

General Information	
Jurisdiction Name	San Leandro
Reporting Calendar Year	2022
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

Jurisdiction	San Leandro
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 01/31/2015 - 01/31/2023

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

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	Density Bonus Law Applications	Application Status	Notes			
1				2	3	4	5							6	7	8	9	10	11	12			
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 65913.4(b)? (SB 35 Streamlining)	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*	
Summary Row: Start Data Entry Below								18	9	0	0	8	9	361	387	207	9						
	80H-1515-8-2	15101 Washington Ave.	Washington Apartments	PLN-21-0044	5+	R	12/7/2021	55	16	0	0	0	1	0	72	72	0	Yes-Approved	No	N/A	Approved		
	75E-1515-15, 75E-1516, 75E-1517, 75E-1518, 75E-1519, 75E-1520, 75E-1521, 75E-1522	1199 E 14th St.	Town Hall Square	PLN22-0037	5+	R	8/2/2022	18	0	0	0	0	0	162	180			No	Yes	N/A	Pending		
	79A-590-1-5, 79A-590-3	0 Monarch Bay Dr.	Monarch Bay Shoreline - Single-Family / Townhome Project	PLN22-0008	SFA	O	3/2/2022	0	0	0	0	8	0	198	206	206		No	No	N/A	Approved		
	77-510-16	651 Juana Ave.	N/A	PLN21-0048	SFD	O	12/23/2021	0	0	0	0	0	0	1	1	1	0	No	No	N/A	Approved		
	77E-1569-013-3	14341 Bancroft Ave.	Bancroft Townhouses	PLN18-0096	5+	O	12/3/2018	0	0	1	2	0	0	17	20			No	No	N/A	Pending		
	75-115-64	1350 Pacific	N/A	PLN22-0035	SFA	O	7/11/2022	0	0	0	0	0	0	1	1	1	0	No	No	N/A	Approved		

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name*	7							Building Permits Date Issued	# of Units Issued Building Permits
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income		
			0	0	2	0	14	0	260		276
077D 1483 017 00	14978 Western Av								1	2/25/2022	1
075 0166 009 00	905 Pershing Dr								1	12/20/2022	1
077D 1478 030 00	1123 Louise St								1	7/28/2022	1
077D 1436 034 00	14262 Orchid Dr.								1	4/20/2022	1
077A 0636 009 00	1339 Gilmore Dr.								1	5/25/2022	1
077A 0667 013 00	851 Fredrick Rd								1	7/20/2022	1
079A 0588 015 00	2600 Marina Bl.								1	7/25/2022	1
077 0528 053 00	377 Dolores Av								1	8/1/2022	1
077B 1149 001 00	3601 Figueroa Dr.								1	9/29/2022	1
077E 1603 028 00	14963 Lark St.								1	10/4/2022	1
080G 1369 019 00	15301 Farnsworth St.								1	12/22/2022	1
077E 1589 011 00	1505 148th Av								1	11/8/2022	1
077 0519 009 00	628 Sybil Av								1	11/17/2022	1
077A 0667 053 00	780 Donovan Dr.								1	3/11/2022	1
080G 1364 008 00	15214 Edgemoor St.								1	8/17/2022	1
079A 0582 024 08	2429 Fairway Dr.								1	7/5/2022	1
077A 0660 151 02	1430 Brookside Dr.								1	10/26/2022	1
080G 1370 014 00	1228 Trojan Av								1	1/13/2022	1
079A 0578 032 00	2493 West Ave 136th								1	4/20/2022	1
076 0295 029 00	611 Victoria Ct.								1	5/10/2022	1
077B 1155 007 00	3476 Monterey Bl								1	1/27/2022	1
077A 0693 022 00	2161 Artic St								1	6/21/2022	1
076 0333 008 00	477 Fortuna Av								1	7/19/2022	1
077A 0693 006 00	2465 State St								1	10/22/2022	1
077D 1478 035 00	1106 Grace St.								1	2/22/2022	1
076 0287 020 00	552 Beverly Av								1	2/1/2022	1
077B 0893 021 00	1574 Sagewood Av								1	1/18/2022	1
079 0020 023 00	2898 Marineview Dr								1	4/13/2022	1
077A 0670 010 00	747 Douglas Dr								1	12/15/2022	1
079A 0581 006 02	2107 Fairway Dr								1	10/5/2022	1
077 0509 035 00	687 Dolores Av								1	7/19/2022	1
077C 1266 007 00	457 Nabor St								1	6/7/2022	1
076 0329 023 00	580 Lewis Av								1	6/2/2022	1
077E 1603 034 00	1563 150th Av								1	7/25/2022	1
076 0406 008 00	958 Woodland Av								1	3/24/2022	1
077 0529 047 00	485 Maud Av								1	10/19/2022	1
077 0529 047 00	485 Maud Av								1	10/19/2022	1
077 0510 016 00	651 Juana Av								1	10/6/2022	1
080H 1541 036 00	903 Manor Bl	Maple Lane			2			4	33	3/16/2022	39
077 0447 014 06	1188 E 14th St	Centro Callan						10	186	9/29/2022	196
079A 0584 013 00	2536 West Ave 134th								2	8/29/2022	2
075 0125 004 00	1224 Lucille St								1	8/1/2022	1

Jurisdiction	San Leandro	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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	-	-	-	36	-	2	128	142
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	352	-	-	-	-	-	-	-	-	14	-	14	338
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Above Moderate		1,161	-	5	3	8	7	33	27	53	260	-	396	765
Total RHNA		2,287												
Total Units			-	118	3	92	7	33	86	53	276	-	670	1,617
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	6										7	
		Extremely low-income Need	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		252	12	-	-	-	-	-	-	-	-	12	240	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Leandro	
Reporting Year	2022	(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 2022, the City Council certified a supplemental Environmental Impact Report and adopted General Plan and Zoning Amendments concurrent with adoption of the 2023-2031 Housing Element to increase allowable development densities and intensities in the City's Priority Development Areas, including the Downtown TOD area.</p> <p>Construction began on the Centro Callan project at 1188 E 14th St, with 197 multi-family units, ground floor grocery and retail, as well as a small outdoor plaza/seating along E 14th St. The housing will include 10 affordable units and will contribute approximately \$500,000 to the City's Affordable Housing Trust Fund. The project is the first mixed-use development under the 2007 Downtown TOD Plan and is expected to be completed in 2024.</p> <p>Sale of City- and Successor agency-owned properties was completed for the Town Hall Square project at 1199 E 14th St. Beam Development submitted entitlements application for a 180-unit multifamily project, to include 27 units of inclusionary housing. This long-planned project at a central downtown intersection will complement the Centro Callan project across the street, and residents will have amenities and transportation within walking distance via adjacent retail, bus rapid transit and BART.</p> <p>The San Leandro Tech Campus leased the majority of remaining space at their second building, with western wear company Ariat leasing 80,000 square feet to move their corporate headquarters and around 300 jobs from Union City to San Leandro.</p> <p>Several downtown development projects that are approved for development, including the 687-unit development proposed by Maximus Development at Alvarado and Antonio Streets and over 100,000 square feet of additional office and 200 housing units at the Tech Campus, are on hold due to the building cost increases & impacts of C-19.</p> <p>The Downtown Community Benefit District, SLIA, continued to revamp activities, initiating a Safety Ambassador Program supported by City funding, installing new banners and trash cans, and restarting downtown events, including a (re)Discovering Downtown event and It's a Wonderful Night holiday event. New food users continued to come to Downtown, with RetailWest completing a major renovation of an existing building to bring Fieldwork Brewing and Dave's Hot Chicken.</p>

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Leandro	
Reporting Year	2022	(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 B	Bay Fair BART Strategy and Rezoning	Start in 2015	Staff worked closely with BART and other key property owners to advance implementation of the 2018 Bay Fair BART TOD Specific Plan, which has a vision to create a mixed-use town center with increased housing near the Bay Fair BART station. A grant-funded study of infrastructure phasing and financing kicked off in 2022, which will help identify necessary district-wide capital improvements and funding strategies to support infill development. The Council certified an Environmental Impact Report for the 2023-2031 Housing Element that provided clearance for an additional 2,460 housing units in the Bay Fair TOD area.
Action 53.01 C	Upper Washington Corridor and MacArthur Blvd Rezoning	2018	In 2022, the City Council certified a supplemental Environmental Impact Report and adopted General Plan and Zoning Amendments concurrent with adoption of the 2023-2031 Housing Element that included creation of a Housing (H) Overlay Zone that was applied to the Upper Washington and MacArthur Boulevard corridors.
Action 53.01 D	Shoreline Area Housing Opportunities	2018	City and Developer Cal-Coast continued work on a comprehensive development plan for the Monarch Bay Shoreline Development Project, which will include approximately 200 single-family and townhomes, 285 apartment units, a new hotel with restaurant, restaurant/banquet space, retail space, and 9-acre park and restoration of the inner harbor. The developer will construct 20 units of workforce housing and contribute over \$2.1 M to the City's Affordable Housing Trust Fund. In 2022, Cal-Coast received entitlements for the project, including Planned Development, Site Plan Review, Conditional Use Permit, EIR Addendum and Mapping approvals. The City completed formation of a Community Facilities District to fund ongoing maintenance and services, with the capacity to bond for longer term sea level rise and facility needs. The City continued planning for the community park, including community outreach and detailed plans which were presented to the Bay Coastal Development Commission (BCDC) Design Review Board. Sale of approximately 16 acres of land for the single-family portion of the project was completed and four leases for the commercial and multifamily elements were initiated in December 2022.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Leandro	
Reporting Year	2022	(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
Policy 53.02	Housing Proximity to Transit	Ongoing	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 2022, the City Council certified a supplemental Environmental Impact Report and adopted General Plan and Zoning Amendments concurrent with adoption of the 2023-2031 Housing Element that increased allowable development densities and intensities in the City's Priority Development Areas. In 2022, construction was completed on the Loro Landing 62-unit affordable housing project, located across the street from the Downtown San Leandro BART station. Construction was also initiated on the 197-unit Centro Callan mixed-use project, located within a half mile of the Downtown BART station and directly adjacent to the AC Transit Bus Rapid Transit line. Significant work was also continued to lay the groundwork for development surrounding the Bay Fair BART station.
Action 53.03 A	Applications for Grant Funding	Ongoing	The City's Housing Division worked with Human Services staff and community partners to apply for the Homekey Round 2 application in CY 2022. The City sought funds to purchase the Nimitz Motel located at 555 Lewelling Blvd. Unfortunately, the City was not successful in securing these funds but intends to re-apply for Homekey Round 3 with the NOFA for this program slated to be released in April 2023.
Action 53.03 B	Support for Non-Profit and For-Profit Affordable Housing Developers	Ongoing	The City release an RFP in the Spring of 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. Additionally, the City created a full scoring with ranking that will assist with pursuing other projects if additional funding becomes available.
Action 53.03 C	Affordable Housing Trust Fund	Ongoing	Housing Division staff continues to track AHTF revenue/expenditure income data from prior FYs for annual reporting under the Inclusionary Zoning Ordinance. The City also affirms that if any funds are received that it will be reported per Government Code 66006 that regulates the disclosure of development fees received.
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 issued an RFP in 2021 and selected a recipient of these remaining funds: Abode Community's development at 15101 Washington Avenue.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Leandro	
Reporting Year	2022	(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 53.04 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/Sixth 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.</p> <p>The IZ ordinance amendments are on hold indefinitely.</p>
Action 53.05 A	Marketing of Housing Development Opportunities	Ongoing	<p>The City Economic Development Staff continue to promote upcoming development and available development sites. A Development Breakfast was held in the fall of 2022, at which over 40 real estate and development professionals learned about commercial and residential development and business opportunities in San Leandro. Development opportunities and market strengths were also highlighted in an insert in the San Francisco Business Times. (150 Years of Making Things – San Leandro Featured in San Francisco Business Times San Leandro Next)</p>
Action 53.05 B	Downtown Housing Sites	Ongoing	<p>In 2022 City Economic Development staff continued to work with private owners to develop two downtown sites: approximately 180 units at 1199 E 14th St (Town Hall Square) and 196 units at 1188 E 14th St (Centro Callan). Permits were issued and construction began on the Centro Callan project. The Purchase and Sale Agreement was amended and sale was completed of 6 City- and Redevelopment Agency owned properties at the Town Hall Square site. Entitlements for this project, which will include 15% affordable units, are anticipated in 2023. Entitlement approvals were extended for two years for a number of housing developments in and around Downtown, to allow for such projects to continue following COVID-related construction challenges and delays. City staff continue to support the site assembly of both City-owned and private parcels to gain an economy of scale for a mixed-use development and to activate these important downtown locations.</p>
Action 53.06 A	The Cornerstone Apartments	2015-2018	<p>In 2020 the residential development at the former BART surface parking lot, "La Vereda," received its Certificate of Occupancy and was fully leased-up by the Fall 2021.</p>
Action 53.06 B	Encouraging Market-Rate Rentals	Ongoing	<p>City Planning staff continue to meet with for-profit housing developers to encourage new housing in the City.</p>

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Leandro
Reporting Year	2022 (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
Policy 53.07	Housing for the San Leandro Workforce	Ongoing	This is a regular function of the Housing Division staff.
Policy 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 2022.
Action 53.10 A	Market-Rate Housing Development Focus Groups	2015-2016	In 2022, the City Council approved new Objective Standards for multi-family and mixed-use development. Consistent with California state law, the new standards are objective and work to provide property owners, developers and the community greater predictability and streamline the development review process. The standards were completed following an extensive public input and evaluation process. Market rate developers were interviewed as key stakeholders and their feedback was summarized in a Development Constraints Memo. Additional focus groups were held in 2022 to inform the 2023-2031 Housing Element and identification of constraints / barriers to housing production. The feedback received informed policies and actions to remove barriers during the 6 th cycle planning period.
Policy 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.
Policy 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 HOME Partnership Program 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

Jurisdiction	San Leandro
Reporting Year	2022 (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 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 staff actively participate in regional planning forums that pertain to housing, including the monthly Alameda County Planning Directors' Working Group and MTC/ABAG working groups focused on Plan Bay Area 2050 implementation.</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) and the Housing Division and Human Services staff among other programs that monitor and provide services to homeless and those at-risk of homelessness.
Action 54.06 A	Boomerang Funds	2018	There has been no activity in this area in 2022.
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/
Policy 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 MTC/ABAG working groups focused on Plan Bay Area 2050 implementation.</p>

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		San Leandro	
Reporting Year		2022	(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
Policy 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 2022 staff spoke to multiple developers regarding the City's IZ policy and reviewed housing plans for multiple for-sale condominium projects.
Action 55.02 A	First Time Homebuyer Loan Program	2018	The City continues to explore opportunities to re-establish the City's homebuyer downpayment assistance loan program, but limits in staff time prevent staff and the City's consultant from seeking available funding resources via CA HCD CalHOME program. (https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/Homeownership-Super-NOFA-2023.pdf)
Action 55.02 B	Mortgage Credit Certificate Program	Ongoing	Alameda County HCD ran out of authority to issue more Mortgage Credit Certificates as of October 2019. Given this, there were no new MCCs issued for properties in San Leandro in 2020-2022.
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.
Policy 55.04	Rent-to-Buy	Ongoing	There has been no activity in this area in 2022.
Policy 55.05	Foreclosures	Ongoing	There has been no activity in this area in 2022.
Action 56.01 A	Home Repair Grants	Ongoing	In 2021 City Housing Division staff continued to work with Rebuilding Together Oakland/East Bay. In FY 21-22 there were 20 home rehabilitation grants awarded and completed under the CDBG program.
Action 56.01 B	Owner-Occupied Housing Rehabilitation Loan Program	2018	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.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Leandro
Reporting Year	2022 (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 56.02 A	Apartment Rehabilitation Program	Ongoing	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.
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.
Policy 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 2022.
Policy 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 2022.
Policy 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.
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.
Action 56.06 B	Renters in Foreclosed Properties	Ongoing	There has been no activity in this area in 2022.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		San Leandro	
Reporting Year		2022	(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 56.07 A	Rent Review Board	Annual Report to City Council	The Rent Review Board annual reports are available here: https://www.sanleandro.org/Archive.aspx?AMID=50
Action 56.07 B	Ratio Utility Billing System	2018	There has been no activity in this area in 2022.
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/Archive.aspx?AMID=50
Action 56.08 A	Mobile Home Grant Program	Ongoing	See Action Action 56.01 A. In 2022 City Housing Division staff continued to work with Rebuilding Together Oakland/East Bay. In FY 21-22 there were 20 home rehabilitation grants awarded and completed under the CDBG 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 2022 the two petitions for rent increases by property owners under the auspices of this new ordinance continued into 2022 and were resolved by the end of CY 2022. Details of both cases can be reviewed here: https://www.sanleandro.org/316/Mobilehome-Space-Rent-Stabilization-Ordi
Action 56.09 A	Condominium Conversion Ordinance Update	2018	There has been no activity in this area in 2022.
Action 56.10 A	Shared Housing Program	2018	There has been no activity in this area in 2022.
Policy 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	In December 2022 the City Council amended the Zoning Code to reflect changes in State legislation related to ADU heights.
Policy 56.12	Rebuilding Damaged Structures	Ongoing	There has been no activity in this area in 2022.
Action 57.01 A	Energy Efficient Programs	Ongoing	PG&E, EBCE, BayREN, and CA state programs already underway.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Leandro
Reporting Year	2022 (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 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.
Policy 57.02	Green Building and Evaluation of Green Building Requirements	Ongoing	In 2022, the City Council adopted 'reach codes' along with the 2022 Building Code updates and included eliminating natural gas in new residential construction and commercial office buildings, as well as expanding electric vehicle charger installation requirements.
Action 57.02 A	Build-It Green's Green Point Rated Checklist and US Green Building Council LEED Requirements	Ongoing	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 have accessed, the City by default supports this policy.
Action 57.02 B	Evaluation of Cost Impacts of Green Building Requirements	2015-2023	The City Sustainability Office and Community Development Department collaborated on a reach code initiative around building electrification and expansion of electric vehicle infrastructure for new construction. Exceptions were made for commercial kitchens, industrial buildings, and projects already in the pipeline. The reach code was adopted by council in Nov 2022 and have gone into effect with the latest building code cycle update on Jan 1, 2023.
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, East Bay Community Energy and Bay Area SunShares have regional incentives for solar and battery installation as well.
Action 57.03 A	Climate Action Plan	2015-2023	The Climate Action Plan was adopted by City Council in July 2021. It includes policies around green building construction, energy efficiency, and transit-oriented development.
Action 57.03 B	Plan Bay Area	2015-2016	In 2022, MTC/ABAG working groups focused on Plan Bay Area 2050 implementation.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Leandro	
Reporting Year	2022	(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 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 <u>maintenance of affordable housing</u>.</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 2023.</p>
Policy 57.05	Public Health and Neighborhood Design	Ongoing	There has been no activity in this area in 2022.
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).

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Leandro	
Reporting Year	2022	(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 58.02 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."
Policy 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 2022.
Policy 58.04	Active Retirement Living	Ongoing	There has been no activity in this area in 2022.
Action 58.05 A	Affordable Rental Housing for Large Families	2018	See Action Action 53.03 A. San Leandro Housing Division staff worked with Abode Communities to secure full funding for their affordable housing development located at 15101 Washington Avenue, in the SouthWestern section of San Leandro. City staff is working with the developer to secure full funding to commence construction commenced of this multi-family housing development.
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	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 Loro Landing (aka Parrot Street) Apartments development HACA allocated 25 Project-based Section 8 vouchers under the VASH program as a subsidy to the development. As of 12/31/2022, there were 1,378 vouchers (an increase of 79 vouchers since last reported as of 7/1/21) and 17 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.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Leandro	
Reporting Year	2022	(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 58.07 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 21-22, 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.
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 2021 the program assisted 126 households.
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 (2013).
Action 58.09 A	EveryOne Home	2015-2016	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.
Action 58.09 B	Transitional/Permanent Supportive Housing	Ongoing	The City's Housing Division worked with Human Services staff and community partners to apply for the Homekey Round 2 application in CY 2022. The City sought funds to purchase the Nimitz Motel located at 555 Lewelling Blvd. Unfortunately, the City was not successful in securing these funds but intends to re-apply for Homekey Round 3 with the NOFA for this program slated to be released in April 2023.
Action 58.09 C	Homeless Task Force	2018	The City created a Homeless Task Force in 2017 that led 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 2021, 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.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Leandro	
Reporting Year	2022	(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 58.10 A	Multi-lingual Staff Capacity	Ongoing	In 2022, the City Council approved new Objective Standards for multi-family and mixed-use development that align with desired product types, making it unnecessary for typical projects to apply for planned development approval.
Policy 58.11	Service Enriched Housing: Promote social services and programs in affordable housing projects that assist 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 2022.
Action 58.12 A	Housing for Public Service Employees	Ongoing	There has been no activity in this area in 2022.
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 2022.
Action 59.01 B	Amend Zoning Code Provisions for Multi Family Uses	2016-2017	The concurrent Zoning Amendments adopted in 2022 along with the 2023-2031 Housing Element established minimum densities of 12 du/acre in the RM-2500, RM-2000, and RM-1800 Districts and a minimum density of 20 du/ac in the RM-875 District. Additionally, single-family residential development was removed as a permitted use in Multi-Family Residential Districts.
Action 59.01 C	Changes to the North Area (NA) Zoning Districts	2016-2017	In 2022, the City Council certified a supplemental Environmental Impact Report and adopted General Plan and Zoning Amendments concurrent with adoption of the 2023-2031 Housing Element that increased allowable development densities and intensities in the City's Priority Development Areas, including the North Area.
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. No additional action required.
Action 59.01 E	Monitoring the Effectiveness of Established Neighborhoods	Ongoing	The concurrent Zoning Amendments adopted in 2022 along with the 2023-2031 Housing Element established minimum densities of 12 du/acre in the RM-2500, RM-2000, and RM-1800 Districts and a minimum density of 20 du/ac in the RM-875 District. Additionally, single-family residential development was removed as a permitted use in Multi-Family Residential Districts. Staff will continue to monitor the effectiveness of minimum densities.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Leandro	
Reporting Year	2022	(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 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. Based on the completion of this action, Action 59.01 F recommended to be revised based on recently approved legislation (SB 9).
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.
Policy 59.03	PERMITTING PROCEDURES Minimize the cost and time associated with development review while still adequately addressing community and environmental concerns. Continually explore ways to streamline the permitting process for projects that are consistent with the General Plan.	Ongoing	In 2022, the City Council approved new Objective Standards for multi-family and mixed-use development, which included amending development standards to better facilitate development and enable streamlined application review. The City also furthered its efforts to streamline and reduce barriers by undertaking a major overhaul of its permit tracking software to further facilitate online application submittal, enhance transparency, and enable online payments.
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, Planning, and Economic Development. In addition to undertaking upgrades to the permit tracking software, website updates were made to provide clear information to the community about the development review process.
Action 59.04 A	Fee Reviews	Ongoing	The City contracted with a consultant to embark on a comprehensive fee study that will include updates to user fees and development impact fees. A market feasibility study that includes a comparison with other East Bay communities will inform the fee recommendations and seek to limit barriers to development.
Action 59.04 B	Fee Reductions for Affordable Housing--City	Ongoing	The Fee study kicked off in 2022 is evaluating opportunities for fee waivers or reductions for affordable housing projects, provided that such reductions will not adversely affect the City's ability to provide services to the project.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Leandro
Reporting Year	2022 (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 59.04 C	Fee Reductions for Affordable Housing-- Other Agencies	Ongoing	There has been no activity in this area in 2022.
Policy 59.05	Customer Friendly Environment	Ongoing	In 2022, the City Council approved new Objective Standards for multi-family and mixed-use development, which included amending development standards to better facilitate development and enable streamlined application review. The City also furthered its efforts to streamline and reduce barriers by undertaking a major overhaul of its permit tracking software to further facilitate online application submittal, enhance transparency, and enable online payments.
Policy 59.06	Resolving Design Issues	Ongoing	Staff continued to proactively provide support to developers of multi-family housing to address design issues and ensure timely processing of applications, including facilitating meetings between project proponents and reviewers to resolve any outstanding concerns.
Action 59.06 A	Multi-family Design Guidelines	2020-2023	In 2022, the City Council approved new Objective Standards for multi-family and mixed-use development, which included amending development standards to better facilitate development and enable streamlined application review. The City also furthered its efforts to streamline and reduce barriers by undertaking a major overhaul of its permit tracking software to further facilitate online application submittal, enhance transparency, and enable online payments.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Leandro	
Reporting Year	2022	(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>
Policy 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 2022.
Action 59.09 A	Remediation of Soil Contamination	Ongoing	There has been no activity in this area in 2022.
Action 60.01 A	Contract with Fair Housing Services Provider	Ongoing	<p>In FY 2021-2022, 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 28 fair housing cases with intake, assessment and counseling provided. Of those cases, 22 were investigated (i.e. the claims were assessed to be violations of FH Laws). Of those cases, 10 had housing counseling sessions, 9 had insufficient evidence to proceed with a complaint, 3 property owners/managers were contacted and provided FH information to address and future violations, and 1 case was successfully mediated. There were 9 sites that were audited by FH testers. The City allocates CDBG general administration funds, not public services funds, to ECHO Housing's fair housing services.</p>

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Leandro
Reporting Year	2022 (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
Policy 60.02	Non-Discrimination in City Housing Programs	Ongoing	This is a regular requirement of all Housing Division programs.
Policy 60.03	Information and Referral Services	Ongoing	This is a regular function of the Housing Division staff.
Policy 60.04	Outreach Housing Resources	Ongoing	This is a regular function of the Housing Division staff.
Policy 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 3 presentations on issues related to Fair Housing to property management companies, realtors/brokers, first time homebuyers and tenant advocacy organizaions in FY 2021-2022.
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.

Jurisdiction	San Leandro	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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**

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						
075-0001-002-02; 0075-0001-003, - 004, -005, -006; 0075-0001-007- 02; 0075-0001- 010-02; 0075- 0001-009-02; 0075-0001-008-02	1117, 1145, 1199 E. 14th, 214, 222, 234, 250, 262, 290 Davis	Davis at E. 14th NW corner	13	89	Beam Development LLC; Sold 2022	180 units proposed, including 27 inclusionary
77- 0477-007-01	1188 E 14th St.	N/side Callan, from E. 14th to Hyde	12	71	14th & Callan Street Developer, LLC; Sold 2021	197 units approved, including 10 inclusionary, and +30,000 sf retail, including grocer
075-0005-012-00; 075-0005-011-00	268 Parrott; 1595 Washington	Parrott n/side b/w Washington	8	12	David Langon Construction, Inc.; Sold 2017	Entitled for 26 condo units, incl. 4 inclusionary, and 2,400 sf ground floor restaurant/retail

