| Action 59.01 A | Amend the Minimum Lot Area Required for a Planned Development | 2016-2017 | There has been no activity in this area in 2020. |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | |
|-----------------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) |

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 |
|-----------------|---|------------------|--|
| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| Action 59.01 B | Amend Zoning Code Provisions for Multi-Family Uses | 2016-2017 | In 2020, the City worked on the preparation of objective standards for multi-family development utilizing a SB2 grant. Zoning Code amendments to facilitate the production of multi-family housing are being considered and developed as part of this effort. |
| Action 59.01 C | Changes to the North Area (NA) Zoning Districts | 2016-2017 | In 2020, the City worked on the preparation of objective standards for multi-family development utilizing a SB2 grant. Zoning Code amendments to the North Area (NA) Zoning Districts are being considered and developed as part of this effort. |
| Action 59.01 D | Micro Units | 2016 | In late 2016, the City amended its zoning code to add a density bonus for residential developments constructing units less than 750 square feet in size. In 2020, the City worked on the preparation of objective standards for multi-family development utilizing a SB2 grant. Standards pertinent to micro units are being considered and developed as part of this effort. |
| Action 59.01 E | Monitoring the Effectiveness of Established Neighborhoods | Ongoing | In 2020, the City worked on the preparation of objective standards for multi-family development utilizing a SB2 grant. Evaluation of existing development standards was summarized in a Development Constraints Memo. |
| Action 59.01 F | Additional Density in Established Neighborhoods | 2017-2018 | In 2020, the City amended its Accessory Dwelling Unit Zoning Code to align with State laws intended to foster ADU construction. |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | | |
|--|--|-------------------------|--|
| Jurisdiction | San Leandro | | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) | |
| 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 |
| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| Action 59.02 A | Amendments to the Parking Requirements | 2016-2017 | Completed Zoning Code Amendments in Fall 2015 and therefore fulfilled this Action Item. In 2020, the City worked on preparation of objective standards for multi-family development utilizing a SB2 grant. Evaluation of existing parking standards was summarized in a Development Constraints Memo and amendments are being considered and developed as part of this effort. |
| Action 59.03 A | Permit Streamlining: Maximize the potential benefits of the City's permit tracking system, one-stop permitting center, and website to facilitate permit processing and the issuance of building permits. | Ongoing | The City's One-Stop Permit Center continues to provide a centralized location for multiple departments to communicate to the public about various aspect of development. Staff that can be accessed in the One-Stop Permit Center include Fire, Engineering, Housing and Economic Development. |
| | | | |
| Action 59.04 A | Fee Reviews | Ongoing | The City's Master Fee Schedule is reviewed annually. |
| Action 59.04 B | Fee Reductions for Affordable Housing-City | Ongoing | The City's Master Fee Schedule is reviewed annually. |
| Action 59.04 C | Fee Reductions for Affordable Housing-Other Agencies | Ongoing | The City's Master Fee Schedule is reviewed annually. |
| Action 59.05 | Customer Friendly Environment | Ongoing | This is a regular function of the Community Development Department staff. |
| Action 59.06 A | Multi-family Design Guidelines | 2020-2023 | In 2020, the City worked on the preparation of objective standards for multi-family development utilizing a SB2 grant. Updated standards will focus on development feasibility and will address the topics identified in Action 59.06-A. |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | |
|-----------------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) |

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 |
|-----------------|--|------------------|--|
| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| Action 59.07 A | Correction of Infrastructure Deficiencies | Ongoing | <p>With respect to the sites identified in the housing element:</p> <p>The City has identified that the sanitary sewer collection system that must be upsized to accommodate full build out. Funding for 90% of these locations is scheduled to be appropriated in FY 22-23. Note that some of the sites do not receive service from the City as they are in the Oro Loma Sanitary Sewer District. The City is unaware of any deficiencies in the Oro Loma system.</p> <p>The City hasn't identified any roadway capacity deficiencies. The system wide average pavement condition index is 54 which is fair but at risk.</p> <p>The City doesn't supply water, gas, or electricity and is unaware of any deficiencies in these systems.</p> <p>The storm drain system is adequate to convey storm water except for locations that are within the 100 year flood plain as identified by the FEMA flood insurance rate map. The City is evaluating options for reducing the risk of flooding at these locations but funding is unclear.</p> |
| Action 59.08 | School Impacts: Work Collaboratively with the San Leandro and San Lorenzo Unified School Districts to address issues of school capacity. | Ongoing | There has been no activity in this area in 2020. |
| Action 59.09 A | Remdiation of Soil Contamination | Ongoing | Since 2016, the City has been working with ABAG, that received EPA grant funds to assist Oakland, Hayward, San Leandro and Alameda County with Phase 1 and/or Phase 2 environmental assessments. The City has an eligible site on Lola Street next to the proposed Alvarado & Antonio residential development with a proposed 687 housing units. |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | | |
|-----------------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) |

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 |
|-----------------|--|------------------|--|
| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| Action 60.01 A | Contract with Fair Housing Services Provider | Ongoing | In FY 2019-2020, the City continued to contract with ECHO Housing, a regional non-profit fair housing agency, to provide fair housing services in an effort to reduce housing discrimination. ECHO Housing received 22 fair housing cases with intake, assessment and counseling provided. Of those cases, 3 were reported to Fair Employment and Housing Commission, Office of Fair Housing and Equal Opportunity, or other FH legal referrals. The City allocates CDBG general administration funds, not public services funds, to ECHO Housing's fair housing services. |
| Action 60.02 | Non-Discrimination in City Housing Programs | Ongoing | This is a regular requirement of all Housing Division programs. |
| Action 60.03 | Information and Referral Services | Ongoing | This is a regular function of the Housing Division staff. |
| Action 60.04 | Outreach Housing Resources | Ongoing | This is a regular function of the Housing Division staff. |
| Action 60.05 | Multi-Lingual Materials | Ongoing | This is a regular requirement of all Housing Division programs. |
| Action 60.06 A | Fair Housing Training Sessions | Ongoing | ECHO Housing held 5 presentations on issues related to Fair Housing to property management companies and 1 training for first time homebuyers in FY 2019-2020. |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

| | |
|-----------------------|-------------------------|
| Jurisdiction | San Leandro |
| Reporting Year | 2020 (Jan. 1 - Dec. 31) |

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 |
|-----------------|-----------------------|------------------|---|
| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| Action 60.06 B | Fair Housing Outreach | Ongoing | As a part of its contract, ECHO Housing provides public service announcements, educational flyers and supports other media outreach as is possible given the demands on their Fair Housing staff. |
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| Jurisdiction | San Leandro | |
| Reporting Period | 2020 | (Jan. 1 - Dec. 31) |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

| 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 | | | | | | | | | |
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No data to report in Table E.

| | | |
|-------------------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Period | 2020 | (Jan. 1 - Dec. 31) |

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

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 to receive the password that will enable you to populate these fields. | | | | The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ |
|-------------------------------|---|------------------------------|-------------------------|--------------------------|---|------------------------------|-------------------------|--------------------------|---|
| | 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 | | | | | | | | | |

No data to report in Table F.

| | | |
|-------------------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Period | 2020 | (Jan. 1 - Dec. 31) |

NOTE: THIS TABLE MUST ONLY BE FILLED OUT IF THE HOUSING ELEMENT SITES INVENTORY CONTAINS A SITE WHICH IS OR WAS OWNED BY THE REPORTING JURISDICTION, AND HAS BEEN SOLD, LEASED, OR OTHERWISE DISPOSED OF DURING THE REPORTING YEAR.

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

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)**

| 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 | | | | | | |
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No data to report in Table G.

| | | |
|-------------------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Period | 2020 | (Jan. 1 - Dec. 31) |

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

| 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 | | | | | | |
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No data to report in Table H.

| | | |
|-----------------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) |

| Building Permits Issued by Affordability Summary | | |
|---|---------------------|---------------------|
| Income Level | | Current Year |
| Very Low | Deed Restricted | 23 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 38 |
| | Non-Deed Restricted | 0 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Above Moderate | | 27 |
| Total Units | | 88 |

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

| Housing Applications Summary | |
|--|-----|
| Total Housing Applications Submitted: | 3 |
| Number of Proposed Units in All Applications Received: | 223 |
| Total Housing Units Approved: | 0 |
| Total Housing Units Disapproved: | 0 |

| Use of SB 35 Streamlining Provisions | |
|---|---|
| Number of Applications for Streamlining | 1 |
| Number of Streamlining Applications Approved | 0 |
| Total Developments Approved with Streamlining | 1 |
| Total Units Constructed with Streamlining | 0 |

| Units Constructed - SB 35 Streamlining Permits | | | |
|---|---------------|------------------|--------------|
| Income | Rental | Ownership | Total |
| Very Low | 0 | 0 | 0 |
| Low | 0 | 0 | 0 |
| Moderate | 0 | 0 | 0 |
| Above Moderate | 0 | 0 | 0 |
| Total | 0 | 0 | 0 |

| | | |
|----------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) |

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

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

| | | |
|---------------------------|---------------|---|
| Total Award Amount | \$ 300,000.00 | <i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i> |
|---------------------------|---------------|---|

| Task | \$ Amount Awarded | \$ Cumulative Reimbursement Requested | Task Status | Other Funding | Notes |
|---|-------------------|---------------------------------------|---------------------------------|---------------|--|
| Project Initiation | \$3,000.00 | \$0.00 | Other (Please Specify in Notes) | None | CA HCD notified City of San Leandro staff in September 2020 that it was awarded LEAP funds. Staff routed Standard Agreement for approvals with fully executed document completed in early 2021. No other progress made on LEAP-funded activities listed in this table. |
| Evaluation of Existing Housing Element | \$2,500.00 | \$0.00 | Other (Please Specify in Notes) | None | Pending |
| Housing Needs Assessment | \$10,000.00 | \$0.00 | Other (Please Specify in Notes) | None | Pending |
| Fair Housing Assessment | \$6,000.00 | \$0.00 | Other (Please Specify in Notes) | None | Pending |
| Governmental Constraints Analysis | \$7,500.00 | \$0.00 | Other (Please Specify in Notes) | None | Pending |
| Sites Inventory Analysis | \$20,000.00 | \$0.00 | Other (Please Specify in Notes) | None | Pending |
| Funding and Other Housing Resources | \$2,000.00 | \$0.00 | Other (Please Specify in Notes) | None | Pending |
| Goals, Policies, and Programs | \$15,000.00 | \$0.00 | Other (Please Specify in Notes) | None | Pending |
| General Plan Amendments | \$15,000.00 | \$0.00 | Other (Please Specify in Notes) | None | Pending |
| Zoning Map & Zoning Code Amendments | \$7,500.00 | \$0.00 | Other (Please Specify in Notes) | None | Pending |
| Draft Housing Element | \$14,000.00 | \$0.00 | Other (Please Specify in Notes) | None | Pending |
| Environmental Analysis | \$110,000.00 | \$0.00 | Other (Please Specify in Notes) | None | Pending |
| Final Housing Element and Adoption Hearings | \$15,000.00 | \$0.00 | Other (Please Specify in Notes) | None | Pending |
| HCD Review, Revisions and Certification | \$7,500.00 | \$0.00 | Other (Please Specify in Notes) | None | Pending |
| Community Engagement | \$35,000.00 | \$0.00 | Other (Please Specify in Notes) | None | Pending |
| Meetings, Coordination and Administration | \$30,000.00 | \$0.00 | Other (Please Specify in Notes) | None | Pending |

| | | |
|----------------|-------------|--------------------|
| Jurisdiction | San Leandro | |
| Reporting Year | 2020 | (Jan. 1 - Dec. 31) |

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

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

| | | | |
|---------------------------|----|------------|---|
| Total Award Amount | \$ | 300,000.00 | <i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i> |
|---------------------------|----|------------|---|

| Task | \$ Amount Awarded | \$ Cumulative Reimbursement Requested | Task Status | Other Funding | Notes |
|------|-------------------|---------------------------------------|-------------|---------------|-------|
|------|-------------------|---------------------------------------|-------------|---------------|-------|

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

| Completed Entitlement Issued by Affordability Summary | | |
|---|---------------------|--------------|
| Income Level | | Current Year |
| Very Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Above Moderate | | 14 |
| Total Units | | 14 |

| Building Permits Issued by Affordability Summary | | |
|--|---------------------|--------------|
| Income Level | | Current Year |
| Very Low | Deed Restricted | 23 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 38 |
| | Non-Deed Restricted | 0 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Above Moderate | | 27 |
| Total Units | | 88 |

| Certificate of Occupancy Issued by Affordability Summary | | |
|--|---------------------|--------------|
| Income Level | | Current Year |
| 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 |