



CITY OF SAN LEANDRO
AFFORDABLE HOUSING TRUST FUND REPORT
FY 2014-2015 through FY 2021-2022

In December 2004, the City of San Leandro amended the Zoning Code by adopting Article 30, the Inclusionary Housing Ordinance (“[Ordinance](#)”). The purpose of the Ordinance is to encourage the development and availability of housing affordable to a broad range of households with varying income levels within the City, to increase the supply of affordable ownership and rental housing in San Leandro, and to require that residential developers construct affordable housing units within their projects.

The City of San Leandro’s Ordinance required construction of units, or in limited cases, payment of an in-lieu fee for both ownership and rental residential developments. In 2009, the California Court of Appeals decision in the case of *Palmer/Sixth Street Properties LP v. City of Los Angeles*, 175 Cal.App.4th 1396 (2009) prohibited cities from being able to enforce these ordinances in the case of rental housing developments. In 2017, AB 1505 restored the ability of cities to enforce inclusionary housing policies—this law went into effect January 1, 2018. San Leandro’s Ordinance allows ownership developments with two to six total units the option of paying an in-lieu fee to the City’s Affordable Housing Trust Fund (“Fund”). The Fund is an account established to collect and expend such [In-Lieu Fees](#) to further affordable housing as described in the Ordinance. The Fund also includes revenue from condominium conversion fees and repayment of Fund loans.

Monies deposited into the Fund target the increase and improvement of the supply of housing affordable to moderate-, low-, and very low-income households in the City. Monies may also be used to cover reasonable administrative or related expenses associated with the administration of the Ordinance.

Between FY 2014-2015 and FY 2021-2022, the following revenue was collected:

<u>Revenue Accounts</u>		
167-3322	Housing In-Lieu Fees	\$ 113,080.48
167-3323	Condominium Conversion Fee	\$ 43,890.00
167-3501	Interest Income – General	\$ 21,102.99
167-3510	Unrealized Gain/Loss on Investment	\$ (\$4,125.29)
167-3819	Loan Repayment - Principal	\$ 4,576.32
		<hr/>
		\$ 178,524.50

As of the end of FY 2021-2022 (June 30, 2022), the Fund’s balance was \$258,991.26 (representing the balance as of the end of FY 13-14, \$80,466.76 + Revenue collected from FY 14-15 to FY 21-22, \$178,524.50).

In FY 2021-2022 the City of San Leandro committed \$184,500 of this balance for pre-development costs associated with the Lewelling Drop-in/Navigation Center and Shelter project (aka “Nimitz Motel). In May 2022 the City submitted a Homekey Round 2 application to the California Department of Housing and Community Development. In July 2022 the City was notified that it was not awarded funds. The City has been notified that the Homekey Round 3 NOFA will be



CITY OF SAN LEANDRO
AFFORDABLE HOUSING TRUST FUND REPORT
FY 2014-2015 through FY 2021-2022

released in the Spring of 2023. Staff are diligently working to ensure that the application for Round 3 funding will be successful.

Following is a table reflecting the revenues, expenditures, and ending balance from the last nine years (the year of the last published report).

	Undesignated Fund Balance As of July 1st	Debits Per Fiscal Year	Credits Per Fiscal Year	Ending Balance As of June 30th
FY 21-22	\$ 263,507.63	\$ 4,516.37	\$ -	\$ 258,991.26
FY 20-21	\$ 262,818.32	\$ -	\$ 689.31	\$ 263,507.63
FY 19-20	\$ 254,283.11	\$ 3,000.00	\$ 11,535.21	\$ 262,818.32
FY 18-19	\$ 240,548.25	\$ -	\$ 13,734.86	\$ 254,283.11
FY 17-18	\$ 193,143.41	\$ -	\$ 47,404.84	\$ 240,548.25
FY 16-17	\$ 97,878.07	\$ -	\$ 95,265.34	\$ 193,143.41
FY 15-16	\$ 96,704.99	\$ -	\$ 1,173.08	\$ 97,878.07
FY 14-15	\$ 80,466.76	\$ 14,061.00	\$ 30,299.23	\$ 96,704.99
FY 13-14	\$ 45,678.40	\$ -	\$ 34,788.36	\$ 80,466.76