

## 2021 SAN LEANDRO Housing Element Annual Progress Report

### General Information

<b>First Name</b>	Maryann	<b>Street Address</b>	835 East 14th Street	<b>Phone</b>	5105776005
<b>Last Name</b>	Sargent	<b>City</b>	San Leandro	<b>Email</b>	msargent@sanleandro.org
<b>Title</b>	Senior Housing Specialist	<b>Zip Code</b>	94577		

Comments: Include any additional information or explanation for the information provided in the following tables.

## 2021 SAN LEANDRO Housing Element Annual Progress Report

**TABLE A - Housing Development Applications Submitted**

**Unit Information**

Project Identifier		Proposed Units Affordability by Household Incomes									
Current APN	Street Address	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
077C-1240-005-00	2824 Halcyon Drive	0	0	0	0	0	0	18	18	0	0
077-0447-014-06	1188 East 14th Street	0	0	0	0	0	0	197	197	0	0
079-0026-086-00	1833 Hillview Dr	0	0	0	0	0	0	1	1	0	0
079A-0590-004-00 079A-0590-002-00	0 Monarch Bay Shoreline	0	0	0	0	0	0	285	285	0	0
<b>Totals</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>501</b>	<b>501</b>	<b>0</b>	<b>0</b>

Project Information												
Project Identifier					Unit Types				Density Bonus Applications			
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Date Application Submitted	Was Application Submitted Pursuant to SB 35 Streamlining?	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application	Notes
	077C-1240-005-00	2824 Halcyon Drive		PLN21-0005	SFD	Owner	02/16/2021	No	No	No	Pending	
	077-0447-014-06	1188 East 14th Street		APL21-0001	5+	Renter	05/19/2021	No	No	No	Pending	
	079-0026-086-00	1833 Hillview Dr		PLN21-0019	ADU	Renter	05/27/2021	No	No	No	Pending	
	079A-0590-004-00 079A-0590-002-00	0 Monarch Bay Shoreline	Monarch Bay Shoreline Project	PLN21-0020	5+	Renter	05/31/2021	No	No	No	Pending	No APN- Public Land

## 2021 SAN LEANDRO Housing Element Annual Progress Report

**TABLE A2 - Annual Building Activity Report Summary - New Construction**

**Entitlements**

Project Identifier			Affordability by Household Income - Entitlements							Entitlement Date Approved	# of Units Issued Entitlements
Current APN	Street Address	Local Jurisdiction Tracking ID	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		
077A-0655-109	678 Warden Ave	B20-0778	0	0	0	0	0	0	0		0
077A-0635-123	1635 Johnson St	B21-0041	0	0	0	0	0	0	0		0
076-0273-004	258 Cambridge Ave	B21-0127	0	0	0	0	0	0	0		0
077-0627-008	1447 Scenicview Dr	B21-0627	0	0	0	0	0	0	0		0
077D-1483-017	14978 Western Ave	B21-0973	0	0	0	0	0	0	0		0
077E-1589-011	1505 148th Ave	B21-1135	0	0	0	0	0	0	0		0
077-0554-033	123 Harlan St	B19-0655	0	0	0	0	0	0	0		0
077D-1470-036	1216 148th Ave	B19-1676	0	0	0	0	0	0	0		0
075-0191-010	364 Belleview Dr	B19-2111	0	0	0	0	0	0	0		0
077-0556-062	2274 Washington Ave	B20-0163	0	0	0	0	0	0	0		0
076-0291-028-01	152 Warwick Ave	B20-0466	0	0	0	0	0	0	0		0
077-0572-013	372 Warren Ave	B20-0690	0	0	0	0	0	0	0		0
079A-584-011	2560 West Avenue 134th	B20-0929	0	0	0	0	0	0	0		0
077-0554-042	63 Harlan St	B20-0943	0	0	0	0	0	0	0		0

076-0273-033	97 Broadmoor Blvd	B20-0949	0	0	0	0	0	0	0	0	0
077E-1579-007	1637 Dilletta Ave	B20-1036	0	0	0	0	0	0	0	0	0
080G-1103-093	15414 Montreal St	B20-1077	0	0	0	0	0	0	0	0	0
076-0276-080	193 Sunnyside Dr	B20-1137	0	0	0	0	0	0	0	0	0
080H-1502-032	15068 Churchill St	B20-1196	0	0	0	0	0	0	0	0	0
079A-0586-015-01	2540 West Ave	B20-1279	0	0	0	0	0	0	0	0	0
080H-1504-004	15009 Fleming St	B20-1413	0	0	0	0	0	0	0	0	0
080G-1376-005	1360 Advent Ave	B20-1449	0	0	0	0	0	0	0	0	0
076-0273-015	136 Cambridge Ave	B20-1474	0	0	0	0	0	0	0	0	0
080H-1547-021	1065 Auburn Ave	B20-1640	0	0	0	0	0	0	0	0	0
076-0330-017	482 Superior Ave	B20-1666	0	0	0	0	0	0	0	0	0
077-0579-009	685 Sybil Ave	B20-1910	0	0	0	0	0	0	0	0	0
076-0359-035	1064 Glen Dr	B20-1990	0	0	0	0	0	0	0	0	0
077-0528-069	489 Dolores Ave	B20-2082	0	0	0	0	0	0	0	0	0
075-0115-049	1514 Pacific Ave	B20-2115	0	0	0	0	0	0	0	0	0
076-0284-003	357 Durant Ave	B20-2166	0	0	0	0	0	0	0	0	0
077A-0660-062	660 Billings Blvd	B20-2252	0	0	0	0	0	0	0	0	0
077D-1472-025	1203 Margery Ave	B21-0063	0	0	0	0	0	0	0	0	0
077B-1155-007	3476 Monterey Blvd	B21-0221	0	0	0	0	0	0	0	0	0

079A-0565-043	13100 Neptune Dr	B21-0280	0	0	0	0	0	0	0	0	0
077A-0693-024	2391 Yukon St	B21-0458	0	0	0	0	0	0	0	0	0
076-0413-013	306 Begier Ave	B21-0494	0	0	0	0	0	0	0	0	0
080H-1563-015	14104 Corvallis St	B21-0505	0	0	0	0	0	0	0	0	0
075-0195-009	182 Garcia Ave	B21-0507	0	0	0	0	0	0	0	0	0
077E-1552-023	1758 140th Ave	B21-0724	0	0	0	0	0	0	0	0	0
077-0510-006-05	825 Juana Ave	B21-0725	0	0	0	0	0	0	0	0	0
075-0069-006	1879 Clarke St	B21-0742	0	0	0	0	0	0	0	0	0
077E-1552-012	1746 140th Ave	B21-0775	0	0	0	0	0	0	0	0	0
077-0554-033	123 Harlan St	B21-0842	0	0	0	0	0	0	0	0	0
077E-1551-001	1779 140th Ave	B21-1022	0	0	0	0	0	0	0	0	0
080G-1099-060	15687 Cranbrook St	B21-1683	0	0	0	0	0	0	0	0	0
077B-0888-019	1579 Willow Ave	B20-1222	0	0	0	0	0	0	0	0	0
079A-0570-040	2350 Marina Blvd	B20-2205	0	0	0	0	0	0	0	0	0
079A-0565-043	13100 Neptune Dr	B21-0298	0	0	0	0	0	0	0	0	0
077-0571-044	261 Warren Ave	B20-1375	0	0	0	0	0	0	0	0	0
<b>Totals</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Building Permits</b>											
<b>Project Identifier</b>			<b>Affordability by Household Income - Building Permits</b>								
<b>Current APN</b>	<b>Street Address</b>	<b>Local Jurisdiction Tracking ID</b>	<b>Very Low-Income Deed Restricted</b>	<b>Very Low-Income Non Deed Restricted</b>	<b>Low-Income Deed Restricted</b>	<b>Low-Income Non Deed Restricted</b>	<b>Moderate-Income Deed Restricted</b>	<b>Moderate-Income Non Deed Restricted</b>	<b>Above Moderate-Income</b>	<b>Building Permits Date Issued</b>	<b># of Units Issued Building Permits</b>
077A-0655-109	678 Warden Ave	B20-0778	0	0	0	0	0	0	1	09/02/2021	1
077A-0635-123	1635 Johnson St	B21-0041	0	0	0	0	0	0	1	09/08/2021	1
076-0273-004	258 Cambridge Ave	B21-0127	0	0	0	0	0	0	1	05/03/2021	1
077-0627-008	1447 Scenicview Dr	B21-0627	0	0	0	0	0	0	1	08/24/2021	1
077D-1483-017	14978 Western Ave	B21-0973	0	0	0	0	0	0	1	10/21/2021	1
077E-1589-011	1505 148th Ave	B21-1135	0	0	0	0	0	0	1	11/23/2021	1
077-0554-033	123 Harlan St	B19-0655	0	0	0	0	0	0	1	04/22/2021	1
077D-1470-036	1216 148th Ave	B19-1676	0	0	0	0	0	0	1	01/27/2021	1
075-0191-010	364 Belleview Dr	B19-2111	0	0	0	0	0	0	1	03/09/2021	1
077-0556-062	2274 Washington Ave	B20-0163	0	0	0	0	0	0	1	03/10/2021	1
076-0291-028-01	152 Warwick Ave	B20-0466	0	0	0	0	0	0	1	01/29/2021	1
077-0572-013	372 Warren Ave	B20-0690	0	0	0	0	0	0	1	01/05/2021	1
079A-584-011	2560 West Avenue 134th	B20-0929	0	0	0	0	0	0	2	03/11/2021	2
077-0554-042	63 Harlan St	B20-0943	0	0	0	0	0	0	1	04/23/2021	1
076-0273-033	97 Broadmoor Blvd	B20-0949	0	0	0	0	0	0	1	04/19/2021	1
077E-1579-007	1637 Dilletta Ave	B20-1036	0	0	0	0	0	0	1	06/15/2021	1

080G-1103-093	15414 Montreal St	B20-1077	0	0	0	0	0	0	1	04/23/2021	1
076-0276-080	193 Sunnyside Dr	B20-1137	0	0	0	0	0	0	1	05/04/2021	1
080H-1502-032	15068 Churchill St	B20-1196	0	0	0	0	0	0	1	10/18/2021	1
079A-0586-015-01	2540 West Ave	B20-1279	0	0	0	0	0	0	2	08/17/2021	2
080H-1504-004	15009 Fleming St	B20-1413	0	0	0	0	0	0	1	11/30/2021	1
080G-1376-005	1360 Advent Ave	B20-1449	0	0	0	0	0	0	1	12/16/2021	1
076-0273-015	136 Cambridge Ave	B20-1474	0	0	0	0	0	0	1	01/14/2021	1
080H-1547-021	1065 Auburn Ave	B20-1640	0	0	0	0	0	0	1	07/06/2021	1
076-0330-017	482 Superior Ave	B20-1666	0	0	0	0	0	0	1	03/19/2021	1
077-0579-009	685 Sybil Ave	B20-1910	0	0	0	0	0	0	1	02/17/2021	1
076-0359-035	1064 Glen Dr	B20-1990	0	0	0	0	0	0	1	12/22/2021	1
077-0528-069	489 Dolores Ave	B20-2082	0	0	0	0	0	0	1	07/13/2021	1
075-0115-049	1514 Pacific Ave	B20-2115	0	0	0	0	0	0	1	06/24/2021	1
076-0284-003	357 Durant Ave	B20-2166	0	0	0	0	0	0	1	08/23/2021	1
077A-0660-062	660 Billings Blvd	B20-2252	0	0	0	0	0	0	1	08/13/2021	1
077D-1472-025	1203 Margery Ave	B21-0063	0	0	0	0	0	0	1	09/02/2021	1
077B-1155-007	3476 Monterey Blvd	B21-0221	0	0	0	0	0	0	1	05/12/2021	1
079A-0565-043	13100 Neptune Dr	B21-0280	0	0	0	0	0	0	1	12/07/2021	1
077A-0693-024	2391 Yukon St	B21-0458	0	0	0	0	0	0	1	08/26/2021	1
076-0413-013	306 Begier Ave	B21-0494	0	0	0	0	0	0	1	08/26/2021	1



080H-1563-015	14104 Corvallis St	B21-0505	0	0	0	0	0	0	1	08/27/2021	1
075-0195-009	182 Garcia Ave	B21-0507	0	0	0	0	0	0	1	06/23/2021	1
077E-1552-023	1758 140th Ave	B21-0724	0	0	0	0	0	0	1	07/27/2021	1
077-0510-006-05	825 Juana Ave	B21-0725	0	0	0	0	0	0	1	10/14/2021	1
075-0069-006	1879 Clarke St	B21-0742	0	0	0	0	0	0	1	10/28/2021	1
077E-1552-012	1746 140th Ave	B21-0775	0	0	0	0	0	0	1	10/06/2021	1
077-0554-033	123 Harlan St	B21-0842	0	0	0	0	0	0	1	06/29/2021	1
077E-1551-001	1779 140th Ave	B21-1022	0	0	0	0	0	0	1	10/21/2021	1
080G-1099-060	15687 Cranbrook St	B21-1683	0	0	0	0	0	0	1	10/21/2021	1
077B-0888-019	1579 Willow Ave	B20-1222	0	0	0	0	0	0	2	04/01/2021	2
079A-0570-040	2350 Marina Blvd	B20-2205	0	0	0	0	0	0	2	08/05/2021	2
079A-0565-043	13100 Neptune Dr	B21-0298	0	0	0	0	0	0	1	12/16/2021	1
077-0571-044	261 Warren Ave	B20-1375	0	0	0	0	0	0	1	04/26/2021	1
<b>Totals</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>53</b>		<b>53</b>

<b>Certificate of Occupancy</b>											
<b>Project Identifier</b>			<b>Affordability by Household Income - Certificate of Occupancy</b>								
<b>Current APN</b>	<b>Street Address</b>	<b>Local Jurisdiction Tracking ID</b>	<b>Very Low-Income Deed Restricted</b>	<b>Very Low-Income Non Deed Restricted</b>	<b>Low-Income Deed Restricted</b>	<b>Low-Income Non Deed Restricted</b>	<b>Moderate-Income Deed Restricted</b>	<b>Moderate-Income Non Deed Restricted</b>	<b>Above Moderate-Income</b>	<b>Certificates of Occupancy or other forms of readiness Date Issued</b>	<b># of Units Issued Certificates of Occupancy or other forms of readiness</b>
077A-0655-109	678 Warden Ave	B20-0778	0	0	0	0	0	0	0		0
077A-0635-123	1635 Johnson St	B21-0041	0	0	0	0	0	0	0		0
076-0273-004	258 Cambridge Ave	B21-0127	0	0	0	0	0	0	0		0
077-0627-008	1447 Scenicview Dr	B21-0627	0	0	0	0	0	0	0		0
077D-1483-017	14978 Western Ave	B21-0973	0	0	0	0	0	0	0		0
077E-1589-011	1505 148th Ave	B21-1135	0	0	0	0	0	0	0		0
077-0554-033	123 Harlan St	B19-0655	0	0	0	0	0	0	0		0
077D-1470-036	1216 148th Ave	B19-1676	0	0	0	0	0	0	0		0
075-0191-010	364 Belleview Dr	B19-2111	0	0	0	0	0	0	0		0
077-0556-062	2274 Washington Ave	B20-0163	0	0	0	0	0	0	0		0
076-0291-028-01	152 Warwick Ave	B20-0466	0	0	0	0	0	0	0		0
077-0572-013	372 Warren Ave	B20-0690	0	0	0	0	0	0	0		0
079A-584-011	2560 West Avenue 134th	B20-0929	0	0	0	0	0	0	0		0
077-0554-042	63 Harlan St	B20-0943	0	0	0	0	0	0	0		0
076-0273-033	97 Broadmoor Blvd	B20-0949	0	0	0	0	0	0	0		0

077E-1579-007	1637 Dilletta Ave	B20-1036	0	0	0	0	0	0	0	0	0
080G-1103-093	15414 Montreal St	B20-1077	0	0	0	0	0	0	0	0	0
076-0276-080	193 Sunnyside Dr	B20-1137	0	0	0	0	0	0	0	0	0
080H-1502-032	15068 Churchill St	B20-1196	0	0	0	0	0	0	0	0	0
079A-0586-015-01	2540 West Ave	B20-1279	0	0	0	0	0	0	0	0	0
080H-1504-004	15009 Fleming St	B20-1413	0	0	0	0	0	0	0	0	0
080G-1376-005	1360 Advent Ave	B20-1449	0	0	0	0	0	0	0	0	0
076-0273-015	136 Cambridge Ave	B20-1474	0	0	0	0	0	0	0	0	0
080H-1547-021	1065 Auburn Ave	B20-1640	0	0	0	0	0	0	0	0	0
076-0330-017	482 Superior Ave	B20-1666	0	0	0	0	0	0	0	0	0
077-0579-009	685 Sybil Ave	B20-1910	0	0	0	0	0	0	0	0	0
076-0359-035	1064 Glen Dr	B20-1990	0	0	0	0	0	0	0	0	0
077-0528-069	489 Dolores Ave	B20-2082	0	0	0	0	0	0	0	0	0
075-0115-049	1514 Pacific Ave	B20-2115	0	0	0	0	0	0	0	0	0
076-0284-003	357 Durant Ave	B20-2166	0	0	0	0	0	0	0	0	0
077A-0660-062	660 Billings Blvd	B20-2252	0	0	0	0	0	0	0	0	0
077D-1472-025	1203 Margery Ave	B21-0063	0	0	0	0	0	0	0	0	0
077B-1155-007	3476 Monterey Blvd	B21-0221	0	0	0	0	0	0	0	0	0
079A-0565-043	13100 Neptune Dr	B21-0280	0	0	0	0	0	0	0	0	0
077A-0693-024	2391 Yukon St	B21-0458	0	0	0	0	0	0	0	0	0

076-0413-013	306 Begier Ave	B21-0494	0	0	0	0	0	0	0	0	0
080H-1563-015	14104 Corvallis St	B21-0505	0	0	0	0	0	0	0	0	0
075-0195-009	182 Garcia Ave	B21-0507	0	0	0	0	0	0	0	0	0
077E-1552-023	1758 140th Ave	B21-0724	0	0	0	0	0	0	0	0	0
077-0510-006-05	825 Juana Ave	B21-0725	0	0	0	0	0	0	0	0	0
075-0069-006	1879 Clarke St	B21-0742	0	0	0	0	0	0	0	0	0
077E-1552-012	1746 140th Ave	B21-0775	0	0	0	0	0	0	0	0	0
077-0554-033	123 Harlan St	B21-0842	0	0	0	0	0	0	0	0	0
077E-1551-001	1779 140th Ave	B21-1022	0	0	0	0	0	0	0	0	0
080G-1099-060	15687 Cranbrook St	B21-1683	0	0	0	0	0	0	0	0	0
077B-0888-019	1579 Willow Ave	B20-1222	0	0	0	0	0	0	0	0	0
079A-0570-040	2350 Marina Blvd	B20-2205	0	0	0	0	0	0	0	0	0
079A-0565-043	13100 Neptune Dr	B21-0298	0	0	0	0	0	0	0	0	0
077-0571-044	261 Warren Ave	B20-1375	0	0	0	0	0	0	0	0	0
<b>Totals</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Project Information																		
Project Identifier					Unit Types						Housing with Financial Assistance and/or Deed Restrictions				Demolished/Destroyed Units			
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Extremely Low Income Units	Was Project Approved using SB 35 Streamlining?	Infill Units?	Assistance Programs for each Development	Deed Restriction Type	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Number of Demolished/Destroyed Units	Demolished or Destroyed Units?	Demolished or Destroyed Units Owner or Renter	Notes	
	077A-0655-109	678 Warden Ave		B20-0778	ADU	Renter	0	N	Y					0			Tenure not confirmed.	
	077A-0635-123	1635 Johnson St		B21-0041	ADU	Renter	0	N	Y					0			Tenure not confirmed.	
	076-0273-004	258 Cambridge Ave		B21-0127	ADU	Renter	0	N	Y					0			Tenure not confirmed.	
	077-0627-008	1447 Scenicview Dr		B21-0627	ADU	Renter	0	N	Y					0			Tenure not confirmed.	
	077D-1483-017	14978 Western Ave		B21-0973	ADU	Renter	0	N	Y					0			Tenure not confirmed.	
	077E-1589-011	1505 148th Ave		B21-1135	ADU	Renter	0	N	Y					0			Tenure not confirmed.	

	077-0554 -033	123 Harlan St		B19-0655	ADU	Renter	0	N	Y					0			Tenure not confirmed
	077D- 1470-036	1216 148th Ave		B19-1676	ADU	Renter	0	N	Y					0			Tenure not confirmed
	075-0191 -010	364 Bellevue Dr		B19-2111	ADU	Renter	0	N	Y					0			Tenure not confirmed
	077-0556 -062	2274 Washingt on Ave		B20-0163	ADU	Renter	0	N	Y					0			Tenure not confirmed
	076-0291 -028-01	152 Warwick Ave		B20-0466	ADU	Renter	0	N	Y					0			Tenure not confirmed
	077-0572 -013	372 Warren Ave		B20-0690	ADU	Renter	0	N	Y					0			Tenure not confirmed
	079A-584 -011	2560 West Avenue 134th		B20-0929	2 to 4	Renter	0	N	Y					0			Tenure not confirmed
	077-0554 -042	63 Harlan St		B20-0943	ADU	Renter	0	N	Y					0			Tenure not confirmed
	076-0273 -033	97 Broadmo or Blvd		B20-0949	ADU	Renter	0	N	Y					0			Tenure not confirmed

	077E-1579-007	1637 Dilletta Ave		B20-1036	ADU	Renter	0	N	Y					0			Tenure not confirmed
	080G-1103-093	15414 Montreal St		B20-1077	ADU	Renter	0	N	Y					0			Tenure not confirmed
	076-0276-080	193 Sunnyside Dr		B20-1137	ADU	Renter	0	N	Y					0			Tenure not confirmed
	080H-1502-032	15068 Churchill St		B20-1196	ADU	Renter	0	N	Y					0			Tenure not confirmed
	079A-0586-015-01	2540 West Ave		B20-1279	2 to 4	Renter	0	N	Y					0			Tenure not confirmed
	080H-1504-004	15009 Fleming St		B20-1413	ADU	Renter	0	N	Y					0			Tenure not confirmed
	080G-1376-005	1360 Advent Ave		B20-1449	ADU	Renter	0	N	Y					0			Tenure not confirmed
	076-0273-015	136 Cambridge Ave		B20-1474	ADU	Renter	0	N	Y					0			Tenure not confirmed
	080H-1547-021	1065 Auburn Ave		B20-1640	ADU	Renter	0	N	Y					0			Tenure not confirmed

	076-0330-017	482 Superior Ave		B20-1666	ADU	Renter	0	N	Y					0			Tenure not confirmed
	077-0579-009	685 Sybil Ave		B20-1910	ADU	Renter	0	N	Y					0			Tenure not confirmed
	076-0359-035	1064 Glen Dr		B20-1990	ADU	Renter	0	N	Y					0			Tenure not confirmed
	077-0528-069	489 Dolores Ave		B20-2082	ADU	Renter	0	N	Y					0			Tenure not confirmed
	075-0115-049	1514 Pacific Ave		B20-2115	ADU	Renter	0	N	Y					0			Tenure not confirmed
	076-0284-003	357 Durant Ave		B20-2166	ADU	Renter	0	N	Y					0			Tenure not confirmed
	077A-0660-062	660 Billings Blvd		B20-2252	ADU	Renter	0	N	Y					0			Tenure not confirmed
	077D-1472-025	1203 Margery Ave		B21-0063	ADU	Renter	0	N	Y					0			Tenure not confirmed
	077B-1155-007	3476 Monterey Blvd		B21-0221	ADU	Renter	0	N	Y					0			Tenure not confirmed



	079A-0565-043	13100 Neptune Dr		B21-0280	ADU	Renter	0	N	Y					0			Tenure not confirmed
	077A-0693-024	2391 Yukon St		B21-0458	ADU	Renter	0	N	Y					0			Tenure not confirmed
	076-0413-013	306 Begier Ave		B21-0494	ADU	Renter	0	N	Y					0			Tenure not confirmed
	080H-1563-015	14104 Corvallis St		B21-0505	ADU	Renter	0	N	Y					0			Tenure not confirmed
	075-0195-009	182 Garcia Ave		B21-0507	ADU	Renter	0	N	Y					0			Tenure not confirmed
	077E-1552-023	1758 140th Ave		B21-0724	ADU	Renter	0	N	Y					0			Tenure not confirmed
	077-0510-006-05	825 Juana Ave		B21-0725	ADU	Renter	0	N	Y					0			Tenure not confirmed
	075-0069-006	1879 Clarke St		B21-0742	ADU	Renter	0	N	Y					0			Tenure not confirmed
	077E-1552-012	1746 140th Ave		B21-0775	ADU	Renter	0	N	Y					0			Tenure not confirmed

	077-0554-033	123 Harlan St		B21-0842	ADU	Renter	0	N	Y					0			Tenure not confirmed
	077E-1551-001	1779 140th Ave		B21-1022	ADU	Renter	0	N	Y					0			Tenure not confirmed
	080G-1099-060	15687 Cranbrook St		B21-1683	ADU	Renter	0	N	Y					0			Tenure not confirmed
	077B-0888-019	1579 Willow Ave		B20-1222	2 to 4	Renter	0	N	Y					0			Tenure not confirmed
	079A-0570-040	2350 Marina Blvd		B20-2205	2 to 4	Renter	0	N	Y					0			Tenure not confirmed
	079A-0565-043	13100 Neptune Dr		B21-0298	ADU	Renter	0	N	Y					0			Tenure not confirmed
	077-0571-044	261 Warren Ave		B20-1375	ADU	Renter	0	N	Y					0			Tenure not confirmed

**Density Bonus**

Project Identifier			Deed Restriction Type	Density Bonus			
Current APN	Street Address	Local Jurisdiction Tracking ID		Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)

## 2021 SAN LEANDRO Housing Element Annual Progress Report

**TABLE B - Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Income Level	RHNA Allocation	Restrictions	Year 1 - 2015	Year 2 - 2016	Year 3 - 2017	Year 4 - 2018	Year 5 - 2019	Year 6 - 2020	Year 7 - 2021	Year 8 - 2022	Year 9 - 2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	504	Deed restricted	82	0	27	0	0	23	0	0	0	132	372
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Low	270	Deed restricted	31	0	57	0	0	38	0	0	0	126	144
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Moderate	352	Deed restricted	0	0	0	0	0	0	0	0	0	0	352
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Above Moderate	1,161		5	3	8	7	33	27	53	0	0	136	1,025
<b>Total Units</b>			<b>118</b>	<b>3</b>	<b>92</b>	<b>7</b>	<b>33</b>	<b>88</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>394</b>	
<b>Total RHNA</b>	<b>2,287</b>		<b>Total Remaining Need for RHNA Period</b>									<b>1,893</b>	

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

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**TABLE C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need**

**No Data Available**

**2021 SAN LEANDRO Housing Element Annual Progress Report**

**TABLE D - Program Implementation Status**

Program Description	Housing Programs Progress Report - Government Code Section 65583		
Name of Housing Element Program	Objective	Timeframe in H.E.	Status of Program Implementation

Action 53.01 A	Land Supply: Downtown TOD Strategy Implementation	Ongoing	<p>In 2021, Eden Housing continued construction of their Parrott Apartments project (now Loro Landing), which includes 62 units of affordable housing for low-income families, veterans and individuals with disabilities, as well as approximately 31 units earmarked for placement through the Alameda County Home Stretch initiative.</p> <p>The San Leandro Boys and Girls Club completed construction of over \$10M in renovations to their facilities, to include improved services in their teen/media center, gym, and rec rooms. The City of San Leandro also completed improvements to the adjacent public pool. The San Leandro Boys and Girls club serves children at all schools in San Leandro, with continued online services during the pandemic, and now back to invaluable in-person services.</p> <p>The Centro Callan project was approved at 1188 E 14th St, with 196 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 begin construction in 2022.</p> <p>The San Leandro Tech Campus continued to promote available office space in the second 110,000 square foot building. However, leasing has stalled due to the stay-at-home orders and continued work-from-home during the pandemic.</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>
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Action 53.01 B	Bay Fair BART Strategy and Rezoning	Start in 2015	Work continues on the implementation of the 2018 Bay Fair BART TOD Specific Plan, which has a vision to create a mixed-use multi-modal district with increased high-density housing near the Bay Fair BART. In 2021, Zoning Code, Municipal Code, and Zoning Map Amendments were approved to implement the Specific Plan and add new objective design and development regulations for the Bay Fair area. In 2021, a 497-unit multifamily project was approved in the Bay Fair TOD Area through the SB35 Affordable Housing Streamlined Ministerial Approval, to include 50% of units for lower-income households. As an initial step to improve pedestrian and non-motorized access in the area, Fairmont Drive, was reconfigured to add protected bike lanes and reduce the number of vehicle travel lanes. The City also successfully obtained grant funding to further evaluate infrastructure phasing and financing for the Bay Fair TOD area.
Action 53.01 C	Upper Washington Corridor and MacArthur Blvd Rezoning	2018	In 2021, the City initiated the Housing Element Update for the 6th cycle and began drafting Zoning Code amendments to be adopted concurrently with the Housing Element Update that will address the Upper Washington Corridor and MacArthur Blvd Rezoning.
Action 53.01 D	Shoreline Area Housing Opportunities	2018	The City and Cal-Coast Development continue to work on the 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 2021, City staff continued to work with the developer to implement the Disposition and Development Agreement and Purchase and Sale Agreement. The developer submitted applications for project entitlements and completed due diligence for the sale of a portion of the 9-hole golf course for the single-family and townhome units. The City also continued planning for the park and harbor which will be a key community benefit of the project.

Action 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 City's two BART stations (San Leandro and Bay Fair). In 2021, construction was completed 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. In 2021, the City conducted community outreach and drafted Zoning Code Amendments to establish Objective Development Standards for new multi-family development projects with particular focus on the City's transit corridors. Objective Standards help provide clarity and certainty for housing developers and the community. In 2021, the City initiated the Housing Element Update for the 6th cycle and began preparing draft Zoning Code amendments to be adopted concurrently with the Housing Element Update that will further adjust development to facilitate multi-family housing near transit.
Action 53.03 A	Applications for Grant Funding	Ongoing	There were no funding applications that required assistance from the City's Housing Division.
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 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 usch 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 issued an RFP in 2021 and selected a recipient of these remaining funds: Abode Community's development at 15101 Washington Avenue.
Action 53.04 A	Housing Nexus Study	2015-2017	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 continue to be on hold in 2021.
Action 53.04 B	Revisions to Inclusionary Housing Ordinance	2018	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.
Action 53.05 A	Marketing of Housing Development Opportunities	Ongoing	The City Economic Development Staff continue to promote residential development using Housing Opportunity Sites listing last updated in 2018 ( <a href="https://www.sanleandro.org/DocumentCenter/View/4759/Housing-Opportunity-Sites-July-2018-PDF?bidId=">https://www.sanleandro.org/DocumentCenter/View/4759/Housing-Opportunity-Sites-July-2018-PDF?bidId=</a> ) and the 2015-23 Housing Element Appendix A.

Action 53.05 B	Downtown Housing Sites	Ongoing	In 2021 City Economic Development staff continued to work with private owners to develop two downtown sites: approximately 200 units at 1199 E 14th St (Town Hall Square) and 196 units at 1188 E 14th St (Centro Callan). Entitlements were approved for the project at 1188 E 14th St. and the property was sold by the City to the developer. Entitlements and sale of the properties at 1199 E 14th St. are anticipated for 2022. Staff also recommended approval of an extension of entitlements for 26 condominium units at 268 Parrott St, due to 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.
Action 53.06 A	The Cornerstone Apartments	2015-2018	In 2020 the residential development at the former BART surface parking lot, "La Vereda," received its Certificate of Occupancy and was fully leased-up.
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 2021. Policy development for mobile homes is anticipated in 2022.
Action 53.10 A	Market-Rate Housing Development Focus Groups	2015-2016	In 2021, the Planning Commission recommended approval of 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. More info at <a href="http://www.sldevelopmentstandards.com">www.sldevelopmentstandards.com</a> .
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"> <li>-Rebuilding Together Oakland/East Bay to conduct a Housing Rehabilitation Grant Program for low-income homeowners;</li> <li>-ECHO Housing to provide Fair Housing and Tenant/Landlord conciliation services;</li> <li>-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.</li> </ul> <p>See Action 53.03 D and Housing Division work participation in Alameda County A-1 spending guidance development.</p>
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 ABAG's RHNA Housing Methodology Committee.</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.
Action 54.06 A	Boomerang Funds	2018	There has been no activity in this area in 2021.
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: <a href="https://www.geosl.org/">https://www.geosl.org/</a>
Action 54.08	Collaboration with Oakland and Alameda County on issues of mutual concern.	Ongoing	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.  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.
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 2021 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 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 nor in 2021. There was 1 RMCCs (reissued MCCs from refinanced loans) that were issued in Calendar Year 2021 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 2021.
Action 55.05	Foreclosures	Ongoing	There has been no activity in this area in 2021.
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 20-21 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.

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.
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 2021.
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 2021.
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.
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 2021.

Action 56.07 A	Rent Review Board	Annual Report to City Council	The Rent Review Board annual reports are available here:  <a href="https://www.sanleandro.org/Archive.aspx?AMID=50">https://www.sanleandro.org/Archive.aspx?AMID=50</a>
Action 56.07 B	Ratio Utility Billing System	2018	There has been no activity in this area in 2021.
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):  <a href="https://www.sanleandro.org/Archive.aspx?AMID=50">https://www.sanleandro.org/Archive.aspx?AMID=50</a>
Action 56.08 A	Mobile Home Grant Program	Ongoing	See Action Action 56.01 A. In 2021 City Housing Division staff continued to work with Rebuilding Together Oakland/East Bay. In FY 20-21 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 2021 there were two petitions for rent increases by property owners under the auspices of this new ordinance.
Action 56.09 A	Condominium Conversion Ordinance Update	2018	There has been no activity in this area in 2021.
Action 56.10 A	Shared Housing Program	2018	There has been no activity in this area in 2021.

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 2021.
Action 57.01 A	Energy Efficient Programs	Ongoing	PG&E, EBCE, BayREN, 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	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 are collaborating on a reach code initiative around building electrification and expansion of electric vehicle infrastructure for new construction. This building code ordinance will be going to Council for consideration in summer 2022.



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 has certain 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 2021, staff participated in the Plan Bay Area 2050 planning process and continued to support outcomes that would increase the affordability of housing.
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>
Action 57.05	Public Health and Neighborhood Design	Ongoing	There has been no activity in this area in 2021.
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 2021.
Action 58.04	Active Retirement Living	Ongoing	There has been no activity in this area in 2021.

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, Loro Landing (aka Parrot Street) Apartments, near the San Leandro BART station in 2019. Construction commenced in 2020 and lease-up was complete in Spring 2022.
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 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 7/1/2021, there were 1,299 vouchers (a reduction of 10 vouchers used in the City) and 14 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.

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	<p>In March 2016, the City of San Leandro Human Services and Police Departments, partnered with Building Futures with Women &amp; 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 homeless 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>
Action 58.09 C	Homeless Task Force	2018	<p>The City created a Homeless Task Force in 2017 that lead to the creation of the winter shelter and the San Leandro Homeless Compact.</p> <p>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.</p>

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 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 2021.
Action 58.12 A	Housing for Public Service Employees	Ongoing	There has been no activity in this area in 2021.
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 2021.
Action 59.01 B	Amend Zoning Code Provisions for Multi-Family Uses	2016-2017	<p>In 2020-21, 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, which is anticipated to go to City Council for consideration in January 2022.</p> <p>Recent legislation, SB 330, prevents jurisdictions from downzoning residential property.</p> <p>Zoning changes concerning density/FAR will be carried over as appropriate, as they were not included in the proposed Objective Standards.</p>
Action 59.01 C	Changes to the North Area (NA) Zoning Districts	2016-2017	The City will be exploring amending the North Area Plan, originally adopted in the early 1990s (and the East 14th South Area Development Plan) in the 6th cycle.
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.

Action 59.01 E	Monitoring the Effectiveness of Established Neighborhoods	Ongoing	<p>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.</p> <p>Based on the information from the APR it appears this action was not completed; it is recommended that this action be eliminated or revised if we are using this as a strategy to compile the site inventory.</p>
Action 59.01 F	Additional Density in Established Neighborhoods	2017-2018	<p>In 2020, the City amended its Accessory Dwelling Unit Zoning Code to align with state laws intended to foster ADU construction.</p> <p>Based on the completion of this action, Action 59.01 F recommended to be revised based on recently approved legislation (SB 9).</p>
Action 59.02 A	Amendments to the Parking Requirements	2016-2017	<p>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.</p>
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	<p>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.</p>

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**TABLE E - Commercial Development Bonus Approved pursuant to GC Section 65915.7**

**No Data Available**



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**TABLE F - Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(2)**

Affordability by Household Incomes (Units that <b>DO NOT</b> count towards RHNA)					
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
<b>Total Units by Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Affordability by Household Incomes (Units that <b>DO</b> count towards RHNA)					
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
<b>Total Units by Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

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**TABLE G - Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of (CCR Title 25 § 126202)**

**No Data Available**

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**TABLE H - Locally Owned Surplus Sites (CCR Title 25 § 126202)**

**No Data Available**

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### LEAP Reporting (CCR Title 25 § 6202)

Total Award Amount	300,000.00				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Initiation	3,000.00	.00	In Progress	Other	Housing Element work was initiated in the fall of 2021 and was deeply underway at the time of reporting. The 2022 APR will provide more details.
Evaluation of Existing Housing Element	2,500.00	.00	In Progress	Other	Housing Element work was initiated in the fall of 2021 and was deeply underway at the time of reporting. The 2022 APR will provide more details.
Housing Needs Assessment	10,000.00	.00	In Progress	Other	Housing Element work was initiated in the fall of 2021 and was deeply underway at the time of reporting. The 2022 APR will provide more details.
Fair Housing Assessment	6,000.00	.00	In Progress	Other	Housing Element work was initiated in the fall of 2021 and was deeply underway at the time of reporting. The 2022 APR will provide more details.
Governmental Constraints Analysis	7,500.00	.00	In Progress	Other	Housing Element work was initiated in the fall of 2021 and was deeply underway at the time of reporting. The 2022 APR will provide more details.
Sites Inventory Analysis	20,000.00	.00	In Progress	Other	Housing Element work was initiated in the fall of 2021 and was deeply underway at the time of reporting. The 2022 APR will provide more details.

Funding and Other Housing Resources	2,000.00	.00	In Progress	Other	Housing Element work was initiated in the fall of 2021 and was deeply underway at the time of reporting. The 2022 APR will provide more details.
Goals, Policies, and Programs	15,000.00	.00	In Progress	Other	Housing Element work was initiated in the fall of 2021 and was deeply underway at the time of reporting. The 2022 APR will provide more details.
General Plan Amendments	15,000.00	.00	In Progress	Other	Housing Element work was initiated in the fall of 2021 and was deeply underway at the time of reporting. The 2022 APR will provide more details.
Zoning Map & Zoning Code Amendments	7,500.00	.00	In Progress	Other	Housing Element work was initiated in the fall of 2021 and was deeply underway at the time of reporting. The 2022 APR will provide more details.
Draft Housing Element	14,000.00	.00	In Progress	Other	Housing Element work was initiated in the fall of 2021 and was deeply underway at the time of reporting. The 2022 APR will provide more details.
Environmental Analysis, Adoption, HCD Review, Community Engagement, Meetings, Coordination, and Administration	197,500.00	.00	In Progress	Other	Housing Element work was initiated in the fall of 2021 and was deeply underway at the time of reporting. The 2022 APR will provide more details.